TWO RIVER WEST COMMUNITY DEVELOPMENT DISTRICT

MAY 20, 2025

AGENDA PACKAGE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Two Rivers West
Community Development District

Regular Meetings Agenda

Tuesday, May 20, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers West Community Development District will be held on **May 20, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; ***Join the meeting now***
Meeting ID: 297 982 188 241 *Call in (audio only) +1 646-838-1601*
Passcode: Yz3RiT *Phone Conference ID: 769 240 715#*

1. **Call to Order/Roll Call**
2. **PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
3. **BUSINESS ITEMS**
   A. Consideration of Resolution 2025-09, Authorizing Zip Code Boundary Review for the District
   B. Report on Number of Registered Voters (6)
   C. Discussion of Proposed Fiscal Year 2026 Budget
   D. Consideration of Resolution 2025-10, Approving the Fiscal Year 2026 Budget and Setting a Public Hearing
4. **CONSENT AGENDA**
   A. Approval of Minutes of the April 15, 2025 Meeting
   B. Consideration of Operation and Maintenance Expenditures April 2025
   C. Acceptance of the Financials and Approval of the Check Register for April 2025
   D. Ratification of Water Truck Proposal #117725
   E. Ratification of Addendum No. 3 to Aquatic Services Agreement with Sitex
   F. Ratification of Landscape Maintenance Services Agreement with LMP
   G. Ratification of Storm Clean up Agreements with Down to Earth
5. **STAFF REPORTS**
   A. District Counsel
   B. District Manager
      i. Community Inspection Report
   C. District Engineer
6. **BOARD MEMBERS COMMENTS**
7. **ADJOURNMENT**

The next Meeting is scheduled for Tuesday, June 17, 2025 at 11:00 a.m.

Third Order of Business

RESOLUTION NO. 2025-09

A RESOLUTION AUTHORIZING THE ZIP CODE BOUNDARY REVIEW PROCESS FOR THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT WITH THE UNITED STATES POSTAL SERVICE; AUTHORIZING THE SUBMMITTAL OF A WRITTEN REQUEST TO THE UNITED STATES POSTAL SERVICE TO OBTAIN A NEW ZIP CODE FOR THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers West Community Development District ("**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the District has been assigned a ZIP code associated with city of Zephyrhills, Florida and the District desires a new ZIP code that will allow for more efficient mail delivery to residents of the District and more accurately represent the community identity within the Two Rivers master planned community consisting of the District and Two Rivers North Community Development District, Two Rivers East Community Development District and Two Rivers South Community Development District.

WHEREAS, the Board of Supervisors of the District ("**Board**") desires to request a new ZIP code from the United States Postal Service ("**USPS**") through the ZIP Code Boundary Review Process by submitting a written request to the USPS District Manager outlining the reasons for the request.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby authorizes and approves the submittal of a written request to the USPS District Manager to initiate the ZIP Code Boundary Review Process.

2. The Board hereby authorizes and directs the Chair, the Vice Chair, or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action in connection with the ZIP Code Boundary Review Process.

3. This Resolution shall be effective as of May 20, 2025.

PASSED AND ADOPTED ON MAY 20, 2025.

ATTEST:	**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Name:__________________________	Carlos de la Ossa
Title: Secretary/Assistant Secretary	Chair of the Board of Supervisors

Brian E. Corley
Supervisor of Elections
PO Box 300
Dade City FL 33526-0300

1-800-851-8754
www.PascoVotes.gov

April 23, 2025

Camille Berloune
District Administrative Assistant
11555 Heron Bay Blvd Suite 201
Coral Springs FL 33076

Dear Camille Berloune:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2025.

- Hillcrest Preserve Community Development District 0
- Palmetto Ridge Community Development District 0
- The Groves Community Development District 1,093
- Two Rivers East Community Development District 1
- Two Rivers North Community Development District 617
- Two Rivers West Community Development District 6
- West Hillcrest Community Development District 0

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood
Chief Administrative Officer

Two Rivers West

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Two Rivers West

Community Development District

Budget Overview

Fiscal Year 2026

Two Rivers West

Community Development District

Operating Budget

Fiscal Year 2026

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Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025		ANNUAL BUDGET FY 2026	
REVENUES				
Interest - Investments	$	-	$	-
Operations & Maintenance Assmts - On Roll	$	-	$	-
Special Assmnts- CDD Collected	$	520,845	$	3,157,059
Developer Contributions	$	-	$	-
TOTAL REVENUES	**$**	**520,845**	**$**	**3,157,059**
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	$	12,000	$	12,000
Profserv - District Management	$	25,000	$	25,000
Profserv - Field Management	$	-	$	16,000
Profserv - Administration	$	4,500	$	4,500
Profserv - Recording Secretary	$	2,400	$	2,400
Profserv - Construction Accounting	$	-	$	6,000
Profserv - Financial/Revenue Collections	$	1,200	$	5,000
Profserv - Rental and Leases	$	600	$	600
Profserv - Technology Data Storage	$	600	$	600
Profserv - Accounting Services	$	9,000	$	9,000
Profserv - Dissemination Agent/Reporting	$	19,500	$	5,000
Profserv - Website Admin Services	$	1,200	$	1,200
District Engineer	$	9,500	$	12,500
District Counsel	$	9,500	$	15,000
Trustees Fees	$	6,500	$	6,500
Auditing Services	$	6,000	$	6,000
Postage, Phone, Faxes, Copies	$	500	$	500
Legal Advertising	$	3,500	$	3,500
Bank Fees	$	200	$	-
Dues, Licenses & Fees	$	175	$	175
Website ADA Compliance	$	1,600	$	1,600
Misc Admin	$	250	$	-
Tax Collector	$	1,200	$	-
Meeting Expense	$	1,000	$	500
Loan Interest Expense			$	21,000
Loan Repayment			$	100,000
Total Financial and Administrative	**$**	**116,025**	**$**	**254,575**

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
Insurance		
General Liability	$ 3,146	$ 3,846
Public Officials Insurance	$ 2,574	$ 2,738
Property & Casualty Insurance	$ -	$ 30,000
Deductible	$ -	$ 2,500
Total Insurance	**$ 5,720**	**$ 39,084**
Utility Services		
Electric Utility Services	$ -	$ 264,000
Water/Waste	$ -	$ 85,000
Total Utility Services	**$ -**	**$ 349,000**
Landscape and Pond Maintenace		
Landscape Maintenance - Contract	$ 300,000	$ 2,000,000
Landscaping - R&M	$ 25,000	$ -
Landscaping - Mulch	$ -	$ 100,000
Landscaping - Annuals	$ -	$ 24,000
Landscaping - Plant Replacement Program	$ -	$ 100,000
Irrigation Maintenance & Repairs	$ -	$ 60,000
Aquatics - Contract	$ 38,000	$ 120,000
Dog Station Service & Supplies	$ -	$ 2,400
Debris Cleanup	$ -	$ 9,000
Wildlife Control	$ 6,100	$ 9,000
Storm Cleanup Contingency	$ -	$ 35,000
Miscellaneous Contingency	$ 30,000	$ 20,000
ROW maintenance	$ -	$ 35,000
Road Repairs	$ -	$ -
Total Landscape and Pond Maintenance	***$ 399,100***	***$ 2,514,400***
TOTAL EXPENDITURES	**$ 520,845**	**$ 3,157,059**

Exhibit "A"

Allocation of Fund Balances

FISCAL YEAR 2025 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	$	(45,493)
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		(216,188)
Estimated Funds Available - 9/30/2025		**(261,681)**

FISCAL YEAR 2026 RESERVE FUND ANALYSIS		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$	(261,681)
Less: First Quarter Operating Reserve		(789,265) [(1)]
Less: Designated Reserves for Capital Projects		
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
Estimated Remaining Undesignated Cash as of 9/30/2026		**(1,050,946)**

Notes

(1) Represents approximately 3 months of operating expenditures

Two Rivers West

Community Development District

Debt Service Budgets

Fiscal Year 2026

Two Rivers West
Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2022 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May-Sep-25	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	$ -		$ -	$ -	$ -
Special Assmnts- Tax Collector	1,439,688		1,439,688	$ 1,439,688	1,439,688
Special Assmnts- CDD Collected	-		-	$ -	-
TOTAL REVENUES	**$ 1,439,688**	**$ -**	**$ 1,439,688**	**$ 1,439,688**	**$ 1,439,688**
EXPENDITURES					
Debt Service					
Principal Prepayments	$ -		$ -	$ -	$ -
Principal Debt Retirement	270,000		270,000	270,000	270,000
Interest Expense	1,176,100		1,176,100	1,176,100	1,176,100
TOTAL EXPENDITURES	**$ 1,446,100**	**$ -**	**$ 1,446,100**	**$ 1,446,100**	**$ 1,446,100**
Excess (deficiency) of revenues Over (under) expenditures	(6,412)		(6,412)	(6,412)	(6,412)
Net change in fund balance	**$ (12,823.85)**		**$ (6,412)**	**$ (6,412)**	**$ (12,824)**
FUND BALANCE, BEGINNING	$ 353	$ (12,471)	$ (12,471)	$ (12,471)	$ (18,883)
FUND BALANCE, ENDING	**$ (12,471)**	**$ (12,471)**	**$ (18,883)**	**$ (18,883)**	**$ (31,707)**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	**11/1/2025**
Series 2022 Bonds:	**$ 19,495,000**	**$ 19,225,000**

Two Rivers West
Community Development District

Two Rivers West Community Development District
Special Assessment Bonds, Series 2022 (Series 2022 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	$ 19,750,000			$ 472,490.87	$ 472,490.87
11/1/2023	$ 19,750,000			$ 594,743.75	$ 594,743.75
5/1/2024	$ 19,750,000	$ 255,000	5.250%	$ 594,743.75	$ 849,743.75
11/1/2024	$ 19,495,000			$ 588,050.00	$ 588,050.00
5/1/2025	$ 19,495,000	$ 270,000	5.250%	$ 588,050.00	$ 858,050.00
11/1/2025	$ 19,225,000			$ 580,962.50	$ 580,962.50
5/1/2026	$ 19,225,000	$ 285,000	5.250%	$ 580,962.50	$ 865,962.50
11/1/2026	$ 18,940,000			$ 573,481.25	$ 573,481.25
5/1/2027	$ 18,940,000	$ 300,000	5.250%	$ 573,481.25	$ 873,481.25
11/1/2027	$ 18,640,000			$ 565,606.25	$ 565,606.25
5/1/2028	$ 18,640,000	$ 315,000	5.250%	$ 565,606.25	$ 880,606.25
11/1/2028	$ 18,325,000			$ 557,337.50	$ 557,337.50
5/1/2029	$ 18,325,000	$ 330,000	5.375%	$ 557,337.50	$ 887,337.50
11/1/2029	$ 17,995,000			$ 548,468.75	$ 548,468.75
5/1/2030	$ 17,995,000	$ 350,000	5.375%	$ 548,468.75	$ 898,468.75
11/1/2030	$ 17,645,000			$ 539,062.50	$ 539,062.50
5/1/2031	$ 17,645,000	$ 370,000	5.375%	$ 539,062.50	$ 909,062.50
11/1/2031	$ 17,275,000			$ 529,118.75	$ 529,118.75
5/1/2032	$ 17,275,000	$ 390,000	5.375%	$ 529,118.75	$ 919,118.75
11/1/2032	$ 16,885,000			$ 518,637.50	$ 518,637.50
5/1/2033	$ 16,885,000	$ 410,000	5.375%	$ 518,637.50	$ 928,637.50
11/1/2033	$ 16,475,000			$ 507,618.75	$ 507,618.75
5/1/2034	$ 16,475,000	$ 435,000	6.000%	$ 507,618.75	$ 942,618.75
11/1/2034	$ 16,040,000			$ 494,568.75	$ 494,568.75
5/1/2035	$ 16,040,000	$ 460,000	6.000%	$ 494,568.75	$ 954,568.75
11/1/2035	$ 15,580,000			$ 480,768.75	$ 480,768.75
5/1/2036	$ 15,580,000	$ 490,000	6.000%	$ 480,768.75	$ 970,768.75
11/1/2036	$ 15,090,000			$ 466,068.75	$ 466,068.75
5/1/2037	$ 15,090,000	$ 520,000	6.000%	$ 466,068.75	$ 986,068.75
11/1/2037	$ 14,570,000			$ 450,468.75	$ 450,468.75
5/1/2038	$ 14,570,000	$ 555,000	6.000%	$ 450,468.75	$ 1,005,468.75
11/1/2038	$ 14,015,000			$ 433,818.75	$ 433,818.75
5/1/2039	$ 14,015,000	$ 585,000	6.000%	$ 433,818.75	$ 1,018,818.75
11/1/2039	$ 13,430,000			$ 416,268.75	$ 416,268.75
5/1/2040	$ 13,430,000	$ 625,000	6.000%	$ 416,268.75	$ 1,041,268.75
11/1/2040	$ 12,805,000			$ 397,518.75	$ 397,518.75
5/1/2041	$ 12,805,000	$ 660,000	6.000%	$ 397,518.75	$ 1,057,518.75
11/1/2041	$ 12,145,000			$ 377,718.75	$ 377,718.75
5/1/2042	$ 12,145,000	$ 705,000	6.000%	$ 377,718.75	$ 1,082,718.75
11/1/2042	$ 11,440,000			$ 356,568.75	$ 356,568.75
5/1/2043	$ 11,440,000	$ 745,000	6.000%	$ 356,568.75	$ 1,101,568.75
11/1/2043	$ 10,695,000			$ 334,218.75	$ 334,218.75
5/1/2044	$ 10,695,000	$ 795,000	6.250%	$ 334,218.75	$ 1,129,218.75
11/1/2044	$ 9,900,000			$ 309,375.00	$ 309,375.00
5/1/2045	$ 9,900,000	$ 845,000	6.250%	$ 309,375.00	$ 1,154,375.00
11/1/2045	$ 9,055,000			$ 282,968.75	$ 282,968.75
5/1/2046	$ 9,055,000	$ 900,000	6.250%	$ 282,968.75	$ 1,182,968.75

Two Rivers West

Community Development District

11/1/2046	$	8,155,000				$	254,843.75	$	254,843.75
5/1/2047	$	8,155,000	$	960,000	6.250%	$	254,843.75	$	1,214,843.75
11/1/2047	$	7,195,000				$	224,843.75	$	224,843.75
5/1/2048	$	7,195,000	$	1,020,000	6.250%	$	224,843.75	$	1,244,843.75
11/1/2048	$	6,175,000				$	192,968.75	$	192,968.75
5/1/2049	$	6,175,000	$	1,085,000	6.250%	$	192,968.75	$	1,277,968.75
11/1/2049	$	5,090,000				$	159,062.50	$	159,062.50
5/1/2050	$	5,090,000	$	1,155,000	6.250%	$	159,062.50	$	1,314,062.50
11/1/2050	$	3,935,000				$	122,968.75	$	122,968.75
5/1/2051	$	3,935,000	$	1,230,000	6.250%	$	122,968.75	$	1,352,968.75
11/1/2051	$	2,705,000				$	84,531.25	$	84,531.25
5/1/2052	$	2,705,000	$	1,310,000	6.250%	$	84,531.25	$	1,394,531.25
11/1/2052	$	1,395,000				$	43,593.75	$	43,593.75
5/1/2053	$	1,395,000	$	1,395,000	6.250%	$	43,593.75	$	1,438,593.75
			$	**19,750,000**		**$**	**24,444,953.37**	**$**	**44,194,953.37**

Two Rivers West
Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2023 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May-Sep-25	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	$ -		$ -	$ -	$ -
Special Assmnts- Tax Collector	1,439,688		1,439,688	1,439,688	1,439,688
Special Assmnts- CDD Collected	-		-	-	-
TOTAL REVENUES	**$ 1,439,688**	**$ -**	**$ 1,439,688**	**$ 1,439,688**	**$ 1,439,688**
EXPENDITURES					
Administrative					
Misc-Assessmnt Collection Cost	28,794		28,794	28,794	28,794
Total Administrative	$28,794	$0	$28,794	$28,794	$28,794
Debt Service					
Principal Prepayments	$ -		$ -	$ -	$ -
Principal Debt Retirement	80,000		80,000	80,000	80,000
Interest Expense	671,531		671,531	671,531	671,531
TOTAL EXPENDITURES	**$ 751,531**	**$ -**	**$ 751,531**	**$ 751,531**	**$ 751,531**
Excess (deficiency) of revenues Over (under) expenditures	688,157		688,157	688,157	688,157
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	$ 688,156.82		$ -	$ -	$ 688,157
TOTAL OTHER SOURCES (USES)	**$ 688,157**	**$ -**	**$ -**	**$ -**	**$ 688,157**
Net change in fund balance	**$ 1,376,314**	**$ -**	**$ 688,157**	**$ 688,157**	**$ 1,376,314**
FUND BALANCE, BEGINNING	$ 1,823,000	$ 3,199,314	$ 3,199,314	$ 3,199,314	$ 3,887,470
FUND BALANCE, ENDING	**$ 3,199,314**	**$ 3,199,314**	**$ 3,887,470**	**$ 3,887,470**	**$ 5,263,784**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	**11/1/2025**
Series 2023 Bonds:	**$ 11,190,000**	**$ 11,030,000**

Series 2016A-2 Special Assessment Revenue Bonds Amortization Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2022	890,000			22,250	23,500	
5/1/2023	890,000	55,000	5.00%	22,250	83,500	99,500
11/1/2023	835,000			20,875	22,000	
5/1/2024	835,000	60,000	5.00%	20,875	82,000	101,750
11/1/2024	775,000			19,375	20,500	
5/1/2025	775,000	60,000	5.00%	19,375	85,500	98,750
11/1/2025	715,000			17,875	18,875	
5/1/2026	715,000	65,000	5.00%	17,875	88,875	100,750
11/1/2026	650,000			16,250	17,125	
5/1/2027	650,000	70,000	5.00%	16,250	87,125	102,500
11/1/2027	580,000			14,500	15,375	
5/1/2028	580,000	70,000	5.00%	14,500	90,375	99,000
11/1/2028	510,000			12,750	13,500	
5/1/2029	510,000	75,000	5.00%	12,750	93,500	100,500
11/1/2029	435,000			10,875	11,500	
5/1/2030	435,000	80,000	5.00%	10,875	96,500	101,750
11/1/2030	355,000			8,875	9,375	
5/1/2031	355,000	85,000	5.00%	8,875	99,375	102,750
11/1/2031	270,000			6,750	7,125	
5/1/2032	270,000	85,000	5.00%	6,750	97,125	98,500
11/1/2032	185,000			4,625	4,875	
5/1/2033	185,000	90,000	5.00%	4,625	99,875	99,250
11/1/2033	95,000			2,375	2,500	
5/1/2034	95,000	95,000	5.00%	2,375	102,500	99,750
		890,000		314,750	1,272,500	1,204,750

Two Rivers West

Community Development District

Two Rivers West Community Development District
Special Assessment Bonds, Series 2023 (Series 2023 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2024	$11,270,000			$ 411,632.99	$ 411,632.99
11/1/2024	$11,270,000	$ 80,000	5.125%	$ 336,790.63	$ 416,790.63
5/1/2025	$11,190,000			$ 334,740.63	$ 334,740.63
11/1/2025	$11,190,000	$ 160,000	5.125%	$ 334,740.63	$ 494,740.63
5/1/2026	$11,030,000			$ 330,640.63	$ 330,640.63
11/1/2026	$11,030,000	$ 165,000	5.125%	$ 330,640.63	$ 495,640.63
5/1/2027	$10,865,000			$ 326,412.50	$ 326,412.50
11/1/2027	$10,865,000	$ 175,000	5.125%	$ 326,412.50	$ 501,412.50
5/1/2028	$10,690,000			$ 321,928.13	$ 321,928.13
11/1/2028	$10,690,000	$ 185,000	5.125%	$ 321,928.13	$ 506,928.13
5/1/2029	$10,505,000			$ 317,187.50	$ 317,187.50
11/1/2029	$10,505,000	$ 195,000	5.125%	$ 317,187.50	$ 512,187.50
5/1/2030	$10,310,000			$ 312,190.63	$ 312,190.63
11/1/2030	$10,310,000	$ 205,000	5.125%	$ 312,190.63	$ 517,190.63
5/1/2031	$10,105,000			$ 306,937.50	$ 306,937.50
11/1/2031	$10,105,000	$ 215,000	6.000%	$ 306,937.50	$ 521,937.50
5/1/2032	$ 9,890,000			$ 300,487.50	$ 300,487.50
11/1/2032	$ 9,890,000	$ 230,000	6.000%	$ 300,487.50	$ 530,487.50
5/1/2033	$ 9,660,000			$ 293,587.50	$ 293,587.50
11/1/2033	$ 9,660,000	$ 240,000	6.000%	$ 293,587.50	$ 533,587.50
5/1/2034	$ 9,420,000			$ 286,387.50	$ 286,387.50
11/1/2034	$ 9,420,000	$ 255,000	6.000%	$ 286,387.50	$ 541,387.50
5/1/2035	$ 9,165,000			$ 278,737.50	$ 278,737.50
11/1/2035	$ 9,165,000	$ 270,000	6.000%	$ 278,737.50	$ 548,737.50
5/1/2036	$ 8,895,000			$ 270,637.50	$ 270,637.50
11/1/2036	$ 8,895,000	$ 285,000	6.000%	$ 270,637.50	$ 555,637.50
5/1/2037	$ 8,610,000			$ 262,087.50	$ 262,087.50
11/1/2037	$ 8,610,000	$ 305,000	6.000%	$ 262,087.50	$ 567,087.50
5/1/2038	$ 8,305,000			$ 252,937.50	$ 252,937.50
11/1/2038	$ 8,305,000	$ 325,000	6.000%	$ 252,937.50	$ 577,937.50
5/1/2039	$ 7,980,000			$ 243,187.50	$ 243,187.50
11/1/2039	$ 7,980,000	$ 340,000	6.000%	$ 243,187.50	$ 583,187.50
5/1/2040	$ 7,640,000			$ 232,987.50	$ 232,987.50
11/1/2040	$ 7,640,000	$ 360,000	6.000%	$ 232,987.50	$ 592,987.50
5/1/2041	$ 7,280,000			$ 222,187.50	$ 222,187.50
11/1/2041	$ 7,280,000	$ 385,000	6.000%	$ 222,187.50	$ 607,187.50
5/1/2042	$ 6,895,000			$ 210,637.50	$ 210,637.50
11/1/2042	$ 6,895,000	$ 405,000	6.000%	$ 210,637.50	$ 615,637.50
5/1/2043	$ 6,490,000			$ 198,487.50	$ 198,487.50
11/1/2043	$ 6,490,000	$ 430,000	6.000%	$ 198,487.50	$ 628,487.50
5/1/2044	$ 6,060,000			$ 185,587.50	$ 185,587.50
11/1/2044	$ 6,060,000	$ 455,000	6.125%	$ 185,587.50	$ 640,587.50
5/1/2045	$ 5,605,000			$ 171,653.13	$ 171,653.13
11/1/2045	$ 5,605,000	$ 485,000	6.125%	$ 171,653.13	$ 656,653.13
5/1/2046	$ 5,120,000			$ 156,800.00	$ 156,800.00
11/1/2046	$ 5,120,000	$ 515,000	6.125%	$ 156,800.00	$ 671,800.00
5/1/2047	$ 4,605,000			$ 141,028.13	$ 141,028.13

Two Rivers West

Community Development District

11/1/2047	$ 4,605,000	$ 545,000	6.125%	$ 141,028.13	$ 686,028.13
5/1/2048	$ 4,060,000			$ 124,337.50	$ 124,337.50
11/1/2048	$ 4,060,000	$ 580,000	6.125%	$ 124,337.50	$ 704,337.50
5/1/2049	$ 3,480,000			$ 106,575.00	$ 106,575.00
11/1/2049	$ 3,480,000	$ 615,000	6.125%	$ 106,575.00	$ 721,575.00
5/1/2050	$ 2,865,000			$ 87,740.63	$ 87,740.63
11/1/2050	$ 2,865,000	$ 655,000	6.125%	$ 87,740.63	$ 742,740.63
5/1/2051	$ 2,210,000			$ 67,681.25	$ 67,681.25
11/1/2051	$ 2,210,000	$ 695,000	6.125%	$ 67,681.25	$ 762,681.25
5/1/2052	$ 1,515,000			$ 46,396.88	$ 46,396.88
11/1/2052	$ 1,515,000	$ 735,000	6.125%	$ 46,396.88	$ 781,396.88
5/1/2053	$ 780,000			$ 23,887.50	$ 23,887.50
11/1/2053	$ 780,000	$ 780,000	6.125%	$ 23,887.50	$ 803,887.50
		$11,270,000		**$13,576,573.70**	**$24,846,573.70**

Two Rivers West

Community Development District

Supporting Budget Schedules

Fiscal Year 2026

Two Rivers West

Community Development District *All Funds*

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assessment Area One- Series 2022 Phases B1-B2, B3, B4, C1

		General Fund				Debt Service Series 2022				Total Assessments per Unit		
Product	DS Units	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
SF 50'	338	$ 1,443.66	$238.17	$1,205.49	506%	$1,728.26	$1,728.26	$0.00	0%	$3,171.92	$1,966.43	$ 1,205.49
SF 60'	262	$ 1,732.39	$285.81	$1,446.58	506%	$2,073.91	$2,073.91	$0.00	0%	$3,806.30	$2,359.72	$ 1,446.58
SF 65'	42	$ 1,882.53	$310.58	$1,571.95	506%	$2,246.74	$2,246.74	$0.00	0%	$4,129.27	$2,557.32	$ 1,571.95
SF 70'	128	$ 2,021.12	$333.44	$1,687.68	506%	$2,419.56	$2,419.56	$0.00	0%	$4,440.68	$2,753.00	$ 1,687.68
	770											

Assessment Area Two- Series 2023 E-Villas, C1-B, C2, D4

		O&M Per Unit				Debt Service Series 2023				Total Assessments per Unit		
Product	DS Units	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
Twin Villa 42.5	89	$ 1,224.22	$202.00	$1,022.22	506%	$1,469.00	$1,469.00	$0.00	0%	$2,693.22	$1,671.00	$ 1,022.22
SF 50'	88	$ 1,443.66	$238.20	$1,205.46	506%	$1,728.26	$1,728.26	$0.00	0%	$3,171.92	$1,966.46	$ 1,205.46
SF 60'	165	$ 1,732.39	$285.84	$1,446.55	506%	$2,073.91	$2,073.91	$0.00	0%	$3,806.30	$2,359.75	$ 1,446.55
SF 70'	107	$ 2,021.12	$333.49	$1,687.63	506%	$2,419.56	$2,419.56	$0.00	0%	$4,440.68	$2,753.05	$ 1,687.63
	449											

Future Units

		O&M Per Unit				Future Units				Total Assessments per Unit		
Product	DS Units	FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
Townhome 25'	248	$ 808.45	$133.39	$675.06	506%	$0.00	$0.00	$0.00	0%	$808.45	$133.39	$ 675.06
Twin Villa 42.5'	19	$ 1,224.22	$202.00	$1,022.22	506%	$0.00	$0.00	$0.00	0%	$1,224.22	$202.00	$ 1,022.22
SF 50'	366	$ 1,443.66	$238.20	$1,205.46	506%	$0.00	$0.00	$0.00	0%	$1,443.66	$238.20	$ 1,205.46
SF 60'	292	$ 1,732.39	$285.84	$1,446.55	506%	$0.00	$0.00	$0.00	0%	$1,732.39	$285.84	$ 1,446.55
SF 65'	0	$ 1,882.53	$310.62	$1,571.91	506%	$0.00	$0.00	$0.00	0%	$1,882.53	$310.62	$ 1,571.91
SF 70'	41	$ 2,021.12	$333.49	$1,687.63	506%	$0.00	$0.00	$0.00	0%	$2,021.12	$333.49	$ 1,687.63
	966											

RESOLUTION 2025-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (**"Board"**) of the Two Rivers West Community Development District (**"District"**) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**"Proposed Budget"**); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT:

1. **PROPOSED BUDGET APPROVED**. The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING**. The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 19, 2025

HOUR: 11:00 a.m.

LOCATION: SpringHill Suites by Marriott Tampa Suncoast Parkway
16615 Crosspointe Run
Land O'Lakes, Florida 34648

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT**. The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET**. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE**. Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE**. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 20, 2025.

Attest:	**Two Rivers West Community Development District**
______________________________	____________________________________
Print Name:____________________	Print Name:_________________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Fourth Order of Business

MINUTES OF MEETING
TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Two Rivers West Community Development District was held on Tuesday, April 15, 2025, and called to order at 11:24 a.m**.** at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Ryan Motko	Assistant Secretary
Tom Spence	Assistant Secretary
Angie Grunwald	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Tyson Waag	District Engineer *(via phone)*

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS **Public Comments**

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Ratification of Addendum 1 to Master Landscape Agreement with DTE
B. Ratification of Landscape Maintenance Agreement with DTE
C. Ratification of Inframark 1st Amendment for Field Services

> On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the Business Items, were ratified. 5-0

FORTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Minutes of March 18, 2025, Meeting
B. Consideration of Operation and Maintenance Expenditures March 2025
C. Acceptance of the Financials and Approval of the Check Register for March 2025

> On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the Consent Agenda was approved. 5-0

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

There being no reports, the next item followed.

B. District Manager

i. Community Inspections Report

The Community Inspections report was presented, a copy of which was included in the agenda package. Updates on upcoming turnover walks were provided.

C. District Engineer

There being no reports, the next order of business followed.

SIXTH ORDER OF BUSINESS **Board Members Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Ms. Grunwald seconded by Mr. de la Ossa, with all in favor, the meeting was adjourned at 11:31 am. 5-0

________________________________ ________________________________

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
Down To Earth	4/1/2025	137313	$30,185.47	$30,185.47	Landscape Contract
Down To Earth	4/8/2025	138810	$3,447.90	$3,447.90	Landscape Contract
INFRAMARK LLC	4/14/2025	147710	$750.00		MANAGEMENT FEE
INFRAMARK LLC	4/14/2025	147710	$375.00		Administrative Services
INFRAMARK LLC	4/14/2025	147710	$2,083.33		District Management
INFRAMARK LLC	4/14/2025	147710	$50.00		Recording Secretary
INFRAMARK LLC	4/14/2025	147710	$100.00		RENTAL & LEASES
INFRAMARK LLC	4/14/2025	147710	$1,625.00		Dissemination Services
INFRAMARK LLC	4/14/2025	147710	$50.00		Financial & Revenue Collection
INFRAMARK LLC	4/14/2025	147710	$416.67		Financial & Revenue Collection Retro Dec 2024
INFRAMARK LLC	4/14/2025	147710	$416.67		Financial & Revenue Collection Retro Jan 2025
INFRAMARK LLC	4/14/2025	147710	$416.67		Financial & Revenue Collection Retro Feb 2025
INFRAMARK LLC	4/14/2025	147710	$416.67		Financial & Revenue Collection Retro March 2025
INFRAMARK LLC	4/14/2025	147710	$500.00		Construction Accounting
INFRAMARK LLC	4/14/2025	147710	$500.00		Construction Accounting Retro Dec 2024
INFRAMARK LLC	4/14/2025	147710	$500.00		Construction Accounting Retro Jan 2025
INFRAMARK LLC	4/14/2025	147710	$500.00		Construction Accounting Retro Feb 2025
INFRAMARK LLC	4/14/2025	147710	$500.00		Construction Accounting Retro March 2025
INFRAMARK LLC	4/14/2025	147710	$1,333.33		Field Management
INFRAMARK LLC	4/14/2025	147710	$1,000.00		Field Retro Dec 2024
INFRAMARK LLC	4/14/2025	147710	$1,000.00		Field Management Retro Jan 2025
INFRAMARK LLC	4/14/2025	147710	$1,155.55		Field Management Retro Feb 2025
INFRAMARK LLC	4/14/2025	147710	$1,333.33		Field Management Retro March 2025
INFRAMARK LLC	4/14/2025	147710	$416.67	$15,438.89	Financial & Revenue Collection
SITEX AQUATICS LLC	4/1/2025	9853-B	$6,308.00	$6,308.00	Aquatics Contract
SITEX AQUATICS LLC	4/21/2025	9934-B	$1,852.00	$1,852.00	Aquatics Contract
Monthly Contract Subtotal			**$57,232.26**	**$57,232.26**	
Variable Contract					
STRALEY ROBIN VERICKER	4/14/2025	26354	$3,997.50	$3,997.50	District Counsel

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Variable Contract Subtotal			**$3,997.50**	**$3,997.50**	
Utilities					
PASCO COUNTY UTILITIES	3/20/2025	22090648	$144.18	$144.18	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	3/20/2025	22090649	$112.76	$112.76	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	3/20/2025	22089611	$28.35	$28.35	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	3/20/2025	22089020	$43.74	$43.74	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	4/18/2025	22228477	$24.30	$24.30	Reclaimed Water
PASCO COUNTY UTILITIES	4/18/2025	22229570	$112.76	$112.76	ELECTRIC 03/07/25-04/07/25
PASCO COUNTY UTILITIES	4/18/2025	22227873	$213.00	$213.00	Reclaimed Water
PASCO COUNTY UTILITIES	4/18/2025	22228470	$392.85	$392.85	Reclaimed Water
PASCO COUNTY UTILITIES	4/18/2025	22228474	$358.83	$358.83	Reclaimed Water
PASCO COUNTY UTILITIES	4/18/2025	22228475	$260.82	$260.82	Reclaimed Water
PASCO COUNTY UTILITIES	4/18/2025	22228476	$127.17	$127.17	Reclaimed Water
PASCO COUNTY UTILITIES	4/18/2025	22228478	$46.17	$46.17	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	4/18/2025	22228469	$315.09	$315.09	SERVICE 03/07/25-04/07/25
TAMPA ELECTRIC	3/27/2025	032725 8668	$22,550.13	$22,550.13	ELECTRIC
Utilities Subtotal			**$24,730.15**	**$24,730.15**	
Regular Services					
ANGIE GRUNWALD	4/15/2025	AG 041525	$200.00	$200.00	SUPERVISOR FEES
CARLOS DE LA OSSA	4/15/2025	CO 041525	$200.00	$200.00	BOARD 4/15/25
NICHOLAS J. DISTER	4/15/2025	ND 041525	$200.00	$200.00	BOARD 4/15/25
PASCO COUNTY PROPERTY APPRAISER	3/24/2025	25046	$150.00	$150.00	Annual Fee
RYAN MOTKO	4/15/2025	RM 041525	$200.00	$200.00	SUPERVISOR FEES
THOMAS R. SPENCE	4/15/2025	TS 041525	$200.00	$200.00	SUPERVISOR FEES
U.S. BANK	1/24/2025	7625702	$4,256.13	$4,256.13	TRUSTEE FEES
Regular Services Subtotal			**$5,406.13**	**$5,406.13**	
Additional Services					
INFRAMARK LLC	4/21/2025	147976	$27.19		Meeting Space

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	4/21/2025	147976	$2.07	$29.26	Postage
PASCO COUNTY PROPERTY APPRAISER	4/7/2025	292621 040725	$329.16	$329.16	Tax Bill
Additional Services Subtotal			**$358.42**	**$358.42**	
TOTAL			**$91,724.46**	**$91,724.46**	

Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Invoice: #137313

April 2025

Customer

Two Rivers West
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers West Contract (2025)	4/1/2025	5/1/2025	Net 30	

Estimate # 103495

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#103495 - Two Rivers West Contract (2025)				**$30,185.47**
LCR003: Pond Maintenance				**$6,041.70**
LCR003: Culdesac and Colston Ave / Blvd Median - Start 3/26/25 - Incl Proration from March $1049.55				**$8,403.84**
LCR003: Pond Bank Maint (3 Ponds) - Start 1/27/25				**$1,302.32**
LCR003: Pond Bank Maint (14 Ponds) - Start 1/27/25				**$4,918.96**
LCR003: Pond Bank Maint (13 Ponds) - Start 1/27/25				**$5,116.75**
LCR003: Roadway Addendum 2 - Start 1/27/25				**$1,219.92**
LCR003: Roadway Addendum 3 - Start 1/27/25				**$1,611.13**
LCR003: D2 Pond Maintenance - Start 12/16/24				**$1,570.85**

Billing Questions
Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 5060

Visit us at https://dtelandscape.com for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

DTELandscape.propertyserviceportal.com

Subtotal	$30,185.47
Sales Tax	$0.00
Total	**$30,185.47**
Credits/Payments	($0.00)
Balance Due	**$30,185.47**

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
See Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

Down to Earth

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Invoice: #138810

April 2025

Customer
Two Rivers West
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address
Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers West Contract (2025)	4/8/2025	5/8/2025	Net 30	

Estimate # 103495

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#103495 - Two Rivers West Contract (2025)				**$3,447.90**
LCR003: Additional Common Areas - Start 4/7/25				**$3,447.90**

Billing Questions
Sandra.Ketcher@down2earthinc.com
(321)-263-2700 ext 5060

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Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

DTELandscape.propertyserviceportal.com

Subtotal	$3,447.90
Sales Tax	$0.00
Total	**$3,447.90**
Credits/Payments	($0.00)
Balance Due	**$3,447.90**

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments.
See Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

WE ARE HERE FOR YOU!

Let us help you

Weather the Storm.

2025

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.

To ensure we can provide you with a swift response following severe weather, we recommend the following:

Pre-Authorize Storm Clean-Up

See our **3-phrase approach** below.

Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

Prepare Your Trees

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

Have Peace of Mind With ***Pre-Authorized Storm Clean-Up***

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a **3-phrase approach:**

Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.

Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

Phase 3: Property rebuild: Normal enhancement rates would apply.

Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

Hurricane Price List

General Labor	$80 / per man / per hour ($110 per man hour OT)
Bucket Truck & Chipper	$200 / per man / per hour ($250 per man hour OT)
Loader & Operator Large	$270 / per hour ($320 per hour OT)
Loader/ Operator Dump	$270 / per hour ($320 per hour OT)
Dump Fees	Market Rate (~$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	$180 / per man / per hour ($230 per hour OT)
Irrigation Repair	$110 / per person/ per hour ($150 per hour OT)
Lodge Pole & Staking Rope	$35 / unit
Banding Kits (4X2)	$40 / unit
Crane	Priced per request

**Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.*

Please Approve Clean-Up Services by signing this form and emailing it to Storm_Prep@down2earthinc.com or give it directly to your Account Manager.

Authorized Signature	Print Name/ Title
Property Name	Property Address
Emergency Contact Name	Emergency Contact Phone

Payments are progress billed, and due immediately for all severe hurricane and/or severe weather-related charges.

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
147710	4/14/2025
CUSTOMER ID	**NET TERMS**
C2411	Net 30
PO#	**DUE DATE**
	5/14/2025

BILL TO
Two Rivers West CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	50.00		50.00
Recording Secretary	1	Ea	50.00		50.00
Rental & Leases	1	Ea	100.00		100.00
Dissemination Services	1	Ea	1,625.00		1,625.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Dec 2024)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Jan 2025)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Feb 2025)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retrobilling Mar 2025)	1	Ea	416.67		416.67
Field Management	1	Ea	1,333.33		1,333.33
Field Management (Retrobilling Dec 2024)	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Jan 2025)	1	Ea	1,000.00		1,000.00
Field Management (Retrobilling Feb 2025)	1	Ea	1,155.55		1,155.55
Field Management (Retrobilling Mar 2025)	1	Ea	1,333.33		1,333.33
Construction Accounting	1	Ea	500.00		500.00
Construction Accounting (Retrobilling Dec 2024)	1	Ea	500.00		500.00
Construction Accounting (Retrobilling Jan 2025)	1	Ea	500.00		500.00
Construction Accounting (Retrobilling Feb 2025)	1	Ea	500.00		500.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
147710	4/14/2025
CUSTOMER ID	**NET TERMS**
C2411	Net 30
PO#	**DUE DATE**
	5/14/2025

BILL TO
Two Rivers West CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Construction Accounting (Retrobilling Mar 2025)	1	Ea	500.00		500.00
Subtotal					**15,438.89**

Subtotal	$15,438.89
Tax	$0.00
Total Due	$15,438.89

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322

Bill to
Two Rivers West CDD
Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Invoice details
Invoice no.: 9853-B
Terms: Net 30
Invoice date: 04/01/2025
Due date: 05/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Lake Maintenance: 54 Waterways			
2.		**Aquatic Maintenance**	13 waterways	1	$1,770.00	$1,770.00
3.		**Aquatic Maintenance**	B1/B2 16 waterways	1	$1,990.00	$1,990.00
4.		**Aquatic Maintenance**	B3 18 waterways	1	$2,039.00	$2,039.00
5.		**Aquatic Maintenance**	E 3 Waterways	1	$509.00	$509.00

Total **$6,308.00**

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322

Bill to
Two Rivers West CDD
Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Ship to
Two Rivers West CDD
Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Invoice details
Invoice no.: 9934-B
Terms: Net 30
Invoice date: 04/21/2025
Due date: 05/21/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Aquatic Maintenance: 13 Waterways (Taylor Morrison)	1	$1,852.00	$1,852.00

Total **$1,852.00**

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Two Rivers West CDD
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

April 14, 2025
Client: 001578
Matter: 000001
Invoice #: 26354

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/3/2025	KCH	PREPARE FOR AND ATTEND CDD/HOA MEETING REGARDING PROCESS FOR EASEMENT ENCROACHMENT AGREEMENTS VIA TEAMS.	0.3	$97.50
3/6/2025	MB	REVIEW QUITCLAIM BILL OF SALE AND SPECIAL WARRANTY DEED PREPARED BY WESTBAY ENTITY; REVIEW TWO RIVERS PARCEL E VILLAS PLATBOOK.	0.6	$195.00
3/7/2025	CAW	REVIEW PROPOSED SPECIAL WARRANTY DEED AND QUIT CLAIM BILL OF SALE FROM DRP MULTISTATE 1, LLC FOR COMMON AREA TRACTS IN TWO RIVERS PARCEL E VILLAS PLAT.	0.5	$162.50
3/10/2025	CAW	CORRESPONDENCE WITH J. COOPER AND J. MAHONEY APPROVING PROPOSED DEED AND BILL OF SALE.	0.3	$97.50
3/11/2025	MB	REVIEW AND FINALIZE DISTRICT LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH DOWN TO EARTH.	0.6	$195.00
3/12/2025	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING DISTRICT LANDSCAPE/POND BANK MOWING AGREEMENTS.	0.3	$97.50
3/13/2025	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	$175.00
3/14/2025	MB	REVIEW MASTER POND BANK MAINTENANCE AGREEMENT AND ADDENDUM #1; REVIEW AND REVISE LANDSCAPE MAINTENANCE SERVICES AGREEMENT INCORPORATING POND BANK AREAS.	1.4	$455.00

SERVICES

Date	Person	Description of Services	Hours	Amount
3/17/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	$112.50
3/17/2025	MB	REVIEW AND FINALIZATION MASTER LANDSCAPE MAINTENANCE SERVICES AGREEMENT.	0.4	$130.00
3/18/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	$225.00
3/18/2025	MB	REVIEW LMP'S PROPOSAL FOR DISTRICT LANDSCAPING; PREPARE DISTRICT LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH LMP.	1.8	$585.00
3/20/2025	CAW	REVIEW LEGAL DESCRIPTION AND SKETCH FOR DRAINAGE EASEMENT FROM EPG TO THE DISTRICT OVER DRIVEWAY; REVIEW RELATED TITLE REPORT FOR EASEMENT AREA.	0.2	$65.00
3/20/2025	WAS	REVIEW RESOLUTION APPROVING PRELIMINARY BUDGET AND SETTING PUBLIC HEARING ON BUDGET ADOPTION.	0.3	$97.50
3/21/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON; ATTEND PROPOSED BUDGET DISCUSSION AND REVIEW IN PERSON.	0.2	$65.00
3/25/2025	MB	REVIEW DOWN TO EARTH LANDSCAPE ADDENDUM PROPOSAL; PREPARE ADDENDUM #1 TO LANDSCAPE MAINTENANCE SERVICES AGREEMENT.	1.5	$487.50
3/26/2025	JMV	REVIEW EMAIL FROM C. DE LA OSSA; REVIEW HARDSCAPE AGREEMENT; DRAFT EMAIL TO C. DE LA OSSA.	0.8	$300.00
3/28/2025	MB	REVIEW LMP'S REVISED PROPOSAL AND MAINTENANCE MAP; REVIEW AND REVISE LANDSCAPE MAINTENANCE SERVICES AGREEMENT WITH LMP.	1.0	$325.00
3/31/2025	MB	REVIEW AND FINALIZE LANDSCAPE MAINTENANCE AGREEMENT WITH LMP.	0.4	$130.00
		Total Professional Services	12.5	$3,997.50

Total Services	$3,997.50	
Total Disbursements	$0.00	
Total Current Charges		$3,997.50
Previous Balance		$18,943.10
PAY THIS AMOUNT		**$22,940.60**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25794	January 09, 2025	$6,310.00	$32.25	$0.00	$0.00	$10,339.75
25956	February 05, 2025	$9,845.00	$109.45	$0.00	$0.00	$13,951.95
26175	March 12, 2025	$2,597.50	$48.90	$0.00	$0.00	$6,643.90
				Total Remaining Balance Due		$22,940.60

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$3,997.50	$2,646.40	$9,954.45	$6,342.25

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

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14-92800

TWO RIVERS WEST

TWO RIVERS PARCEL B3

Service Address: **2023 DRUMMOND -1 INCH**

Bill Number: 22090648
Billing Date: 3/20/2025
Billing Period: 1/3/2025 to 3/7/2025

Account #	Customer #
1293945	01518354

Please use the 15-digit number below when making a payment through your bank

129394501518354

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161118	1/3/2025	0	3/7/2025	178	63	178

Usage History

	Water
March 2025	178

Transactions

Current Transactions		
Reclaimed		
Meter Set Fee		725.00
Reclaimed	178 Thousand Gals X $0.81	144.18
Adjustments		
Adjustment		-725.00 CR
Total Current Transactions		144.18
TOTAL BALANCE DUE		**$144.18**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1293945
Customer #	01518354
Balance Forward	0.00
Current Transactions	144.18
Total Balance Due	**$144.18**
Due Date	**4/7/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed .

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST

TWO RIVERS PARCEL B3
EPG TWO RIVERS HOLDINGS VIII LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33607

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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TWO RIVERS WEST

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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

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EPG TWO RIVERS CLUB LLC

Service Address: **35140 COLSTON AVENUE**
Bill Number: 22090649
Billing Date: 3/20/2025
Billing Period: 2/6/2025 to 3/7/2025

Account #	Customer #
1293980	01546655

Please use the 15-digit number below when making a payment through your bank

129398001546655

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		

Transactions

Current Transactions	
Water	
Water Base Charge	112.76
Total Current Transactions	112.76
TOTAL BALANCE DUE	**$112.76**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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TWO RIVERS WEST

EPG TWO RIVERS CLUB LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33607

Account #	1293980
Customer #	01546655
Balance Forward	0.00
Current Transactions	112.76
Total Balance Due	**$112.76**
Due Date	**4/7/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed .

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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TWO RIVERS WEST

EPG TWO RIVERS IV LLC

Service Address: **35017 BIG HAWK DR. - RM-I**

Bill Number: 22089611
Billing Date: 3/20/2025
Billing Period: 2/6/2025 to 3/7/2025

Account #	Customer #
1254940	01518317

Please use the 15-digit number below when making a payment through your bank

125494001518317

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606996	2/6/2025	0	3/7/2025	35	29	35

Usage History

	Water
March 2025	35
February 2025	0
January 2025	0
December 2024	0

Transactions

Current Transactions		
Reclaimed		
Reclaimed	35 Thousand Gals X $0.81	28.35
Total Current Transactions		28.35
TOTAL BALANCE DUE		**$28.35**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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TWO RIVERS WEST

EPG TWO RIVERS IV LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

Account #	1254940
Customer #	01518317
Balance Forward	0.00
Current Transactions	28.35
Total Balance Due	**$28.35**
Due Date	**4/7/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed .

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

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14-92800

TWO RIVERS WEST

TWO RIVERS PARCEL B3

Service Address: **1659 DRUMMOND POINT RECLAIM METER #1 -1 INCH**
Bill Number: 22089020
Billing Date: 3/20/2025
Billing Period: 2/7/2025 to 3/7/2025

Account #	Customer #
1236630	01518354

Please use the 15-digit number below when making a payment through your bank

123663001518354

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149363	2/7/2025	0	3/7/2025	54	28	54

Usage History

	Water
March 2025	54

Transactions

Payment 03/31/23		-2,175.00 CR
Balance Forward		-2,175.00 CR
Current Transactions		
Reclaimed		
Meter Set Fee		2,175.00
Reclaimed	54 Thousand Gals X $0.81	43.74
Adjustments		
Adjustment		-1,450.00 CR
Balance Transfer		1,450.00
Total Current Transactions		2,218.74
TOTAL BALANCE DUE		**$43.74**

Any outstanding charges on this account have been transferred to your new account.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

TWO Rivers West

TWO RIVERS PARCEL B3
EPG TWO RIVERS HOLDINGS VIII LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33607

Account #	1236630
Customer #	01518354
Balance Forward	-2,175.00 CR
Current Transactions	2,218.74
Total Balance Due	**$43.74**
Due Date	**4/7/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed .

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

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14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Account #	Customer #
1255000	01547952

Please use the 15-digit number below when making a payment through your bank

125500001547952

Service Address: **2124 WISE RIVER LANE**
Bill Number: 22228477
Billing Date: 4/18/2025
Billing Period: 3/7/2025 to 4/7/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579044	3/7/2025	10	4/7/2025	40	31	30

Usage History

	Water
April 2025	30
March 2025	10
February 2025	0
January 2025	0

Transactions

Previous Bill		8.10
Payment 04/01/25		-8.10 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	30 Thousand Gals X $0.81	24.30
Total Current Transactions		24.30
TOTAL BALANCE DUE		**$24.30**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1255000
Customer #	01547952
Balance Forward	0.00
Current Transactions	24.30
Total Balance Due	**$24.30**
Due Date	**5/5/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed .

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

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UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

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14-92800

EPG TWO RIVERS CLUB LLC

Two Rivers West

Service Address: 35140 COLSTON AVENUE
Bill Number: 22229570
Billing Date: 4/18/2025
Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1293980	01546655

Please use the 16-digit number below when making a payment through your bank

129398001546655

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous Date	Previous Read	Current Date	Current Read	# of Days	Consumption in thousands
				4/7/2025			

Transactions

Previous Bill	112.76
Payment	-124.04 CR
Balance Forward	-11.28 CR
Current Transactions	
Water	
Water Base Charge	112.76
Adjustments	
Late Payment Charge	11.28
Total Current Transactions	124.04
TOTAL BALANCE DUE	**$112.76**

Two Rivers West

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1293980
Customer #	01546655
Balance Forward	-11.28 CR
Current Transactions	124.04
Total Balance Due	**$112.76**
Due Date	5/5/2025

10% late fee will be applied if paid after due date

Round-Up Donations to Charity
Amount Enclosed

☐ Check this box to participate in Round-Up.

EPG TWO RIVERS CLUB LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33607

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

015466550129398022222957030000112765

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285
UtilCustServ@MyPasco.net
Pay By Phone: 1-855-786-5344

1 1 1
14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **0 BRIGHT MOON RECLAIM TRAIL**
Bill Number: 22227873
Billing Date: 4/18/2025
Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1236660	01547952

Please use the 15-digit number below when making a payment through your bank

123666001547952

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232147320	3/7/2025	0	4/7/2025	0	31	0

Usage History

	Water
April 2025	0

Transactions

Current Transactions	
Adjustments	
Deposit Owing	150.00
Turn On Next Day Activation Fee	63.00
Total Current Transactions	213.00
TOTAL BALANCE DUE	**$213.00**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1236660
Customer #	01547952
Balance Forward	0.00
Current Transactions	213.00
Total Balance Due	**$213.00**
Due Date	**5/5/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed .

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **1841 ARCHING BRANCH - RM-C**
Bill Number: 22228470
Billing Date: 4/18/2025
Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1254945	01547952

Please use the 15-digit number below when making a payment through your bank

125494501547952

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous Date	Previous Read	Current Date	Current Read	# of Days	Consumption in thousands
Reclaim	240607007	3/7/2025	1744	4/7/2025	2229	31	485

Usage History

	Water
April 2025	485
March 2025	810
February 2025	371
January 2025	10

Transactions

Previous Bill		656.10
Payment 04/01/25		-656.10 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	485 Thousand Gals X $0.81	392.85
Total Current Transactions		392.85
TOTAL BALANCE DUE		**$392.85**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	1254945
Customer #	01547952
Balance Forward	0.00
Current Transactions	392.85
Total Balance Due	**$392.85**
Due Date	**5/5/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed .

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2221 TWO RIVERS BOULEVARD**

Bill Number: 22228474
Billing Date: 4/18/2025
Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1254985	01547952

Please use the 15-digit number below when making a payment through your bank

125498501547952

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579050	3/7/2025	1211	4/7/2025	1654	31	443

Usage History

	Water
April 2025	443
March 2025	349
February 2025	426
January 2025	425

Transactions

Previous Bill		282.69
Payment 04/01/25		-282.69 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	443 Thousand Gals X $0.81	358.83
Total Current Transactions		358.83
TOTAL BALANCE DUE		**$358.83**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account #	1254985
Customer #	01547952
Balance Forward	0.00
Current Transactions	358.83
Total Balance Due	**$358.83**
Due Date	**5/5/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed .

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2281 TWO RIVERS BOULEVARD**
Bill Number: 22228475
Billing Date: 4/18/2025
Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1254990	01547952

Please use the 15-digit number below when making a payment through your bank

125499001547952

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	3/7/2025	398	4/7/2025	720	31	322

Usage History

	Water
April 2025	322
March 2025	271
February 2025	108
January 2025	11

Transactions

Previous Bill		219.51
Payment 04/01/25		-219.51 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	322 Thousand Gals X $0.81	260.82
Total Current Transactions		260.82
TOTAL BALANCE DUE		**$260.82**

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

☐ Check this box if entering change of mailing address on back.

Account #	1254990
Customer #	01547952
Balance Forward	0.00
Current Transactions	260.82
Total Balance Due	**$260.82**
Due Date	**5/5/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed .

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34492 COLSTON AVENUE**
Bill Number: 22228476
Billing Date: 4/18/2025
Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1254995	01547952

Please use the 15-digit number below when making a payment through your bank

125499501547952

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579036	3/7/2025	700	4/7/2025	857	31	157

Usage History

	Water
April 2025	157
March 2025	453
February 2025	246
January 2025	1

Transactions

Previous Bill		366.93
Payment 04/01/25		-366.93 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	157 Thousand Gals X $0.81	127.17
Total Current Transactions		127.17
TOTAL BALANCE DUE		**$127.17**

Please return this portion with payment

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Account #	1254995
Customer #	01547952
Balance Forward	0.00
Current Transactions	127.17
Total Balance Due	**$127.17**
Due Date	**5/5/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed .

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34501 COLSTON AVENUE**

Bill Number: 22228478
Billing Date: 4/18/2025
Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1255005	01547952

Please use the 15-digit number below when making a payment through your bank

125500501547952

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024. Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption
		Date	Read	Date	Read		in thousands
Reclaim	241579040	3/7/2025	227	4/7/2025	284	31	57

Usage History

	Reclaimed
April 2025	57
March 2025	104
February 2025	110
January 2025	13

Transactions

Previous Bill		84.24
Payment 04/01/25		-84.24 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	57 Thousand Gals X $0.81	46.17
Total Current Transactions		46.17
TOTAL BALANCE DUE		**$46.17**

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Account #	1255005
Customer #	01547952
Balance Forward	0.00
Current Transactions	46.17
Total Balance Due	**$46.17**
Due Date	**5/5/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity .
Amount Enclosed .

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TWO RIVERS WEST COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

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015479523125500522222847830000046174

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TWO RIVERS PARCEL C1A

Two Rivers West

Service Address: 35017 BIG HAWK DR. - RM-I
Bill Number: 22228469
Billing Date: 4/18/2025
Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1254940	01518317

Please use the 15-digit number below when making a payment through your bank

125494001518317

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606996	3/7/2025	35	4/7/2025	424	31	389

Usage History

	Reclaimed
April 2025	389
March 2025	35
February 2025	0
January 2025	0
December 2024	0

Transactions

Previous Bill		28.35
Payment		-31.19 CR
Balance Forward		-2.84 CR
Current Transactions		
Reclaimed		
Reclaimed	389 Thousand Gals X $0.81	315.09
Adjustments		
Late Payment Charge		2.84
Total Current Transactions		317.93
TOTAL BALANCE DUE		**$315.09**

Two Rivers West

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Account #	1254940
Customer #	01518317
Balance Forward	-2.84 CR
Current Transactions	317.93
Total Balance Due	**$315.09**
Due Date	**5/5/2025**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity
Amount Enclosed

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TWO RIVERS PARCEL C1A
C/O EPG TWO RIVERS IV LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

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015183170125494032222846970000315096

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TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

TWO RIVERS WEST CDD
C/O INFRAMARK
WISE RIVER LANE, LIGHTS
ZEPHYRHILLS, FL 33541

Statement Date: March 27, 2025

Amount Due: $22,550.13

Due Date: April 17, 2025
Account #: 221009418668

Account Summary

Previous Amount Due	$17,539.81
Payment(s) Received Since Last Statement	-$17,539.81
Current Month's Charges	**$22,550.13**
Amount Due by April 17, 2025	**$22,550.13**

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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00001607-0003489-Page 1 of 12

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AN EMERA COMPANY

Account #: 221009418668
Due Date: April 17, 2025

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Amount Due: $22,550.13

Payment Amount: $ ____________

600000739393

00001607 FTECO103272523171010 00000 03 01000000 15693 006
TWO RIVERS WEST CDD
C/O INFRAMARK
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

Mail payment to:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Make check payable to: TECO
Please write your account number on the memo line of your check.

600000739393221009418668000002255013б

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: March 27, 2025
Charges Due: April 17, 2025

Service Period: Feb 20, 2025 - Mar 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	*2040 kWh @ $0.03412/kWh*	$69.60
Monthly Charge		$3474.01
Lighting Fuel Charge	*2040 kWh @ $0.03059/kWh*	$62.40
Storm Protection Charge	*2040 kWh @ $0.00559/kWh*	$11.40
Clean Energy Transition Mechanism	*2040 kWh @ $0.00043/kWh*	$0.88
Storm Surcharge	*2040 kWh @ $0.01230/kWh*	$25.09
Florida Gross Receipt Tax		$4.34
Lighting Charges		**$3,647.72**

Other Fees and Charges

Lighting Late Payment Fee	$36.22
Total Other Fees and Charges	**$36.22**

Billing information continues on next page →

0001607-0003489-Page 2 of 12

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866-689-6469

All Other Correspondences:
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TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: March 27, 2025
Charges Due: April 17, 2025

Service Period: Feb 20, 2025 - Mar 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	*540 kWh @ $0.03412/kWh*	$18.42
Monthly Charge		$1624.62
Lighting Fuel Charge	*540 kWh @ $0.03059/kWh*	$16.52
Storm Protection Charge	*540 kWh @ $0.00559/kWh*	$3.02
Clean Energy Transition Mechanism	*540 kWh @ $0.00043/kWh*	$0.23
Storm Surcharge	*540 kWh @ $0.01230/kWh*	$6.64
Florida Gross Receipt Tax		$1.15
Lighting Charges		**$1,670.60**

Other Fees and Charges

Lighting Late Payment Fee	$6.65
Total Other Fees and Charges	**$6.65**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: March 27, 2025
Charges Due: April 17, 2025

Service Period: Feb 20, 2025 - Mar 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	*975 kWh @ $0.03412/kWh*	$33.27
Monthly Charge		$2933.34
Lighting Fuel Charge	*975 kWh @ $0.03059/kWh*	$29.83
Storm Protection Charge	*975 kWh @ $0.00559/kWh*	$5.45
Clean Energy Transition Mechanism	*975 kWh @ $0.00043/kWh*	$0.42
Storm Surcharge	*975 kWh @ $0.01230/kWh*	$11.99
Florida Gross Receipt Tax		$2.08
Lighting Charges		**$3,016.38**

Other Fees and Charges

Lighting Late Payment Fee	$12.02
Total Other Fees and Charges	**$12.02**

Billing information continues on next page →

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TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: March 27, 2025
Charges Due: April 17, 2025

Service Period: Feb 20, 2025 - Mar 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	*1920 kWh @ $0.03412/kWh*	$65.51
Monthly Charge		$3269.66
Lighting Fuel Charge	*1920 kWh @ $0.03059/kWh*	$58.73
Storm Protection Charge	*1920 kWh @ $0.00559/kWh*	$10.73
Clean Energy Transition Mechanism	*1920 kWh @ $0.00043/kWh*	$0.83
Storm Surcharge	*1920 kWh @ $0.01230/kWh*	$23.62
Florida Gross Receipt Tax		$4.09
Lighting Charges		**$3,433.17**

Other Fees and Charges

Lighting Late Payment Fee	$51.13
Total Other Fees and Charges	**$51.13**

Billing information continues on next page ⟶

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TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: March 27, 2025
Charges Due: April 17, 2025

Service Period: Feb 20, 2025 - Mar 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	*510 kWh @ $0.03412/kWh*	$17.40
Monthly Charge		$1534.36
Lighting Fuel Charge	*510 kWh @ $0.03059/kWh*	$15.60
Storm Protection Charge	*510 kWh @ $0.00559/kWh*	$2.85
Clean Energy Transition Mechanism	*510 kWh @ $0.00043/kWh*	$0.22
Storm Surcharge	*510 kWh @ $0.01230/kWh*	$6.27
Florida Gross Receipt Tax		$1.09
Lighting Charges		**$1,577.79**

Other Fees and Charges

Lighting Late Payment Fee	$23.57
Total Other Fees and Charges	**$23.57**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: March 27, 2025
Charges Due: April 17, 2025

Service Period: Feb 20, 2025 - Mar 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	*705 kWh @ $0.03412/kWh*	$24.05
Monthly Charge		$2121.03
Lighting Fuel Charge	*705 kWh @ $0.03059/kWh*	$21.57
Storm Protection Charge	*705 kWh @ $0.00559/kWh*	$3.94
Clean Energy Transition Mechanism	*705 kWh @ $0.00043/kWh*	$0.30
Storm Surcharge	*705 kWh @ $0.01230/kWh*	$8.67
Florida Gross Receipt Tax		$1.50
Lighting Charges		**$2,181.06**

Other Fees and Charges

Lighting Late Payment Fee	$32.58
Total Other Fees and Charges	**$32.58**

Billing information continues on next page ⟶

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TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: March 27, 2025
Charges Due: April 17, 2025

Service Period: Feb 20, 2025 - Mar 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	*900 kWh @ $0.03412/kWh*	$30.71
Monthly Charge		$1532.65
Lighting Fuel Charge	*900 kWh @ $0.03059/kWh*	$27.53
Storm Protection Charge	*900 kWh @ $0.00559/kWh*	$5.03
Clean Energy Transition Mechanism	*900 kWh @ $0.00043/kWh*	$0.39
Storm Surcharge	*900 kWh @ $0.01230/kWh*	$11.07
Florida Gross Receipt Tax		$1.92
Lighting Charges		**$1,609.30**

Other Fees and Charges

Lighting Late Payment Fee	$23.97
Total Other Fees and Charges	**$23.97**

Billing information continues on next page →

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Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: March 27, 2025
Charges Due: April 17, 2025

Service Period: Feb 20, 2025 - Mar 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	*420 kWh @ $0.03412/kWh*	$14.33
Monthly Charge		$1263.59
Lighting Fuel Charge	*420 kWh @ $0.03059/kWh*	$12.85
Storm Protection Charge	*420 kWh @ $0.00559/kWh*	$2.35
Clean Energy Transition Mechanism	*420 kWh @ $0.00043/kWh*	$0.18
Storm Surcharge	*420 kWh @ $0.01230/kWh*	$5.17
Florida Gross Receipt Tax		$0.89
Lighting Charges		**$1,299.36**

Other Fees and Charges

Lighting Late Payment Fee	$19.41
Total Other Fees and Charges	**$19.41**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: March 27, 2025
Charges Due: April 17, 2025

Service Period: Feb 20, 2025 - Mar 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 29 days

Lighting Energy Charge	*1245 kWh @ $0.03412/kWh*	$42.48
Monthly Charge		$3745.64
Lighting Fuel Charge	*1245 kWh @ $0.03059/kWh*	$38.08
Storm Protection Charge	*1245 kWh @ $0.00559/kWh*	$6.96
Clean Energy Transition Mechanism	*1245 kWh @ $0.00043/kWh*	$0.54
Storm Surcharge	*1245 kWh @ $0.01230/kWh*	$15.31
Florida Gross Receipt Tax		$2.65
Lighting Charges		**$3,851.66**

Other Fees and Charges

Lighting Late Payment Fee	$57.54
Total Other Fees and Charges	**$57.54**

Total Current Month's Charges **$22,550.13**

00001607-0003493-Page 10 of 12

TWO RIVERS WEST CDD

MEETING DATE: **April 15, 2025**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	$200
Thomas Spence	✓	Accept	$200
Ryan Motko	✓	Accept	$200
Angie Grunwald	✓	Accept	$200
Carlos de la Ossa	✓	Accept	$200

DMS Staff Signature *Jayna Cooper*

TWO RIVERS WEST CDD

MEETING DATE: **April 15, 2025**

SUPERVISORS	**CHECK IF IN ATTENDANCE**	**STATUS**	**PAYMENT AMOUNT**
Nicholas Dister	✓	Accept	$200
Thomas Spence	✓	Accept	$200
Ryan Motko	✓	Accept	$200
Angie Grunwald	✓	Accept	$200
Carlos de la Ossa	✓	Accept	$200

DMS Staff Signature *Jayna Cooper*

TWO RIVERS WEST CDD

MEETING DATE: **April 15, 2025**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	$200
Thomas Spence	✓	Accept	$200
Ryan Motko	✓	Accept	$200
Angie Grunwald	✓	Accept	$200
Carlos de la Ossa	✓	Accept	$200

DMS Staff Signature *Jayna Cooper*

INVOICE

Pasco County Property Appraiser
PO Box 401
Dade City, FL 33526-0401

Date Issued:	3/24/2025
Invoice Number:	25046
Due Date:	4/23/2025

Billed To:
Two Rivers West
C/O Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

DESCRIPTION	AMOUNT
Two Rivers West Annual renewal fee	$150.00
TOTAL	$150.00

Remit payment to:

Pasco County Property Appraiser
Information Services Department
PO Box 401
Dade City, FL 33526-0401

TWO RIVERS WEST CDD

MEETING DATE: **April 15, 2025**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	$200
Thomas Spence	✓	Accept	$200
Ryan Motko	✓	Accept	$200
Angie Grunwald	✓	Accept	$200
Carlos de la Ossa	✓	Accept	$200

DMS Staff Signature *Jayna Cooper*

TWO RIVERS WEST CDD

MEETING DATE: **April 15, 2025**

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Nicholas Dister	✓	Accept	$200
Thomas Spence	✓	Accept	$200
Ryan Motko	✓	Accept	$200
Angie Grunwald	✓	Accept	$200
Carlos de la Ossa	✓	Accept	$200

DMS Staff Signature *Jayna Cooper*

MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7625702

000002426 02 SP 106481234469423 P

Two Rivers North
ATTN Brian Lamb
Community Development District
2005 Pan AM Circle Suite 300
Tampa, FL 33607

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	7625702
Account Number:	270366000
Invoice Date:	01/24/2025
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Two Rivers North
ATTN Brian Lamb
Community Development District
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE	$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 REVENUE FUND

Invoice Number:	7625702
Account Number:	270366000
Current Due:	$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 270366000
Invoice # 7625702
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690

Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:	7625702
Invoice Date:	01/24/2025
Account Number:	270366000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022 REVENUE FUND

Accounts Included	270366000	270366001	270366002	270366003	270366004	270366005
In This Relationship:	270366006	270366007				

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	$3,950.00
Subtotal Administration Fees - In Advance 01/01/2025 - 12/31/2025				**$3,950.00**
Incidental Expenses 01/01/2025 to 12/31/2025	3,950.00	0.0775		$306.13
Subtotal Incidental Expenses				**$306.13**
TOTAL AMOUNT DUE				**$4,256.13**

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
147976	4/21/2025
CUSTOMER ID	**NET TERMS**
C2411	Net 30
PO#	**DUE DATE**
	5/21/2025

BILL TO
Two Rivers West CDD
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: March 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson 02-21-25 - SPRINGHILL SUITES LAND : meeting space $27.19	1	Ea	27.19		27.19
Postage	3	Ea	0.69		2.07
Subtotal					**29.26**

Subtotal	$29.26
Tax	$0.00
Total Due	$29.26

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

2024 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
29-26-21-0000-00100-0080		UF

Pay your current taxes online at www.pascotaxes.com

TWO RIVERS WEST COMMUNITY DEVELOPMENT
DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

UNKNOWN

POR OF PROP DESC IN OR 10466 PG 103
LYING IN NW COR OF SW 1/4 OF SEC
See Additional Legal on Tax Roll

Ad Valorem Taxes

Taxing Authority	Telephone	Millage	Assessed Value	Exemption	Taxable Value	Taxes Levied
COUNTY COMMISSION - OPERATING	727-847-8980	7.4292	18,863	0	18,863	140.14
SCHOOL OPERATING STATE LAW	727-774-2268	3.0830	18,863	0	18,863	58.15
SCHOOL - CAPITAL OUTLAY	727-774-2268	1.5000	18,863	0	18,863	28.29
VOTER APPROVED - SCHOOL - ADDITIONAL OPERATING	727-774-2268	1.0000	18,863	0	18,863	18.86
SCHOOL - LOCAL DISCRETIONARY	727-774-2268	0.7480	18,863	0	18,863	14.11
COUNTY MUNICIPAL SERVICE FIRE DIST	727-847-8980	2.1225	18,863	0	18,863	40.04
COUNTY PARKS MSTU	727-847-8980	0.0000	18,863	0	18,863	0.00
COUNTY ROADS MSTU	727-847-8980	0.4052	18,863	0	18,863	7.64
SW FLA WATER MANAGEMENT DISTRICT	800-423-1476	0.1909	18,863	0	18,863	3.60
PASCO COUNTY MOSQUITO CONTROL	727-376-4568	0.2242	18,863	0	18,863	4.23
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2019	727-847-8980	0.0204	18,863	0	18,863	0.38
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2020	727-847-8980	0.0416	18,863	0	18,863	0.78
VOTER APPROVED - COUNTY FIRE RESCUE BOND 2024	727-847-8980	0.0044	18,863	0	18,863	0.08
VOTER APPROVED - COUNTY JAIL BOND 2019	727-847-8980	0.0256	18,863	0	18,863	0.48
VOTER APPROVED - COUNTY JAIL BOND 2021	727-847-8980	0.1073	18,863	0	18,863	2.02
VOTER APPROVED - COUNTY PARKS & REC BOND 2019	727-847-8980	0.0096	18,863	0	18,863	0.18
VOTER APPROVED - COUNTY PARKS & REC BOND 2022	727-847-8980	0.0131	18,863	0	18,863	0.25
VOTER APPROVED - COUNTY LIBRARIES BOND 2019	727-847-8980	0.0094	18,863	0	18,863	0.18
VOTER APPROVED - COUNTY LIBRARIES BOND 2021	727-847-8980	0.0087	18,863	0	18,863	0.16

Total Millage 16.9431 **Total Ad Valorem Taxes** $319.57

Non-Ad Valorem Taxes

Levying Authority	Telephone	Amount

Total Non-Ad Valorem Taxes $0.00
Total Combined Taxes & Assessments $319.57

If Received By Please Pay	Apr 22, 2025 $329.16	May 27, 2025 $372.16			

Your check is your receipt, or you may visit our website, www.pascotaxes.com to print a receipt.

♦PLEASE DETACH AND RETURN BOTTOM STUB WITH PAYMENT♦

Mike Fasano
Pasco County Tax Collector
"Thank You for allowing us to serve you."

2024 Real Estate

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Parcel / Account Number	Escrow	Tax District
29-26-21-0000-00100-0080		UF

Pay your current taxes online at www.pascotaxes.com

If Received By Please Pay	Apr 22, 2025 $329.16	May 27, 2025 $372.16			

PLEASE PAY IN U.S. FUNDS (U.S. BANK) TO: MIKE FASANO, PASCO COUNTY TAX COLLECTOR, PO BOX 276, DADE CITY, FL 33526-0276

UNKNOWN

POR OF PROP DESC IN OR 10466 PG 103
LYING IN NW COR OF SW 1/4 OF SEC
See Additional Legal on Tax Roll

TWO RIVERS WEST COMMUNITY
DEVELOPMENT DISTRICT
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

1 41861517 2024 9

Two Rivers West
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 (PROJECT) DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS											
Cash - Operating Account	$ 31,540	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31,540
Cash in Transit	-	68,239	-	2,074	4,224	-	-	-	-	-	74,537
Due From Developer	130,719	-	-	-	-	-	-	-	-	-	130,719
Due From Other Funds	49,426	12,584	674,415	402,136	-	-	-	-	1,169	-	1,139,730
Investments:											
Acq. & Const. (Offsite Project)	-	-	-	-	-	-	2,029	-	-	-	2,029
Acquisition & Construction Account	-	-	-	-	-	-	1,734	1,165	2,631,031	-	2,633,930
Interest Account	-	-	-	-	1,169	-	661,046	-	-	-	662,215
Reserve Fund	-	-	719,844	415,488	1,282,791	-	-	-	-	-	2,418,123
Revenue Fund	-	-	1,171,095	544,419	928,680	-	-	-	-	-	2,644,194
Deposits - Water	362	-	-	-	-	-	-	-	-	-	362
Utility Deposits	5,738	-	-	-	-	-	-	-	-	-	5,738
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	-	-	-	-	17,407,822	17,407,822
TOTAL ASSETS	**$ 217,785**	**$ 80,823**	**$ 2,565,354**	**$ 1,364,117**	**$ 2,216,864**	**$ -**	**$ 664,809**	**$ 1,165**	**$ 2,632,200**	**$ 31,020,000**	**$ 40,763,117**
LIABILITIES											
Accounts Payable	$ 183,199	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 183,199
Deferred Revenue	17,655	-	-	-	-	-	-	-	-	-	17,655
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	11,270,000	11,270,000
Due To Other Funds	-	-	-	-	4,742	39,264	728,336	367,387	-	-	1,139,729
Revenue Bonds Payable-LT	-	-	-	-	-	-	-	-	-	19,750,000	19,750,000
TOTAL LIABILITIES	**200,854**	**-**	**-**	**-**	**4,742**	**39,264**	**728,336**	**367,387**	**-**	**31,020,000**	**32,360,583**
FUND BALANCES											
Restricted for:											
Debt Service	-	80,823	2,565,354	1,364,117	2,212,122	-	-	-	-	-	6,222,416
Capital Projects	-	-	-	-	-	-	-	-	2,632,200	-	2,632,200
Unassigned:	16,931	-	-	-	-	(39,264)	(63,527)	(366,222)	-	-	(452,082)
TOTAL FUND BALANCES	**16,931**	**80,823**	**2,565,354**	**1,364,117**	**2,212,122**	**(39,264)**	**(63,527)**	**(366,222)**	**2,632,200**	**-**	**8,402,534**
TOTAL LIABILITIES & FUND BALANCES	**$ 217,785**	**$ 80,823**	**$ 2,565,354**	**$ 1,364,117**	**$ 2,216,864**	**$ -**	**$ 664,809**	**$ 1,165**	**$ 2,632,200**	**$ 31,020,000**	**$ 40,763,117**

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- CDD Collected	520,845	398,712	(122,133)	76.55%
Developer Contribution	-	11,286	11,286	0.00%
TOTAL REVENUES	**520,845**	**409,998**	**(110,847)**	**78.72%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	5,600	6,400	46.67%
ProfServ-Dissemination Agent	19,500	5,017	14,483	25.73%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	350	2,050	14.58%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
District Counsel	9,500	36,716	(27,216)	386.48%
District Engineer	9,500	14,067	(4,567)	148.07%
Administrative Services	4,500	2,625	1,875	58.33%
District Manager	25,000	14,659	10,341	58.64%
Accounting Services	9,000	10,550	(1,550)	117.22%
Auditing Services	6,000	6,000	-	100.00%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	500	21	479	4.20%
Rentals & Leases	600	650	(50)	108.33%
Public Officials Insurance	2,574	2,574	-	100.00%
Legal Advertising	3,500	351	3,149	10.03%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	1,000	87	913	8.70%
Website Administration	1,200	-	1,200	0.00%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	118,599	105,348	13,251	88.83%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Electric Utility Services				
Utility - Electric	-	99,871	(99,871)	0.00%
Total Electric Utility Services	-	99,871	(99,871)	0.00%
Utility Services				
Utility - Water	-	8,650	(8,650)	0.00%
Total Utility Services	-	8,650	(8,650)	0.00%
Other Physical Environment				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Contracts-Aquatic Control	38,000	30,964	7,036	81.48%
Insurance - General Liability	3,146	2,834	312	90.08%
R&M-Other Landscape	25,000	3,150	21,850	12.60%
Landscape Maintenance	300,000	135,329	164,671	45.11%
Total Other Physical Environment	372,246	172,277	199,969	46.28%
Contingency				
Misc-Contingency	30,000	93,322	(63,322)	311.07%
Total Contingency	30,000	93,322	(63,322)	311.07%
TOTAL EXPENDITURES	**520,845**	**479,468**	**41,377**	**92.06%**
Excess (deficiency) of revenues Over (under) expenditures	-	(69,470)	(69,470)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**86,401**		
FUND BALANCE, ENDING		**$ 16,931**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2022 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 2,745	$ 2,745	0.00%
Special Assmnts- CDD Collected	-	75,030	75,030	0.00%
TOTAL REVENUES	**-**	**77,775**	**77,775**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	77,775	77,775	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**3,048**		
FUND BALANCE, ENDING		**$ 80,823**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2022 (Project) Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 42,871	$ 42,871	0.00%
Special Assmnts- CDD Collected	1,439,013	1,154,074	(284,939)	80.20%
TOTAL REVENUES	**1,439,013**	**1,196,945**	**(242,068)**	**83.18%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	270,000	-	270,000	0.00%
Interest Expense	1,169,013	588,050	580,963	50.30%
Total Debt Service	1,439,013	588,050	850,963	40.86%
TOTAL EXPENDITURES	**1,439,013**	**588,050**	**850,963**	**40.86%**
Excess (deficiency) of revenues Over (under) expenditures	-	608,895	608,895	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**1,956,459**		
FUND BALANCE, ENDING		**$ 2,565,354**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2023 Debt Service Fund (202)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 29,215	$ 29,215	0.00%
Special Assmnts- CDD Collected	829,481	403,667	(425,814)	48.67%
TOTAL REVENUES	**829,481**	**432,882**	**(396,599)**	**52.19%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	160,000	80,000	80,000	50.00%
Interest Expense	669,482	336,791	332,691	50.31%
Total Debt Service	829,482	416,791	412,691	50.25%
TOTAL EXPENDITURES	**829,482**	**416,791**	**412,691**	**50.25%**
Excess (deficiency) of revenues Over (under) expenditures	(1)	16,091	16,092	-1609100.00%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(1)	-	1	0.00%
TOTAL FINANCING SOURCES (USES)	**(1)**	**-**	**1**	**0.00%**
Net change in fund balance	$ (1)	$ 16,091	$ 16,094	-1609100.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**1,348,026**		
FUND BALANCE, ENDING		**$ 1,364,117**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2024 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 37,428	$ 37,428	0.00%
Special Assmnts- CDD Collected	-	968,184	968,184	0.00%
TOTAL REVENUES	**-**	**1,005,612**	**1,005,612**	**0.00%**
EXPENDITURES				
Debt Service				
Interest Expense	-	460,412	(460,412)	0.00%
Total Debt Service	-	460,412	(460,412)	0.00%
TOTAL EXPENDITURES	**-**	**460,412**	**(460,412)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	545,200	545,200	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**1,666,922**		
FUND BALANCE, ENDING		**$ 2,212,122**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2022 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	**-**	**-**	**-**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(39,264)**		
FUND BALANCE, ENDING		**$ (39,264)**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2022 (Project) Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 17,824	$ 17,824	0.00%
TOTAL REVENUES	**-**	**17,824**	**17,824**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	719,844	(719,844)	0.00%
Total Construction In Progress	-	719,844	(719,844)	0.00%
TOTAL EXPENDITURES	**-**	**719,844**	**(719,844)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(702,020)	(702,020)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**638,493**		
FUND BALANCE, ENDING		**$ (63,527)**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2023 (Project) Capital Projects Fund (302)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 2,290	$ 2,290	0.00%
TOTAL REVENUES	**-**	**2,290**	**2,290**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	477,930	(477,930)	0.00%
Total Construction In Progress	-	477,930	(477,930)	0.00%
TOTAL EXPENDITURES	**-**	**477,930**	**(477,930)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(475,640)	(475,640)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**109,418**		
FUND BALANCE, ENDING		**$ (366,222)**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2025

Series 2024 Capital Projects Fund (303)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 126,736	$ 126,736	0.00%
TOTAL REVENUES	**-**	**126,736**	**126,736**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	3,222,352	(3,222,352)	0.00%
Total Construction In Progress	-	3,222,352	(3,222,352)	0.00%
TOTAL EXPENDITURES	**-**	**3,222,352**	**(3,222,352)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(3,095,616)	(3,095,616)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**5,727,816**		
FUND BALANCE, ENDING		**$ 2,632,200**		

Bank Account Statement

Two Rivers West CDD

Bank Account No.	5637		
Statement No.	04-25	**Statement Date**	04/30/2025

G/L Account No. 101001 Balance	31,540.33	**Statement Balance**	96,765.87
		Outstanding Deposits	3,748.52
Positive Adjustments	0.00		
		Subtotal	100,514.39
Subtotal	31,540.33	**Outstanding Checks**	-68,974.06
Negative Adjustments	0.00		
		Ending Balance	31,540.33
Ending G/L Balance	31,540.33		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/07/2025	Payment	BD00034	Special Assmnts-CDD Collected	Deposit No. BD00034	1,848.47	1,848.47	0.00
04/14/2025	Payment	BD00035	Special Assmnts-CDD Collected	Deposit No. BD00035	50,591.89	50,591.89	0.00
04/14/2025	Payment	BD00036	Special Assmnts-CDD Collected	Deposit No. BD00036	20,474.74	20,474.74	0.00
04/14/2025	Payment	BD00037	Special Assmnts-CDD Collected	Deposit No. BD00037	73,577.07	73,577.07	0.00
04/16/2025	Payment	BD00038	Special Assmnts-CDD Collected	Deposit No. BD00038	18,367.35	18,367.35	0.00
04/30/2025	Payment	BD00039	Special Assmnts-CDD Collected	Deposit No. BD00039	6,209.90	6,209.90	0.00
Total Deposits					171,069.42	171,069.42	0.00
Checks							
							0.00
03/25/2025	Payment	1212	TWO RIVERS WEST CDD	Check for Vendor V00009	-28,389.86	-28,389.86	0.00
03/26/2025	Payment	1213	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,617.57	-1,617.57	0.00
03/26/2025	Payment	1214	TWO RIVERS WEST CDD	Check for Vendor V00009	-3,573.66	-3,573.66	0.00
04/10/2025	Payment	1216	TWO RIVERS WEST CDD	Check for Vendor V00009	-3,249.12	-3,249.12	0.00
04/15/2025	Payment	1217	ANGIE GRUNWALD	Check for Vendor V00048	-400.00	-400.00	0.00
04/15/2025	Payment	1220	PASCO COUNTY UTILITIES	Check for Vendor V00031	-329.03	-329.03	0.00
04/15/2025	Payment	1222	TAMPA ELECTRIC	Check for Vendor V00047	-22,550.13	-22,550.13	0.00
04/15/2025	Payment	1223	THOMAS R. SPENCE	Check for Vendor V00013	-400.00	-400.00	0.00
04/15/2025	Payment	1224	TWO RIVERS WEST CDD	Check for Vendor V00009	-4,548.77	-4,548.77	0.00
04/15/2025	Payment	1227	STANTEC CONSULTING	Check for Vendor V00020	-4,389.00	-4,389.00	0.00
04/15/2025	Payment	1228	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00049	-21,600.00	-21,600.00	0.00

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

Statement No. 04-25 **Statement Date** 04/30/2025

04/15/2025	Payment	1230	STRALEY ROBIN VERICKER	Check for Vendor V00007	-6,342.25	-6,342.25	0.00
04/15/2025	Payment	1231	SITEX AQUATICS LLC	Check for Vendor V00035	-12,616.00	-12,616.00	0.00
04/17/2025	Payment	1235	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
04/17/2025	Payment	1236	TWO RIVERS WEST CDD	Check for Vendor V00009	-17,219.98	-17,219.98	0.00
04/17/2025	Payment	1237	ANGIE GRUNWALD	Check for Vendor V00048	-200.00	-200.00	0.00
04/22/2025	Payment	1238	CARLOS DE LA OSSA	Check for Vendor V00021	-400.00	-400.00	0.00
04/14/2025		JE000714	Misc-Property Taxes	rounding on 4/14 ds deposit	-0.01	-0.01	0.00
04/18/2025	Payment	DD118	PASCO COUNTY UTILITIES	Payment of Invoice 000531	-205.19	-205.19	0.00
04/18/2025	Payment	DD119	PASCO COUNTY UTILITIES	Payment of Invoice 000532	-160.45	-160.45	0.00
Total Checks					-128,391.02	-128,391.02	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/23/2025	Payment	DD114	PASCO COUNTY UTILITIES	Payment of Invoice 000395	-149.78
12/02/2024	Payment	DD115	TAMPA ELECTRIC	Payment of Invoice 000382	-6,224.49
12/02/2024	Payment	DD116	TAMPA ELECTRIC	Payment of Invoice 000392	-7,502.80
12/02/2024	Payment	DD117	TAMPA ELECTRIC	Payment of Invoice 000401	-7,392.01
04/15/2025	Payment	1219	NICHOLAS J. DISTER	Check for Vendor V00010	-400.00
04/15/2025	Payment	1221	RYAN MOTKO	Check for Vendor V00016	-200.00
04/15/2025	Payment	1225	INFRAMARK LLC	Check for Vendor V00015	-99.43
04/15/2025	Payment	1229	Down To Earth	Check for Vendor V00043	-34,135.49
04/17/2025	Payment	1233	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00
04/17/2025	Payment	1234	RYAN MOTKO	Check for Vendor V00016	-200.00
04/29/2025	Payment	1239	U.S. BANK	Check for Vendor V00032	-4,256.13
04/30/2025	Payment	1240	PASCO COUNTY PROPERTY APPRAISER	Check for Vendor V00003	-150.00
04/30/2025	Payment	1241	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,850.99
04/30/2025	Payment	1242	TWO RIVERS WEST CDD	Check for Vendor V00009	-5,847.30
04/18/2025		JE000722	Utility - Water	bank rec adj PASCO servise	-3.70
04/01/2025		JE000724	Utility - Water	Bank rec adj for Water	-361.94
Total Outstanding Checks					-68,974.06

Outstanding Deposits

01/16/2025	Payment	BD00018	Deposit No. BD00018	884.36
01/16/2025	Payment	BD00019	Deposit No. BD00019	243.87
03/25/2025	Payment	BD00031	Deposit No. BD00031	2,459.71

Bank Account Statement

Two Rivers West CDD

Bank Account No.	5637		
Statement No.	04-25	**Statement Date**	04/30/2025

03/25/2025	Payment	BD00032	Deposit No. BD00032	160.58
Total Outstanding Deposits				3,748.52

Down to Earth
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #117725

Customer Address	Billing Address	Physical Job Address
Jayna Cooper 2005 Pan Am Circle Suite 300 Tampa, Florida 33604 Jayna.Cooper@inframark.com 813-608-8242	Inframark CCD Inframark Management Services 2654 Cypress Ridge Blvd, Suite 101 Wesley Chapel, FL 33544	Two Rivers West 35072 Big Hawk Drive Zephyrhills, FL 33541

Job	Estimated Job Start Date	Proposed By	Due Date
water truck 5/5	May 5, 2025	Dave Towsley	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Repairs				
Irrigation Labor (Hide)				$85.00
Service Description				
Water truck - Irrigation	Each	1	$3,428.57	$3,428.57
			Subtotal	**$3,513.57**
			Estimated Tax	$0.00
			Job Total	**$3,513.57**

- Two River west medain water truck and Colston rd (Juniper area)

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Dave Towsley 05/02/2025
Down to Earth Date

Agreed & Accepted By:

Jayna Cooper 5-6-2025
Two Rivers West Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by “No Cuts”, if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

Addendum #3 to the Aquatic Services Agreement

This Addendum #3 to the Aquatic Services Agreement (this "**Addendum #3**") is made and entered into as of April 22, 2025, by and between the **Two Rivers West Community Development District** (the "**District**") and **Sitex Aquatics, LLC**, a Florida limited liability company (the "**Contractor**").

Background Information:

The District and the Contractor entered into the Aquatic Services Agreement dated July 12, 2024 and subsequently entered into Addendum #1 to the Aquatic Services Agreement dated November 15, 2024 and Addendum #2 to the Aquatic Services Agreement dated January 1, 2025 (collectively, the "**Agreement**"). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional ponds to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum #3. The District and the Contractor each has the authority to execute Addendum #3 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #3 so that this Addendum #3 constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #3.

2. **Addition to Scope of Services**. Contractor agrees to provide service to additional ponds, specifically Ponds TM (1-13), as marked on an updated proposal and map, relevant portions attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.

3. **Additional Compensation for Additional Services**. Contractor shall perform the additional services for the total additional monthly amount added to the Agreement will be **$1,852.00**.

4. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum #3 effective as of the date written above.

Sitex Aquatics, LLC

Signed by:
Joe Craig
4BAA7BEE2998456...

Joseph T. Craig
President

Two Rivers West Community Development District

Signed by:
Carlos de la Ossa
CC0CB251E795481...

Carlos de la Ossa
Chair of the Board of Supervisors

SitexAquatics
LAKE & FOUNTAIN SERVICES
PO Box 917
Parrish, FL 34219
813.564.2322
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & Two Rivers West CDD hereafter called "customer"

Customer:	**Two Rivers West CDD (Taylor Morrison)**
C/O:	**Inframark**
Contact:	**Mrs. Jayna Cooper**
Address:	**2005 Pan Am Circle Ste 300 Tampa, Fl 33607**
Email:	**Jayne.Cooper@inframark.com**
Phone:	**813.873.7300**

Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:

13 waterways (35 acres) at the Taylor Morrison section of the Two Rivers West community located in Zephyrhills, FL (see attached map)

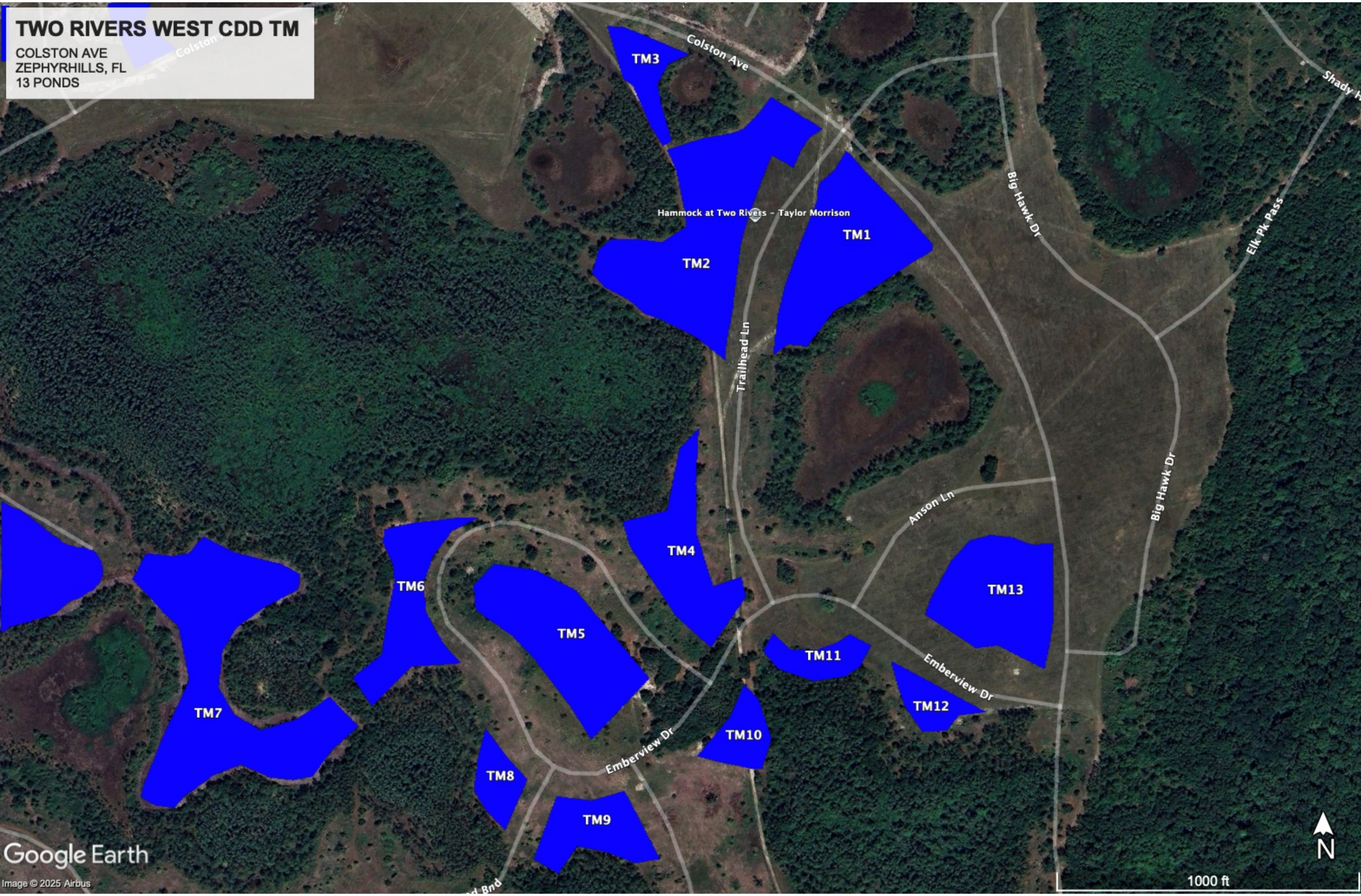
Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

1. ***Shoreline Grass and Brush Control*** — ***Included***
2. ***Underwater, Floating and Algae Treatment*** — ***Included***
3. ***Algae callback service*** — ***Included***
4. ***All Services Performed by State Licensed Applicator*** — ***Included***
5. ***Treatment Report Issued Monthly*** — ***Included***
6. ***Use of EPA Regulated Materials Only*** — ***Included***
7. ***Storm Structure Vegetation treatments*** — ***Included***
8. ***Non-Construction trash removal (see terms)*** — ***Included***

Service shall consist of Twenty-Four (24) site visits with treatments as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 06/01/25 thru 05/31/26 Agreement will automatically renew as per Term and Conditions:

Total Monthly Service Amount:	**$1,852.00**
Total Annual Maintenance Cost:	**$22,224.00**


TWO RIVERS WEST CDD TM
COLSTON AVE
ZEPHYRHILLS, FL
13 PONDS
Colston Ave
Hammock at Two Rivers – Taylor Morrison
Big Hawk Dr
Elk Pk Pass
Trailhead Ln
Anson Ln
Emberview Dr
TM1
TM2
TM3
TM4
TM5
TM6
TM7
TM8
TM9
TM10
TM11
TM12
TM13
Google Earth
Image © 2025 Airbus
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Landscape Maintenance Services Agreement

This Landscape Maintenance Services Agreement (this "**Agreement**") is entered into as of April 1, 2025 between the **Two Rivers West Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the "**District**") and **Landscape Maintenance Professionals, LLC**, a Florida limited liability company (the "**Contractor**").

Background Information:

The District owns, operates, and maintains certain landscaping within and around the District. The District desires to retain an independent contractor to provide landscape maintenance services for certain lands within and around the District. Contractor has previously submitted a proposal, is familiar with the areas which need to be landscaped and represents that it is qualified to serve as a landscape maintenance contractor and provide services to the District. In consideration of the Contractor's agreement to perform the services described below and the District's agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.

2. **Contractor's Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
   a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
   b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
   c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis.
   d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
   e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.
   f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.

3. **Description of Work.**
   a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the Scope of Services attached hereto as **Exhibit A** (the "**Work**"). These services are more fully described and will be performed at the frequency for the areas highlighted on the Contractor's proposal and maintenance map, relevant portions as modified are attached hereto as **Composite Exhibit B**.
   b. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District (including irrigation repair work), through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

4. **Additional Work.** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

5. **Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:
   a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
   b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
   c. Personnel and equipment hourly rates include only those hours that Contractor's personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
   d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
   e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
   f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District's election to terminate these activities pursuant to this paragraph.

6. **Manner of Performance.**
   a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the specifications.
   b. The Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
   c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
   d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
   e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
   f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
   g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.
   h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.

i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.

j. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.

k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. **Time of Commencement**. The work to be performed under this Agreement shall commence on the date of this Agreement. Contractor shall provide the District the requisite insurance referenced herein and prior to commencing any work.

8. **Term and Renewal**. The initial term of this Agreement shall be for 1 year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent 1 year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

9. **Termination.**

   a. Either party may, in its sole and absolute discretion, whether or not reasonable, on 30 days' written notice to Contractor, terminate this Agreement at its convenience, with or without cause, and without prejudice to any other remedy it may have. Termination notice must be sent by certified mail or email. The 30-day notice shall commence on the day of mailing of said notice to the other party.

   b. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.

   c. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

10. **District Representatives and Inspections**.

   a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.

   b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.

c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 3 days' notice if there is a need to reschedule.
d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.
e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

11. <u>Compensation</u>

a. As compensation for the Work as described in **Exhibit A** and for the areas further described and highlighted in **Composite Exhibit B**, the Contractor shall be paid monthly at the rate of **$4,900.00**.
b. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
c. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
d. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
e. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
f. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, work order authorization, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
g. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

12. **Duties and Rights of Contractor**. Contractor's duties and rights are as follows:

a. *Responsibility for and Supervision of the Work*: Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.

b. *Discipline, Employment, Uniforms*: Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

c. *Furnishing of Labor, Materials/Liens and Claims*: Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations*: Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

e. *Responsibility for Negligence of Employees and Subcontractors*: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.

f. *Safety Precautions and Programs*: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.

g. *Monthly Maintenance Reports*. The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues.

13. **Indemnification.**

a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement.

b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*

c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

14. **Limitations on Governmental Liability.** Contractor agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

15. **Insurance.**

a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.

i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.

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ii. Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than $2,000,000.00 per occurrence, $2,000,000.00 aggregate covering all work performed under this Agreement.

iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than $1,000,000.00 combined single limit covering all work performed under this Agreement.

iv. Umbrella Liability: With limits of not less than $1,000,000.00 per occurrence covering all work performed under this Agreement.

b. Each insurance policy required by this Agreement shall:

i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.

ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.

iii. Be written to reflect that the aggregate limit will apply on a per claim basis.

c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.

d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.

g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.

i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

16. **Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

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17. **Relationship Between the Parties**. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

18. **No Third Party Beneficiaries**. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

19. **Public Entity Crimes**. Pursuant to Section 287.133(3)(a), Florida Statutes:

> A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

20. **Scrutinized Companies**. Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a "scrutinized company" under the statute and, in the event that the Contractor is designated as a "scrutinized company", the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

22. **E-Verification**. Pursuant to Section 448.095(2), Florida Statutes,
    a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
    b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
        i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

23. **Public Records**. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

    IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813.991.1116, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2654 CYPRESS RIDGE BLVD, SUITE 101, WESLEY CHAPEL, FL 33544.

24. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.

25. **Governing Law and Venue**. This Agreement shall be governed under the laws of the State of Florida with venue in the county the District is located in.

26. **Enforcement of Agreement**. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.

27. **Amendment**. This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.

28. **Assignment**. This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.

29. **Arm's Length Transaction**. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

30. **Counterparts**. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

31. **Authorization**. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

32. **Notices**. Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

To the District:
c/o Inframark
2654 Cypress Ridge Blvd
Suite 101
Wesley Chapel, FL 33544
Attn: Jayna Cooper
Jayna.Cooper@Inframark.com

To Contractor:
26324 Wesley Chapel Blvd.
Lutz, FL 33559
Attn: Scott Carlson
scott.carlson@LMPPRO.com

33. **Severability**. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

34. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in the Scope of Services, the Scope of Services shall control. To the extent that any provisions of this Agreement conflict with the provisions in any other exhibit, the provisions in this Agreement shall control over provisions in such other exhibit.

IN WITNESS WHEREOF, the parties hereto have signed and sealed this Agreement on the day and year first written above.

Landscape Maintenance Professionals, LLC

Scott A. Carlson

Name: SCOTT A. CARLSON
Title: C.O.O.

Two Rivers West
Community Development District

Signed by:
Carlos de La Ossa
CC0CB251E795481...

Carlos de la Ossa
Chair of the Board of Supervisors

EXHIBIT A

SCOPE OF SERVICES

PART 1

GENERAL LANDSCAPE MAINTENANCE

1) **MOWING** – All grass areas will be mowed on the following schedule:

APRIL 1 – DECEMBER 1 – Once a week
DECEMBER 1 – APRIL 1 – Once every two weeks

This schedule estimates that there will be 42 cuts annually based on standard growing periods in Florida. Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½") to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor's mowing equipment within forty-eight hours from the time the damage is caused at the contractor's sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the Two Rivers West Landscape Maintenance Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

1A) **POND MOWING** - All ponds identified on the individual Two Rivers West Pond Bank Maintenance Exhibit/Plans shall be mowed according to the schedule provided for each pond bank area. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water's edge. Line trimming at water's edge and line trimming of drainage structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and

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increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

2) **EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. **Chemical edging shall not be permitted anywhere on property**.

AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.

3) **TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be trimmed or pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of North Park Isle. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

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Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

4) **WEEDS AND GRASSES** – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. <u>HAND PULLING MUST BE PERFORMED</u>.**

NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.

The contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

5) **MAINTENANCE OF PAVED AREAS** – All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

6) **CLEAN UP** – At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor

shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

7) **REPLACEMENT OF PLANT MATERIAL** – Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for all trees, plants, ground cover and lawn after final acceptance.

8) **If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.**

PART 2

FERTILIZATION

The contractor shall fertilize the turf 6 times a year and follow all provisions of the Pasco County Fertilizer Ordinance (Fertilizer Ordinance Sec. 42-83), as they may be amended from time to time, in addition to the Florida Administrative Code Rule 5E-1.003(2). It is further recommended that those practices outlined in the Pasco County Fertilizer Rule be followed. Highlights of that rule are listed below.

FERTILIZERS APPLIED TO TURF AND/OR LANDSCAPE PLANTS WITHIN PASCO COUNTY SHALL BE APPLIED IN ACCORDANCE WITH REQUIREMENTS AND DIRECTIONS PROVIDED BY RULE 5E.1.003(2), FLORIDA ADMINSTRATIVE CODE, "LABEL REQUIREMENTS FOR URBAN TURF FERTILIZERS."

FERTILIZER CONTAINING NITROGEN OR PHOSPHORUS SHALL NOT BE APPLIED BEFORE SEEDING OR SODDING A SITE AND SHALL NOT BE APPLIED FOR THE FIRST 30 DAYS AFTER SEEDING OR SODDING, EXCEPT WHEN HYDRO-SEEDING FOR TEMPORARY OR PERMANENT EROSION CONTROL IN AN EMERGENCY SITUATION (WILDFIRE, ETC.) OR IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN FOR THAT SITE.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H_2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF

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October	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Apply Supplemental **Iron sulfate or chelated iron in liquid applications**
October	A complete fertilizer based on soil tests

All Paspalum Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen applied at .5 lbs. N/1000 SF
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H2O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken twice a year by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Test results will be provided to the District. Should changes be of merit, the contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S REPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water.

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Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

SHRUB, TREE & GROUNDCOVER FERTILIZATION:

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

4 Times a year – (March, June, September, November)
A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS NEGLIGENCE.**

PALM FERTILIZATION:

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.

The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity. Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

PART 3

PEST CONTROL

Insects and Disease in Turf Insect and disease control spraying on turf shall be provided by the contractor every month with additional spot treatment as needed. The contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor

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shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for "formula" under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

Insects and Disease Control for Trees, Palms and Plants The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible in the treatment of such afflictions. At the CDD's discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. The contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the contractor's full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the contractor's responsibility to treat these conditions in an expedient manner.

It shall also be the contractor's responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the contractor's responsibility to treat pest within five (5) working days of the date of notification.

FIRE ANT CONTROL

The contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

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For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.

Pest Control shall be included in the Contract Amount.

PART 4

IRRIGATION

IRRIGATION SYSTEM MONITORING AND MAINTENANCE

Irrigation System. The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers
  1. Semi-automatic start of the automatic irrigation controller
  2. Check for proper operation
  3. Program necessary timing changes based on site conditions
  4. Lubricate and adjust mechanical components
  5. Test back up programming support devices

B. Water Sources
  1. Visual inspection of water source
  2. Clean above ground strainers and filters
  3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
  4. Test automatic protection devices

C. Irrigation Systems
  1. Manual test and inspection of each irrigation zone
  2. Clean and raise heads as necessary
  3. Adjust arc pattern and distance for required coverage areas
  4. Clean out irrigation valve boxes

D. Report
  1. Irrigation operation time
  2. Irrigation start time
  3. Maintenance items performed
  4. General comment and recommendations

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The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

Upon being awarded the contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion,

After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings. Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

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Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

PART 5

INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.

The CDD reserves the right to subcontract out any and all mulching events.

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COMPOSITE EXHIBIT B

A Juniper Company

Landscape Maintenance Agreement

Property Name: EPG Two Rivers Development, LLC
Billing Company Name: Eisenhower Property Group

Description of Services	Frequency
General Maintenance Services	
General Mowing Services	42
General Detailing Services	12
Fertilization Program Turf & Shrubs	4
Insect and Disease Control- IPM	12
Irrigation Wet Checks	12
Annual Maintenance Price	**$58,800.00**

Optional Services

Description of Services	Frequency	Cost per Occ.	Annual Cost
Coco Brown - Mulch - $65/yard		$0.00	$0.00
Annual Flower Installation - TBD - $2.90/per		$0.00	$0.00
Tall Palm Pruning over 15' - TBD		$0.00	$0.00

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Services

Mowing:

Mowing shall be performed with commercial grade mower types and blades to provide a quality cut. Mower blades will be sharpened between each mowing to prevent tearing of grass blades. Mowing patterns shall be rotated to minimize scalping and rutting by mower wheels and to minimize soil compaction. Bahia & Saint Augustine Turf shall be mowed at a height of 3- 4". Zoysia Turf will be mowed at 1.5-2". All turf shall be mowed weekly during the growing season of May through October and bi-weekly during the slow growing season of November through April. Should the association request additional cuts, a separate proposal can be provided at the time service is requested. Clippings shall be left on the lawn as long as no visible clumps remain on the grass surface 24 hours after mowing; otherwise, Contractor will collect and dispose of clippings.

Edging:

All hard surfaces shall be edged at every mowing. All soft surfaces (landscape beds), shall be edged every other visit to maintain a clean edge.

Debris Removal:

Contractor shall be responsible for the removal of all lawn debris and visible clippings with each site visit and blowing off all walks, driveways, and street area where debris may be visible.

Bed Weed Control:

All landscape bed areas where weeds are evident will be treated with herbicide to keep these areas relatively weed free. Large weeds will be pulled by hand so as not to be allowed to have enough established quality to detract from the overall aesthetics of the landscape.

Safety Border:

Unless otherwise agreed upon, a 6 inch safety border will be sprayed around all areas where grass grows up to a structure or building, light poles, back flow preventer, screens and other equipment or structures. This safety border is intended to prevent damage to equipment and structure. If the community does not want the safety border, Juniper Landscaping will not be held responsible for damages to these areas.

Pruning:

Shall be performed to maintain the natural shape and plant palette characteristics. Pruning shall include, but not limited to, the removal of vegetation that is dead, damaged, or diseased. When diseased vegetation is removed, the pruning cuts shall be made deep into the healthy plant tissue to re-establish healthy growth. Should flat tops and sides be desired, this will be achieved by the use of gas-powered shears. Should the association request additional trims, an additional services proposal can be provided at the time service is requested. All trimming and pruning shall be subject to all applicable State, Federal, and ANSI (American National Standards Institute) regulations.

Arbor (Below 12 FT):

Trees: Pruned to remove any dead or damaged branches. This will include cross- branching and the raising of canopies to allow safe pedestrian movement on sidewalks and driveways in accordance to good canopy

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structure. Trees over 12 feet in overall height requiring service at canopies shall be performed at the Owner's request and expense.

Palms: Fronds shall be removed when frond tips are brown and or damaged with the clean edge cuts made as close to the trunk as possible. Careful trimming procedures shall be followed to prevent damage to any portion of the tree, especially in the crown shaft and bud area. Inflorescence or seedpods and fruit shall be removed on a set cycle. Palms over 12 feet in overall height requiring service at canopies shall be performed at Owner's request and expense.

Fertilization:

Fertilizer services will be overseen by a manager with a Certified Pest Control Operator license. Fertilization will be performed by a technician who is BMP certified and holds a Limited Commercial Fertilizer License issued by the Florida Department of Agriculture and Consumer Services. All fertilizers utilized under this program will be a balanced nutrient package. Only professional commercial grade fertilizers will be used with no less than 50% slow-release nitrogen. Contractor will follow Green Industry Best Management Practices and all state and local fertilizer ordinances. Lawn & ornamentals shall be fertilized as warranted with a commercial fertilizer.The number of applications will be dependent on plant species, site conditions, and fertilizer blends used. Regardless of blends used, Contractor will apply, at a minimum, 4 pounds of nitrogen per 1000 square feet for turf. Ornamentals will vary by species and size. The application of Nitrogen (N) & Phosphorus (P) is prohibited in Florida from June 1st until September 30th. Changes in regulation, outside of Contractor's control, may affect service.

Fertilization

1st Qtr. Application - Turf & Ornamental

2nd Qtr. Application - Turf & Ornamental

3rd Qtr. Application - Turf

4th Qtr. Application - Turf & Ornamental

Pest, Weeds & Disease:

Spray services will be overseen by a manager with a Certified Pest Control Operator license. Spraying will be performed by a technician who holds a Spray ID card issued by the Florida Department of Agriculture and Consumer Services. The control of weeds will be a utilization of liquid and granular applications to areas of infestation. Inspection of the turf and plant material shall be done regularly, with applications performed on a 4-6 week cycle as needed to treat various, controllable pests. Areas will be treated as problems occur. Changes in regulation, outside of Contractor's control, may affect service.

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Weed: Weed control will be rotated on an 4-6 week cycle and can only be applied safely when wind drift is at a minimum, and in some cases, when average ambient temperature does not exceed manufacturer's label recommended maximum. The control of Crab, Common Bermuda, Torpedo, Tropical Signal and other true grasses in turf excluded from this Contract. In some cases, regulation prevents ability to control and in others there is no permanent eradication and control product. Preemergent applications are not included in this contract unless otherwise agreed upon by Owner & Contractor.

Pest: Preventative Grub, Chinch Bug & Fire Ant control is excluded from this Contract unless otherwise agreed upon by Owner & Contractor. A preventive application reduces but does not eliminate the potential of an outbreak. Areas will be spot treated, when identified, as part of an inspection. A proposal will be provided by Contractor, on request from Owner, for preventative treatment options. Nematode, Tuttle Mealybug & Stunt Mite, Azalea Lace Bug, Royal Palm Bug & White Fly control are entirely excluded from this Contract though some may have treatment options. Those treatments will be proposed at request from Owner.

Disease: Preventative fungal turf diseases are excluded from this contract unless otherwise agreed upon by Owner & Contractor. Preventive applications for certain diseases can be made to reduce the potential of an outbreak and will be proposed on request from Owner. A preventive application reduces, but does not eliminate, the potential of an outbreak. Lethal Virus Necrosis, Take All Root Rot, Large Patch. Sphaeropsis Gall, Fusarium Wilt, Ganoderma Butt Rot, Lethal Bronzing & Bothryosphaeria Canker are entirely excluded from this Contract. Curable disease treatments will be proposed at request from Owner.

Irrigation:

Wet Checks: Contractor shall perform a routine monthly maintenance inspection of the irrigation system consisting of the following: Activate and inspect each zone of the existing system, visually inspect surface for leaks, adjust and clean sprinkler heads where needed & inspect control valves and valve boxes.

Technician Adjustments: Adjust controller to the watering needs and in accordance with state and local ordinances as dictated by site conditions.

All parts needed to maintain functionality of the system will be proposed when exceeding $500.00. All repairs made, under $500.00 will be scheduled as discovered. Owner authorizes all repairs under this threshold as part of this Contract. This is a per service threshold, not cumulative. For all repairs in excess of $500.00, work will not commence until signed off by an authorized representative of the Owner. Irrigation service calls required between scheduled visits will be billed on a time and material basis unless otherwise agreed upon by Owner & Contractor. Emergency service calls, defined as repairs that are not within normal operating hours (Monday through Friday 8:00am-4:00pm) and on holidays, will be billed on a time and material basis but at time and a half rate. There is a minimum $200.00 service fee which includes the first 2 hours of service.

By state law, any rain sensors found to be in non-working order will be replaced at Owner's expense.

Contractor shall not be responsible for the maintenance or performance of the water source. Contractor is not responsible for the availability of water or the quality of water which results in insufficient volume, pressure, or excessive clogging of nozzles and filters. In instances where poor water quality diminishes the performance of the system, Contractor will propose remedy. Contractor will not be liable for damages as a result insufficient water volume, pressure or quality. In extreme cases, it may be necessary to increase the

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number of contractual wet checks to keep up with the obstructions in the system. Contractor shall perform a full irrigation audit for the purpose of budgeting long term repairs and renovations at Owner's request and expense.

PAYMENT SCHEDULE

SCHEDULE	PRICE	SALES TAX	TOTAL PRICE
August	$4,900.00	$0.00	$4,900.00
September	$4,900.00	$0.00	$4,900.00
October	$4,900.00	$0.00	$4,900.00
November	$4,900.00	$0.00	$4,900.00
December	$4,900.00	$0.00	$4,900.00
January	$4,900.00	$0.00	$4,900.00
February	$4,900.00	$0.00	$4,900.00
March	$4,900.00	$0.00	$4,900.00
April	$4,900.00	$0.00	$4,900.00
May	$4,900.00	$0.00	$4,900.00
June	$4,900.00	$0.00	$4,900.00
July	$4,900.00	$0.00	$4,900.00
	$58,800.00	**$0.00**	**$58,800.00**

By ______________________________

Print Name ______________________________

Date ______________________________

Landscape Maintenance Professionals, LLC

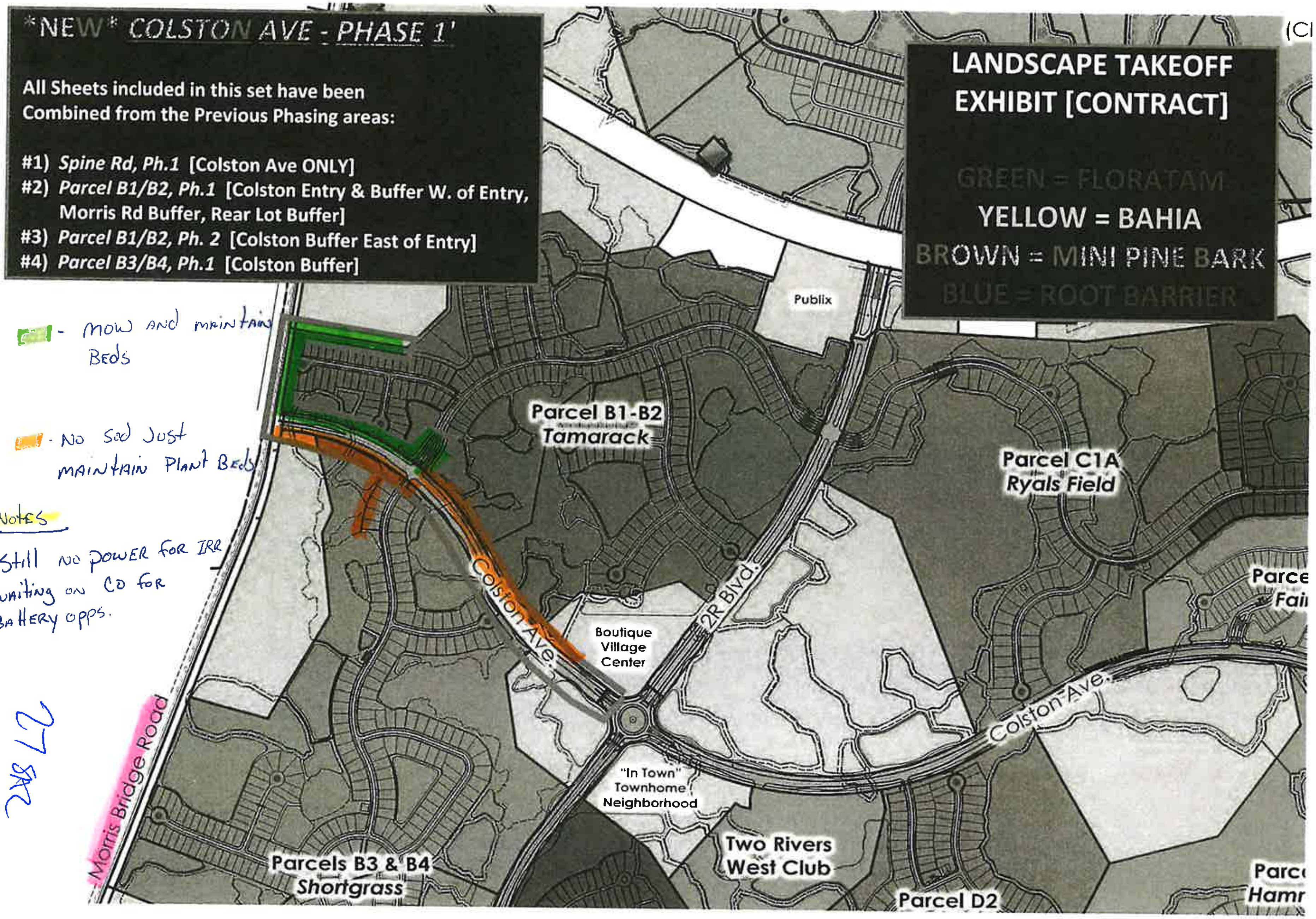
By ______________________________

Print Name ______________________________

Date ______________________________

EPG Two Rivers Development, LLC

26RRC



- MOW AND MAINTAIN BEDS

- NO SOD JUST MAINTAIN PLANT BEDS

NOTES

* STILL NO POWER FOR IRR WAITING ON CO FOR BATTERY OPPS.

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Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Scott A. Carlson, who being duly sworn, deposes and says (the "**Affiant**"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the C.O.O. (Title) of Landscape Maintenance Professionals, LLC (the "**Company**") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Two Rivers West Community Development District ("**CDD**").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Scott A. Carlson

Signature of Affiant

Sworn before me on April 3, 2025

D Calloway

Notary Public Signature

DEIDRA CALLOWAY
MY COMMISSION # HH239236
EXPIRES: March 13, 2026

Notary Stamp

Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement

This Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement (this "**Storm Addendum**") is made and entered into as of April 18, 2025, by and between the **Two Rivers West Community Development District** (the "**District**") and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Florida limited liability company (the "**Contractor**").

Background Information:

The District and the Contractor entered into a Landscape Maintenance Services Agreement dated March 17, 2025 (the "**Agreement**"). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to pre-authorize hurricane and storm clean-up expectations and pricing. The Contractor submitted a proposal for such clean-up services which have been incorporated into this Storm Addendum. The District and the Contractor each has the authority to execute this Storm Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Storm Addendum so that this Storm Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Storm Addendum.

2. **Pre-Authorized Hurricane and Storm Clean-Up Services**. Contractor agrees to provide pre-authorized hurricane and storm clean-up services as further described in the attached **Exhibit A**.
   a. Contractor shall provide all labor and equipment necessary for these services.
   b. Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.
   c. Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.
   d. Phase 3: Property rebuild.

3. **Additional Compensation for Emergency Clean-Up Services**. Contractor shall perform the additional emergency clean-up services for the prices as further described on the attached Hurricane Price List (**Exhibit A**).

4. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Storm Addendum effective as of the date written above.

SSS Down to Earth OPCO LLC d/b/a Down to Earth

DocuSigned by:

By: Tom Lazzaro

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Name: Tom Lazzaro

Title: CEO

Two Rivers West Community Development District

Signed by:

Carlos de la Ossa

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Carlos de la Ossa

Chair of the Board of Supervisors

DOWN TO EARTH
LANDSCAPE & IRRIGATION

WE ARE HERE FOR YOU!

Let us help you

Weather the Storm.

EXHIBIT "A"

Have Peace of Mind With *Pre-Authorized Storm Clean-Up*

We are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

We will do everything we can to alleviate the stress caused by inclement weather in a **3-phrase approach:**

Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.

Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

Phase 3: Property rebuild: Normal enhancement rates would apply.

Utilizing our network of vendor partners and leveraging our Construction Division, we will bring resources to address the situation.

Storm_Prep@down2earthinc.com

Pre-Authorize Storm Clean-Up

See our **3-phrase approach** below.

Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

Prepare Your Trees

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

Hurricane Price List

General Labor	$80 / per man / per hour ($110 per man hour OT)
Bucket Truck & Chipper	$200 / per man / per hour ($250 per man hour OT)
Loader & Operator Large	$270 / per hour ($320 per hour OT)
Loader/ Operator Dump	$270 / per hour ($320 per hour OT)
Dump Fees	Market Rate (~$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	$180 / per man / per hour ($230 per hour OT)
Irrigation Repair	$110 / per person/ per hour ($150 per hour OT)
Lodge Pole & Staking Rope	$35 / unit
Banding Kits (4X2)	$40 / unit
Crane	Priced per request

Authorized Signature ____________________ Print Name/ Title ____________________

Property Name ____________________ Property Address ____________________

Emergency Contact Name ____________________ Emergency Contact Phone ____________________

Fifth Order of Business

Gary Schwartz
Inframark

TWO RIVERS WEST APRIL MONTHLY INSPECTION REPORT.

TRW. DTE. Randy Suggs.

Friday, May 2, 2025

Prepared For Board Of Supervisors.

55 Photos Identified

TWO RIVERS BLVD.

Assigned To Randy Suggs.

Warranty plant replacement is needed.

TWO RIVERS BLVD.

Assigned To Randy Suggs.

Warranty plant replacement is needed.

TWO RIVERS BLVD.

Assigned To DTE.

Due to a lack of water pressure, coverage issues, and county imposed water restrictions, several areas of turf are experiencing stress. DTE has scheduled water truck service to supplement irrigation and is currently working on raising and adjusting irrigation heads to improve coverage and efficiency.

TWO RIVERS BLVD.

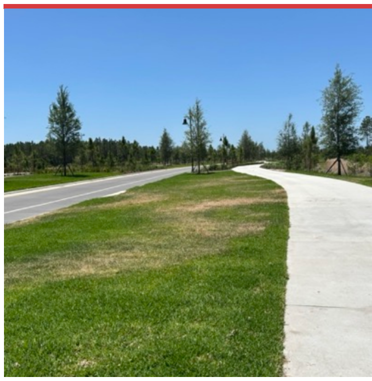
Assigned To District manager.

New decorative street poles were installed, and the original street signs needs to be discarded.

TWO RIVERS BLVD.

Assigned To DTE.

Due to a lack of water pressure, coverage issues, and county imposed water restrictions, several areas of turf are experiencing stress. DTE has scheduled water truck service to supplement irrigation and is currently working on raising and adjusting irrigation heads to improve coverage and efficiency.



TWO RIVERS BLVD.

Assigned To DTE:

Heading south on the west sidewalk.

TWO RIVERS BLVD.

Assigned To Randy Suggs.

Warranty plant replacement is needed.

TWO RIVERS BLVD.

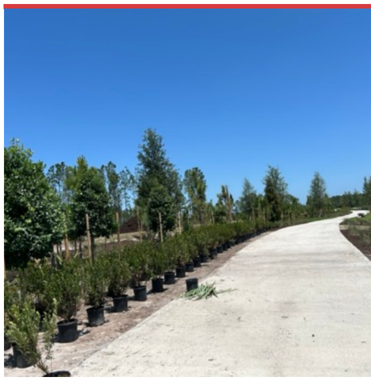
Assigned To District manager:

Newly installed plants and trees, heading south on the west side of boulevard.

TWO RIVERS BLVD.

Assigned To District manager.

Newly installed plants and trees, heading south on the west side of the Boulevard



TWO RIVERS BLVD.

Assigned To District manager.

Plant staging on the west side of the Boulevard.

TWO RIVERS BLVD.

Assigned To District manager.

Newly installed trees heading south on the west side of the boulevard.

TWO RIVERS BLVD.

Assigned To District manager.

Plant staging heading south on the west side of the boulevard.

TWO RIVERS BLVD.

Assigned To Randy Suggs.

Warranty plant replacement is needed.

TWO RIVERS BLVD.

Assigned To DTE.

Due to a lack of water pressure, coverage issues, and county imposed water restrictions, several areas of turf are experiencing stress. DTE has scheduled water truck service to supplement irrigation and is currently working on raising and adjusting irrigation heads to improve coverage and efficiency.

TWO RIVERS BLVD.

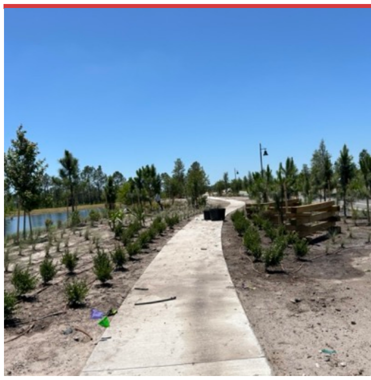
Assigned To District manager.

Newly installed plants on the east side of the boulevard.

TWO RIVERS BLVD.

Assigned To District manager.

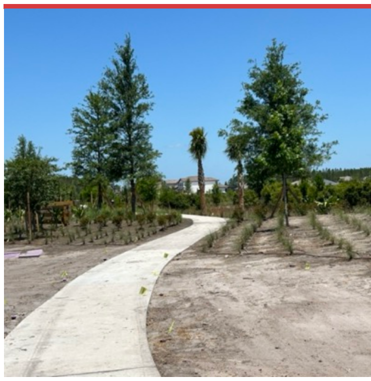
Newly installed trees, heading south on the east side of the boulevard.



TWO RIVERS BLVD.

Assigned To District manager.

Newly install plants and trees heading south on the east side of the boulevard.



TWO RIVERS BLVD.

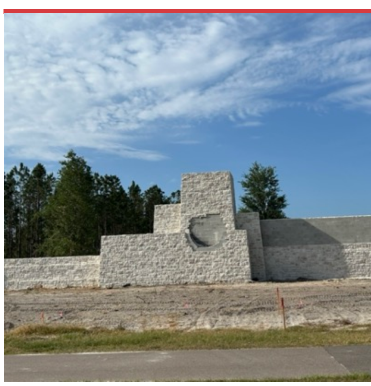
Assigned To District manager.

Newly install plants and trees heading north on the east side of the boulevard.

SR 56.

Assigned To District manager.

Community entrance.



SR 56.

Assigned To District manager.

The east side entrance façade build is currently in progress.

TWO RIVERS BLVD.

Assigned To District manager.

Heading south on the east sidewalk.

TWO RIVERS BLVD.

Assigned To District manager.

Heading south on the east side of the boulevard.

TWO RIVERS BLVD.

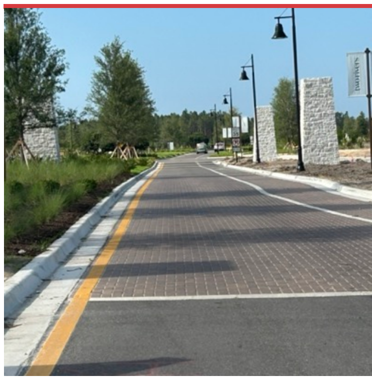
Assigned To District manager.

There are multiple sidewalk cracks on the east sidewalk.

SR 56.

Assigned To District manager.

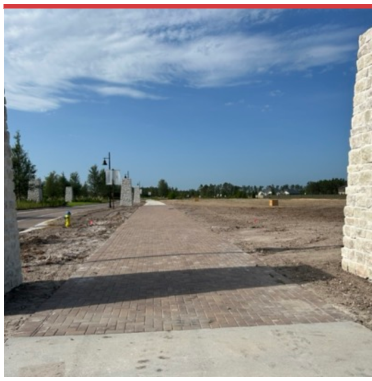
The west side entrance façade.



TWO RIVERS BLVD.

Assigned To District manager.

Heading south on the west side of the Boulevard.



TWO RIVERS BLVD.

Assigned To District manager.

Heading south on the west sidewalk.

TWO RIVERS BLVD.

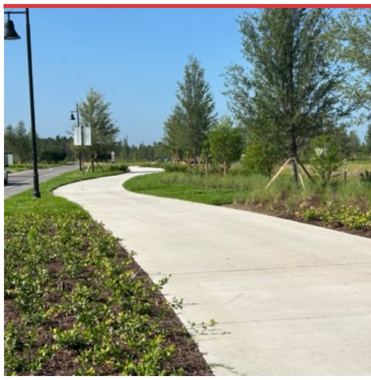
Assigned To District manager.

There are multiple sidewalk cracks on the west side of the Boulevard.

TWO RIVERS BLVD.

Assigned To Randy Suggs.

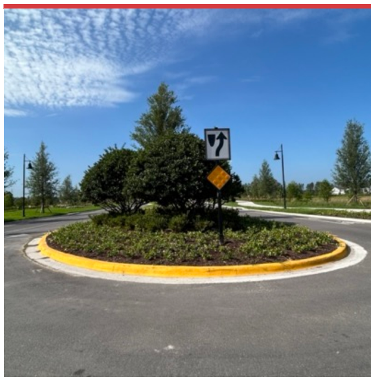
Randy Suggs was informed to treat the bed weeds with herbicide.



TWO RIVERS BLVD.

Assigned To DTE.

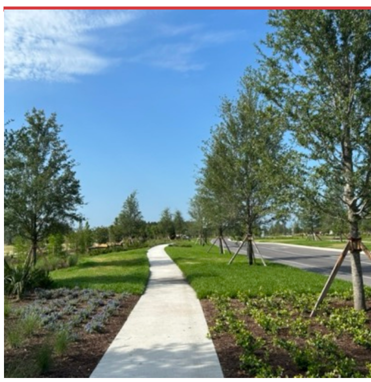
Heading south on the sidewalk.



TWO RIVERS BLVD.

Assigned To DTE.

Heading south on the median.



TWO RIVERS BLVD.

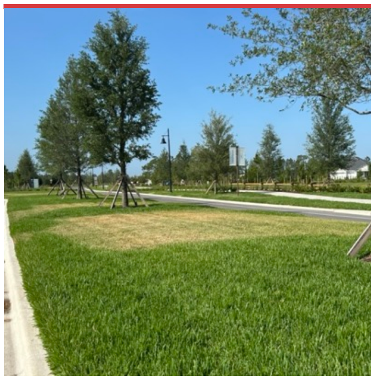
Assigned To Rand Suggs.

Heading south on the east sidewalk.

TWO RIVERS BLVD.

Assigned To Randy Suggs.

Treat the weeds with herbicide.



TWO RIVERS BLVD.

Assigned To DTE.

Due to a lack of water pressure, coverage issues, and county imposed water restrictions, several areas of turf are experiencing stress. DTE has scheduled water truck service to supplement irrigation and is currently working on raising and adjusting irrigation heads to improve coverage and efficiency.

BIG HAWK.

Assigned To DTE.

The community entrance is well maintained.

BIG HAWK.

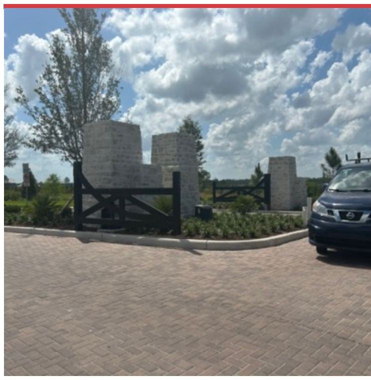
Assigned To DTE.

The community entrance façade is well maintained.

BIG HAWK.

Assigned To District manager.

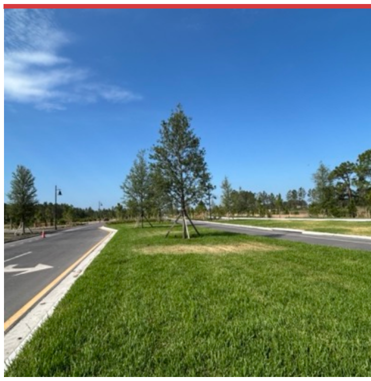
New decorative street poles were installed, and the original street signs needs to be discarded.



BIG HAWK.

Assigned To DTE.

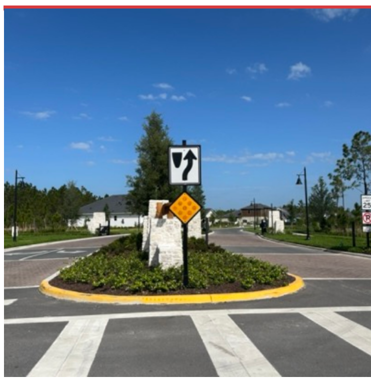
The community entrance gates are well maintained.



TWO RIVERS BLVD.

Assigned To DTE.

Heading south on the median.



WISE RIVER.

Assigned To DTE.

The community entrance is well maintained.

WISE RIVER.

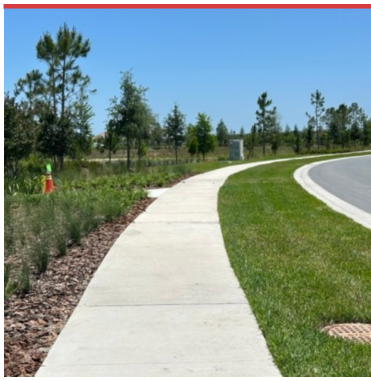
Assigned To DTE.

The community entrance façade is well maintained.

WISE RIVER.

Assigned To DTE.

The community entrance gates are well maintained.



WISE RIVER.

Assigned To District manager.

The grounds maintenance was recently turned over to the district.

WISE RIVER.

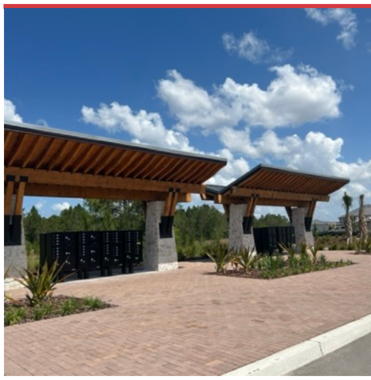
Assigned To DTE.

The grounds maintenance was recently turned over to the district.

WISE RIVER.

Assigned To District manager.

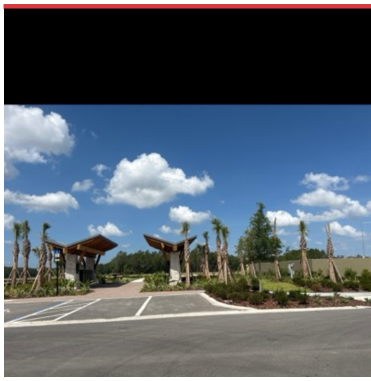
The mailbox feature is well maintained. The plants, trees, and turf are healthy and well maintained.



DROMMOND POINT.

Assigned To DTE.

The mailbox feature is well maintained. The plants, trees, and turf are healthy and well-maintained.



SUTTONSET TRAIL.

Assigned To DTE.

The mailbox feature is well maintained. The plants, trees, and turf are healthy and well maintained.

DRUMMOND.

Assigned To District manager.

The leaning street sign needs to be scheduled for repair.

POND B3-15

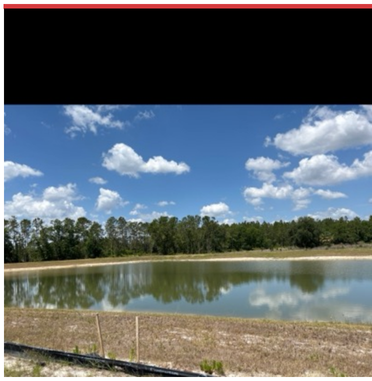
Assigned To Sitex.

Most ponds are receded, but overall well-maintained.

POND B3-14.

Assigned To Sitex. / DTE

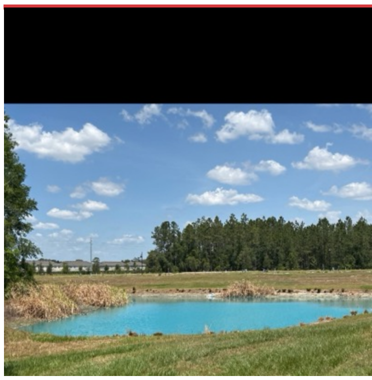
There is filamentous algae in the pond. Sitex was informed. DTE will evaluate all ponds with bank overgrowth, and provide an estimate for trimming the vegetation.



POND # B-7.

Assigned To Sitex.

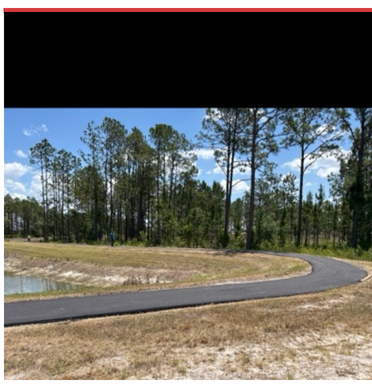
Most ponds are receded, but overall well-maintained.



POND # B2

Assigned To Sitex.

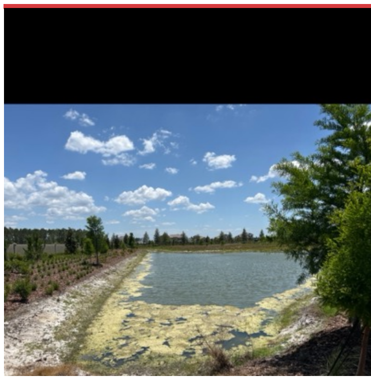
The pond was recently treated with herbicide, and the cattails in the pond are beginning to die.



SHEPHORN WAY.

Assigned To District manager.

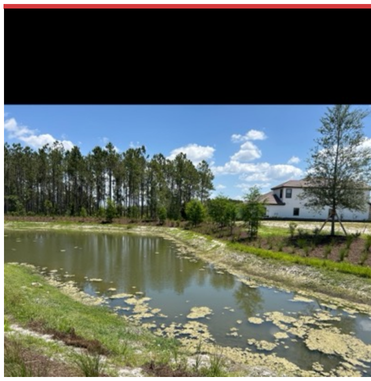
Black top path leading to the mailboxes.



POND # B-10.

Assigned To Sitex.

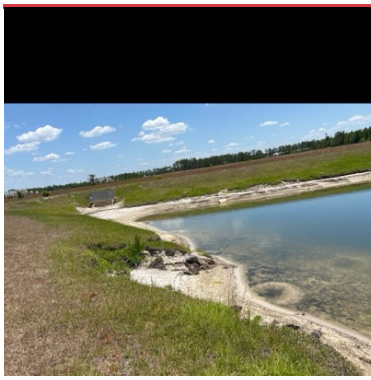
The filamentous algae bloom in the pond is beginning to die.



POND # 2.

Assigned To Sitex.

The filamentous algae boom in the pond is beginning to die.



POND # 9.

Assigned To District manager.

There are multiple wash outs that need to be repaired.