

**TWO RIVER WEST
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 17, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Two Rivers West Community Development District

Agenda Page 2

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Thomas Spence, Assistant Secretary
Angie Grunwald, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager

Regular Meetings Agenda

Tuesday, June 17, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers West Community Development District will be held on **June 17, 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 2025-11; Authorizing Spending Authority for District Manager and Chair of the Board
- B. Consideration of Amenity Center Agreement
- C. Acceptance of 2024 Final Audit Report
- D. Consideration of Fencing Easement Agreement
 - i. 1674 Fallon Pass
 - ii. 1664 Fallon Pass
 - iii. 1711 Valier Point

4. CONSENT AGENDA

- A. Approval of Minutes of the May 20, 2025 Meeting
- B. Consideration of Operation and Maintenance Expenditures May 2025
- C. Acceptance of the Financials and Approval of the Check Register for May 2025
- D. Ratification of Addendum No. 2 to Master Landscape Maintenance Agreement with DTE

5. STAFF REPORTS

- A. District Counsel
- B. District Manager
 - i. Community Inspection Report
 - ii. Field Report
- C. District Engineer

6. BOARD MEMBERS COMMENTS

7. ADJOURNMENT

The next Meeting is scheduled for Tuesday, July 15, 2025 at 11:00 a.m.

Third Order of Business

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers West Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes;

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses that (1) are required to provide for the health, safety, and welfare of the residents within the District or (2) remedy an unforeseen disruption in services relating to the District's facilities or assets and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The District Manager (if Chair is unavailable) may authorize such expenses up to \$5,000.00 per proposal/event.
 - b. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal/event.
 - c. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$15,000.00 per proposal/event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on June 17, 2025.

Attest:

**Two Rivers West
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Recreation Amenity Use Agreement

This Recreation Amenity Use Agreement (this “**Agreement**”) is made and entered into as of _____, 2025, by and between the **Two Rivers North Community Development District (“North CDD”)** and the **Two Rivers West Community Development District (“West CDD”)** (collectively the “**Districts**”, both being local units of special-purpose governments established pursuant to Chapter 190, Florida Statutes.

Background Information

WHEREAS, North CDD and West CDD both have been granted the power to operate public facilities, parks, and recreational facilities for district residents and the general public pursuant to Section 190.012(2)(a), Florida Statutes, and their respective enabling ordinances; and

WHEREAS, North CDD and West CDD have been granted the power to cooperate with, or contract with, other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of their authorized powers pursuant to Section 190.011(12), Florida Statutes, and their respective enabling ordinances; and

WHEREAS, North CDD owns and operates community amenities within its boundaries, including two clubhouses, two swimming pools, restroom facilities, playgrounds, etc. (the “**Recreation Amenities**”); and

WHEREAS, West CDD is a newer community and has not yet completed construction of its amenities; and

WHEREAS, North CDD and West CDD desire to allow the residents of West CDD to be able to use the Recreation Amenities located within North CDD for a reasonable fee, subject to the terms stated herein; and

WHEREAS, the parties desire to enter into this Agreement to permit residents of West CDD to enjoy the Recreation Amenities of North CDD, provide for collection of user fees, and incorporate other terms related to such infrastructure as described in this Agreement.

NOW THEREFORE, based upon good and valuable consideration and mutual covenants of the parties hereinafter recited, it is agreed as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference and are hereby adopted as a material part of this Agreement for all purposes.
2. **User Fee Amount.** Any residents of West CDD wishing to use the Recreation Amenities shall pay an annual fee to North CDD (“**User Fee**”), which shall be calculated by North CDD and represent a fair and equitable cost for use of the Recreation Amenities. The User Fee may be revised by North CDD on an annual basis to account for changes in the capital improvements, construction, and/or operation and maintenance costs of the Recreation Amenities.
3. **Term.** The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

4. **Termination.** Either party may terminate this Agreement with or without cause upon not less than thirty (30) days advance written notice to the other party.
5. **Relationship.** The parties to this Agreement are not partners, joint ventures, employees, or agents of the other party, and no one party shall have the authority to bind the other party. Neither party shall have the right to make any contract or commitments for, or on behalf of, the other party without the prior written approval of the other party.
6. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties.
7. **Governmental Disputes.** Any disputes between North CDD and West CDD with respect to this Agreement shall be resolved in accordance with the Florida Governmental Conflict Resolution Act as outlined in Chapter 164, Florida Statutes.
8. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.
9. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
10. **Public Records.** The parties understand and agree that all documents of any kind provided in connection with this Agreement may be considered public records in accordance with Florida law.
11. **Sovereign Immunity.** The parties agree that nothing in this Agreement shall constitute or be construed as a waiver of either North CDD's or West CDD's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.
12. **Waiver.** No waiver by any party of another party's breach of any term, covenant, or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition of this Agreement.
13. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
14. **Authority to Execute.** 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 Agreement.
15. **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.

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

17. Notice. Whenever any party desires to give notice to the other parties, 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 parties shall be made.

To North CDD:
c/o Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
Attn: Jayna Cooper
Jayna.Cooper@Inframark.com

To West CDD:
c/o Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
Attn: Jayna Cooper
Jayna.Cooper@Inframark.com

18. 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 any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

**Two Rivers North Community
Development District**

**Two Rivers West Community
Development District**

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

**TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Two Rivers West Community Development District
Pasco County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Two Rivers West Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 6, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 6, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Two Rivers West Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,343,034.
- The change in the District's total net position in comparison with the prior fiscal year was \$2,437,130, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$11,265,524, a decrease of (\$2,298,459) in comparison with the prior fiscal year. Total fund balance is restricted for debt service and capital projects, and the remaining amount is unassigned deficit fund balance in the general fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,		2024	2023
Assets, excluding capital assets	\$	11,461,121	\$ 13,686,315
Capital assets, net of depreciation		40,218,733	16,791,166
Total assets		51,679,854	30,477,481
Current liabilities		1,349,975	616,910
Long-term liabilities		48,986,845	30,954,667
Total liabilities		50,336,820	31,571,577
Net Position			
Net investment in capital assets		(2,473,468)	(3,260,746)
Restricted		3,820,077	2,148,995
Unrestricted		(3,575)	17,655
Total net position	\$	1,343,034	\$ (1,094,096)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 2,853,951	\$ 339,078
Operating grants and contributions	165,225	149,808
Capital grants and contributions	2,363,242	1,004,964
Total revenues	5,382,418	1,493,850
Expenses:		
General government	123,042	83,999
Maintenance and operations	13,152	-
Bond issuance costs	563,650	1,031,548
Interest	2,245,444	1,063,699
Total expenses	2,945,288	2,179,246
Change in net position	2,437,130	(685,396)
Net position - beginning	(1,094,096)	(408,700)
Net position - ending	\$ 1,343,034	\$ (1,094,096)

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2024, was \$2,945,288. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised of assessments, Developer contributions, and interest income. In total, expenses increased over the prior year primarily as a result of increase in interest expense, and professional services including landscape maintenance.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget was amended to increase appropriations by \$29,176.

CAPITAL ASSETS AND DEBT ADMINISTRATIONCapital Assets

At September 30, 2024, the District had \$40,218,733 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2024, the District had \$49,050,000 bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Two Rivers West Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	Governmental Activities
ASSETS	
Cash	\$ 12,076
Assessments receivable	34,289
Restricted assets:	
Cash	6,533
Investments	11,408,223
Capital assets:	
Nondepreciable	40,218,733
Total assets	<u>51,679,854</u>
 LIABILITIES	
Accounts payable and accrued expenses	195,597
Accrued interest payable	1,154,378
Non-current liabilities:	
Due within one year	600,000
Due in more than one year	48,386,845
Total liabilities	<u>50,336,820</u>
 NET POSITION	
Net investment in capital assets	(2,473,468)
Restricted for debt service	3,820,077
Unrestricted	(3,575)
Total net position	<u>\$ 1,343,034</u>

See notes to the financial statements

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					Governmental Activities
Governmental activities:					
General government	\$ 123,042	\$ 123,042	\$ -	\$ -	\$ -
Maintenance and operations	13,152	9,577	-	2,363,242	2,359,667
Interest on long-term debt	2,245,444	2,721,332	165,225	-	641,113
Bond issuance costs	563,650	-	-	-	(563,650)
Total governmental activities	2,945,288	2,853,951	165,225	2,363,242	2,437,130
Change in net position					2,437,130
Net position - beginning					(1,094,096)
Net position - ending					<u>\$ 1,343,034</u>

See notes to the financial statements

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds				Total Governmental Funds
	General	Debt	Service	Capital Projects	
ASSETS					
Cash	\$ 12,076	\$ 6,533		\$ -	\$ 18,609
Investments	-	4,972,104		6,436,119	11,408,223
Assessments receivable	34,289	-		-	34,289
Due from other funds	3,838	-		344	4,182
Total assets	<u>\$ 50,203</u>	<u>\$ 4,978,637</u>		<u>\$ 6,436,463</u>	<u>\$ 11,465,303</u>
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued expenses	\$ 53,778	\$ -		\$ 141,819	\$ 195,597
Due to other funds	-	4,182		-	4,182
Total liabilities	<u>53,778</u>	<u>4,182</u>		<u>141,819</u>	<u>199,779</u>
Restricted for:					
Debt service	-	4,974,455		-	4,974,455
Capital projects	-	-		6,294,644	6,294,644
Unassigned	(3,575)	-		-	(3,575)
Total fund balances	<u>(3,575)</u>	<u>4,974,455</u>		<u>6,294,644</u>	<u>11,265,524</u>
Total liabilities and fund balances	<u>\$ 50,203</u>	<u>\$ 4,978,637</u>		<u>\$ 6,436,463</u>	<u>\$ 11,465,303</u>

See notes to the financial statements

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 11,265,524

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	40,218,733	
Accumulated depreciation	-	40,218,733

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(1,154,378)	
Bonds payable	(48,986,845)	(50,141,223)

Net position of governmental activities		\$ 1,343,034
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See notes to the financial statements

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 132,619	\$ 2,721,332	\$ -	\$ 2,853,951
Developer contributions	-	-	2,066,382	2,066,382
Interest income	-	165,225	314,515	479,740
Total revenues	<u>132,619</u>	<u>2,886,557</u>	<u>2,380,897</u>	<u>5,400,073</u>
EXPENDITURES				
Current:				
General government	123,042	-	-	123,042
Maintenance and operations	13,152	-	-	13,152
Debt Service:				
Principal	-	255,000	-	255,000
Interest	-	1,601,121	-	1,601,121
Bond cost of issuance	-	-	563,650	563,650
Capital outlay	-	-	23,427,567	23,427,567
Total expenditures	<u>136,194</u>	<u>1,856,121</u>	<u>23,991,217</u>	<u>25,983,532</u>
Excess (deficiency) of revenues over (under) expenditures	(3,575)	1,030,436	(21,610,320)	(20,583,459)
OTHER FINANCING SOURCES (USES)				
Bond proceeds	-	1,282,791	17,002,209	18,285,000
Total other financing sources (uses)	<u>-</u>	<u>1,282,791</u>	<u>17,002,209</u>	<u>18,285,000</u>
Net change in fund balances	(3,575)	2,313,227	(4,608,111)	(2,298,459)
Fund balances - beginning	-	2,661,228	10,902,755	13,563,983
Fund balances - ending	<u>\$ (3,575)</u>	<u>\$ 4,974,455</u>	<u>\$ 6,294,644</u>	<u>\$11,265,524</u>

See notes to the financial statements

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ (2,298,459)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	23,427,567
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	255,000
Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(18,285,000)
Certain revenues were unavailable for the fund financial statements in the prior fiscal year. In the current fiscal year, these revenues were recorded in the governmental fund financial statements.	(17,655)
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:	
Amortization of original issue discount	(2,178)
Change in accrued interest	(642,145)
Change in net position of governmental activities	<u>\$ 2,437,130</u>

See notes to the financial statements

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Two Rivers West Community Development District ("District") was created on December 7, 2021, by Ordinance 2021-41 of the Pasco County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, all of the Board members are affiliated with EPG-Two Rivers, LLC and affiliates ("Developers").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity****Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)**Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
First American Government Oblig Fd Cl Y	\$ 11,408,223	S&P AAAM	Weighted average maturity: 31 days
Total Investments	<u>\$ 11,408,223</u>		

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 16,791,166	\$ 23,427,567	\$ -	\$ 40,218,733
Total capital assets, not being depreciated	16,791,166	23,427,567	-	40,218,733
Governmental activities capital assets, net	\$ 16,791,166	\$ 23,427,567	\$ -	\$ 40,218,733

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$121,434,287. The infrastructure will include but not limited to, water supply, sewer and wastewater systems, land improvements, including wetland mitigation areas. In addition, the project will include irrigation, landscaping, hardscaping, roads, park, and recreation. Portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District.

During the current fiscal year, the District reimbursed the Developer a total of \$21,224,367 for the costs of infrastructure improvements.

NOTE 6 – LONG-TERM LIABILITIES

Series 2022

On December 8, 2022, the District issued \$19,750,000 of Special Assessment Bonds, Series 2022 consisting of multiple term Bonds with due dates from May 1, 2028, to May 1, 2053, and fixed interest rates from 5.25% to 6.25%. The Bonds were issued to refund the District's outstanding Capital Improvements BAN, Series 2022 (the "Refunded Bonds"), and to acquire and construct certain assessable improvements. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2024, through May 1, 2053.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Series 2023

On September 21, 2023, the District issued \$11,270,000 of Special Assessment Bonds Series 2023 consisting of multiple term Bonds with due dates from May 1, 2030, to May 1, 2053 and fixed interest rates from 5.125% to 6.125%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2024, through November 1, 2053.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Series 2024

On May 21, 2024, the District issued \$18,285,000 of Special Assessment Bonds Series 2024 consisting of various Term Bonds with due dates from May 1, 2031, to May 1, 2054 and fixed interest rates ranging from 4.8% to 5.875%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing November 1, 2024, through November 1, 2054.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

NOTE 6 – LONG-TERM LIABILITIES (Continued)**Series 2024 (Continued)**

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2024.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2022	\$ 19,750,000	\$ -	\$ 255,000	\$ 19,495,000	\$ 270,000
Series 2023	11,270,000	-	-	11,270,000	80,000
Less Bond discount	(65,333)	-	(2,178)	(63,155)	-
Series 2024	-	18,285,000	-	18,285,000	250,000
Total	<u>\$ 30,954,667</u>	<u>\$ 18,285,000</u>	<u>\$ 252,822</u>	<u>\$ 48,986,845</u>	<u>\$ 600,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 600,000	\$ 2,826,006	\$ 3,426,006
2026	710,000	2,851,233	3,561,233
2027	740,000	2,815,222	3,555,222
2028	780,000	2,777,559	3,557,559
2029	820,000	2,737,877	3,557,877
2030-2034	4,815,000	12,992,876	17,807,876
2035-2039	6,385,000	11,437,013	17,822,013
2040-2044	8,550,000	9,311,213	17,861,213
2045-2049	11,525,000	6,398,575	17,923,575
2050-2054	14,125,000	2,395,556	16,520,556
Total	<u>\$ 49,050,000</u>	<u>\$ 56,543,130</u>	<u>\$ 105,593,130</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. In addition, the Developer has provided \$2,066,382 to the District for the capital project fund during the current fiscal year.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – DEFICIT FUND EQUITY

The general fund had a deficit fund balance of (\$3,575) at September 30, 2024. The deficit will be covered by assessments collected in the subsequent period.

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget - Positive (Negative)
REVENUES				
Assessments	\$ -	\$ -	\$ 132,619	\$ 132,619
Developer contributions	201,125	201,125	-	(201,125)
Total revenues	201,125	201,125	132,619	(68,506)
EXPENDITURES				
Current:				
General government	107,725	133,736	123,042	10,694
Maintenance and operations	93,400	96,565	13,152	83,413
Total expenditures	201,125	230,301	136,194	94,107
Excess (deficiency) of revenues over (under) expenditures	-	(29,176)	(3,575)	25,601
Other Financing Sources (Uses)				
Use of fund balance	-	29,176	-	(29,176)
Total other financing sources (uses)		29,176	-	(29,176)
Net change in fund balance	\$ -	\$ -	(3,575)	\$ (3,575)
Fund balance - beginning			-	
Fund balance - ending			<u>\$ (3,575)</u>	

See notes to required supplementary information

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget was amended to increase appropriations by \$29,176.

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	None
Employee compensation	\$0
Independent contractor compensation	\$9,040,988
Construction projects to begin on or after October 1; (\$65K)	None
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	Not applicable
Special assessment rate	Operations and maintenance - \$49.69 - \$131.32 Debt service - \$1,728.26 - \$2,419.56
Special assessments collected	\$2,853,951
Outstanding Bonds:	see Note 6 for details

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Two Rivers West Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Two Rivers West Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 6, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 6, 2025



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Two Rivers West Community Development District
Pasco County, Florida

We have examined Two Rivers West Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Two Rivers West Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 6, 2025



1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA

To the Board of Supervisors
Two Rivers West Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Two Rivers West Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 6, 2025.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 6, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Two Rivers West Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Two Rivers West Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 6, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 25.

Prepared by and return to:
 Kathryn "KC" Hopkinson, Esq.
 Straley Robin Vericker
 1510 W. Cleveland St.
 Tampa, FL 33606
 Parcel No.: 32-26-21-0020-04000-0070

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of June 17, 2025 (the "**Effective Date**"), between the **Two Rivers West Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544, and **COREY SMYTH and TIFFANY J. SMYTH** (the "**Landowner**"), whose mailing address is 1674 FALLON PASS, Zephyrhills, Florida 33541.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 7, Block 40, TWO RIVERS PARCEL D2 (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 95, Pages 68-73 (the "**Plat**"), of the Public Records of Pasco County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 5' (CDD) Wall Easement (the "**Easement**") on the East side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 4-foot-tall black aluminum fence along the east side of the Property (the "**Improvements**"). The Improvements may be installed as long as the Improvements do not attach to the pre-installed 6-foot-tall tan PVC privacy fencing within the Easement. With the exception of cleaning and maintenance, the pre-installed privacy fence shall remain undisturbed. The Landowner shall not place articles of any kind on the pre-installed privacy fence.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine cleaning and pressure washing of the portion of the District's boundary wall which falls between the Improvements. The Landowner shall allow the District access to the portion of the boundary wall which falls between the Improvements for the purposes of repainting or repairing the boundary wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner

is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect until terminated by either party.
- b. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
- c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties 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.
15. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Witnesses:

**Two Rivers West
Community Development District**

Print Name: _____
Address: _____

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by CARLOS DE LA OSSA, as Chair of the Board of Supervisors of the Two Rivers West Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: COREY SMYTH
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by COREY SMYTH, the Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: TIFFANY J. SMYTH
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by TIFFANY J. SMYTH, the Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Prepared by and return to:
 Kathryn "KC" Hopkinson, Esq.
 Straley Robin Vericker
 1510 W. Cleveland St.
 Tampa, FL 33606
 Parcel No.: 32-26-21-0020-04000-0080

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of June 17, 2025 (the "**Effective Date**"), between the **Two Rivers West Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544, and **MICHAEL D. CHARLES and ASHLEY L. CHARLES** (the "**Landowner**"), whose mailing address is 1664 FALLON PASS, Zephyrhills, Florida 33541.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 8, Block 40, TWO RIVERS PARCEL D2 (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 95, Pages 68-73 (the "**Plat**"), of the Public Records of Pasco County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 5' (CDD) Wall Easement (the "**Easement**") on the East side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 4-foot-tall black aluminum fence along the east side of the Property (the "**Improvements**"). The Improvements may be installed as long as the Improvements do not attach to the pre-installed 6-foot-tall tan PVC privacy fencing within the Easement. With the exception of cleaning and maintenance, the pre-installed privacy fence shall remain undisturbed. The Landowner shall not place articles of any kind on the pre-installed privacy fence.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine cleaning and pressure washing of the portion of the District's boundary wall which falls between the Improvements. The Landowner shall allow the District access to the portion of the boundary wall which falls between the Improvements for the purposes of repainting or repairing the boundary wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner

is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect until terminated by either party.
- b. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
- c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties 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.
15. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Witnesses:

**Two Rivers West
Community Development District**

Print Name: _____
Address: _____

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by CARLOS DE LA OSSA, as Chair of the Board of Supervisors of the Two Rivers West Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: MICHAEL D. CHARLES
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by MICHAEL D. CHARLES, the Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: ASHLEY L. CHARLES
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____
_____, 2025, by ASHLEY L. CHARLES, the Landowner, who [] is personally known to me or []
has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Prepared by and return to:
 Kathryn "KC" Hopkinson, Esq.
 Straley Robin Vericker
 1510 W. Cleveland St.
 Tampa, FL 33606
 Parcel No.: 32-26-21-0020-04000-0180

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of June 17, 2025 (the "**Effective Date**"), between the **Two Rivers West Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544, and **GEETHA SRIVALLI GONDI and SAIKIRAN PALADUGU** (the "**Landowner**"), whose mailing address is 1711 VALIER POINT, Zephyrhills, Florida 33541.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 18, Block 40, TWO RIVERS PARCEL D2 (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 95, Pages 68-73 (the "**Plat**"), of the Public Records of Pasco County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 5' (CDD) Wall Easement (the "**Easement**") on the East side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 4-foot-tall black aluminum fence along the east side of the Property (the "**Improvements**"). The Improvements may be installed as long as the Improvements do not attach to the pre-installed 6-foot-tall tan PVC privacy fencing within the Easement. With the exception of cleaning and maintenance, the pre-installed privacy fence shall remain undisturbed. The Landowner shall not place articles of any kind on the pre-installed privacy fence.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine cleaning and pressure washing of the portion of the District's boundary wall which falls between the Improvements. The Landowner shall allow the District access to the portion of the boundary wall which falls between the Improvements for the purposes of repainting or repairing the boundary wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner

is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect until terminated by either party.
- b. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
- c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties 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.
15. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Witnesses:

**Two Rivers West
Community Development District**

Print Name: _____
Address: _____

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by CARLOS DE LA OSSA, as Chair of the Board of Supervisors of the Two Rivers West Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: GEETHA SRIVALLI GONDI
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____
_____, 2025, by GEETHA SRIVALLI GONDI, the Landowner, who [] is personally known to me
or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: SAIKIRAN PALADUGU
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by SAIKIRAN PALADUGU, the Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

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, May 20, 2025, and called to order at 11:46 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 (<i>via phone</i>)
Ryan Motko	Assistant Secretary (<i>via phone</i>)
Tom Spence	Assistant Secretary
Angie Grunwald	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)

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. Consideration of Resolution 2025-09, Authorizing Zip Code Boundary Review for the District

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Resolution 2025-09, Authorizing Zip Code Boundary Review for the District, was adopted. 5-0

B. Report on Number of Registered Voters (6)

Ms. Cooper reported that presently there are six (6) registered voters within the District.

C. Discussion of Proposed Fiscal Year 2026 Budget

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Proposed Fiscal Year 2026 Budget as discussed, was adopted. 5-0

D. Consideration of Resolution 2025-10, Approving the Fiscal Year 2026 Budget and Setting a Public Hearing

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Resolution 2025-10, Approving the Fiscal Year 2026 Budget and Setting a Public Hearing for Tuesday August 19, 2025 at 11:00 am at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638, was adopted. 5-0

FORTH ORDER OF BUSINESS

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**

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker discussed the Boundary Amendment with the Board.

B. District Manager

i. Community Inspections Report

The Community Inspections report was presented, a copy of which was included in the agenda package.

C. District Engineer

Mr. Waag presented report on erosion received, developer and builder are addressing all areas.

SIXTH ORDER OF BUSINESS

Board Members Comments

There being none, the next order of business followed.

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SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all
in favor, the meeting was adjourned at 11:53 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	5/1/2025	140590	\$32,583.82	\$32,583.82	Landscape Contract May 2025
Down To Earth	5/23/2025	143181	\$5,886.45	\$5,886.45	Landscape Contract May 2025
INFRAMARK LLC	4/24/2025	148107	\$750.00		Accounting Services Retro March 2025
INFRAMARK LLC	4/24/2025	148107	\$375.00		Administrative Services Retro March 2025
INFRAMARK LLC	4/24/2025	148107	\$2,083.33		District Manager Retro March 2025
INFRAMARK LLC	4/24/2025	148107	\$50.00		Recording Secretary Retro March 2025
INFRAMARK LLC	4/24/2025	148107	\$100.00		rentals & leases Retro March 2025
INFRAMARK LLC	4/24/2025	148107	\$1,625.00		Dissemination Services Retro March 2025
INFRAMARK LLC	4/24/2025	148107	\$50.00	\$5,033.33	Financial & Revenue Collection Retro March 2025
INFRAMARK LLC	5/2/2025	149102	\$750.00		May 2025 Accounting
INFRAMARK LLC	5/2/2025	149102	\$375.00		May 2025 Administration
INFRAMARK LLC	5/2/2025	149102	\$2,083.33		May 2025 District Management
INFRAMARK LLC	5/2/2025	149102	\$50.00		May 2025 Financial & Revenue Collection
INFRAMARK LLC	5/2/2025	149102	\$50.00		May 2025 Recording Secretary
INFRAMARK LLC	5/2/2025	149102	\$1,625.00		May 2025 Dissemination Services
INFRAMARK LLC	5/2/2025	149102	\$100.00		Rentals & Leases May 2025
INFRAMARK LLC	5/2/2025	149102	\$500.00		Construction Accounting May 2025
INFRAMARK LLC	5/2/2025	149102	\$416.67		Financial and Revenue Collection May 2025
INFRAMARK LLC	5/2/2025	149102	\$1,333.33	\$7,283.33	Field Services May 2025
SITEX AQUATICS LLC	5/1/2025	9965-B	\$8,160.00	\$8,160.00	Aquatics Contract May 2025
Monthly Contract Subtotal			\$58,946.93	\$58,946.93	
Variable Contract					
STANTEC CONSULTING	4/30/2025	2389994	\$1,941.75	\$1,941.75	District Engineer March 2025
STRALEY ROBIN VERICKER	5/6/2025	26484	\$2,602.50	\$2,602.50	District Counsel April 2025
Variable Contract Subtotal			\$4,544.25	\$4,544.25	
Utilities					

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Down To Earth	5/21/2025	143093	\$3,513.57	\$3,513.57	Water Truck Colston Rd
PASCO COUNTY UTILITIES	4/18/2025	22227870	\$270.54	\$270.54	WATER 03/07/25-04/07/25
PASCO COUNTY UTILITIES	4/18/2025	22233641	\$170.91	\$170.91	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	4/18/2025	22229569	\$110.97	\$110.97	WATER 03/07/25-04/07/25
PASCO COUNTY UTILITIES	4/18/2025	22233638	\$447.12	\$447.12	SERVICE 03/07/25 - 04/07/25
PASCO COUNTY UTILITIES	4/18/2025	22233639	\$127.17	\$127.17	WATER 03/07/25-04/07/25
PASCO COUNTY UTILITIES	4/16/2025	22233640	\$206.55	\$206.55	WATER 03/07/25-04/07/25
PASCO COUNTY UTILITIES	4/18/2025	22227869	\$12.15	\$12.15	SERVICE 03/07/25-04/07/25
PASCO COUNTY UTILITIES	4/18/2025	22233642	\$579.15	\$579.15	WATER 03/07/25-04/07/25
PASCO COUNTY UTILITIES	4/16/2025	041625 FEE DUPE	\$1.85		SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	4/16/2025	041625 FEE DUPE	\$203.34	\$205.19	WATER
PASCO COUNTY UTILITIES	4/16/2025	22090648 DUPE	\$1.85		SERVICE FEE
PASCO COUNTY UTILITIES	4/16/2025	22090648 DUPE	\$158.60	\$160.45	WATER
PASCO COUNTY UTILITIES	5/2/2025	050225 3790	\$544.00		DEPOSIT
PASCO COUNTY UTILITIES	5/2/2025	050225 3790	\$2.50	\$546.50	SERVICE FEE
PASCO COUNTY UTILITIES	5/2/2025	050225 3940	\$213.00		DEPOSIT
PASCO COUNTY UTILITIES	5/2/2025	050225 3940	\$2.50	\$215.50	SERVICE FEE
PASCO COUNTY UTILITIES	5/2/2025	050225 0070	\$544.00		DEPOSIT
PASCO COUNTY UTILITIES	5/2/2025	050225 0070	\$2.50	\$546.50	SERVICE FEE
PASCO COUNTY UTILITIES	5/2/2025	050225 0075	\$544.00		DEPOSIT
PASCO COUNTY UTILITIES	5/2/2025	050225 0075	\$2.50	\$546.50	SERVICE FEE
PASCO COUNTY UTILITIES	5/2/2025	050225 3795	\$213.00		DEPOSIT
PASCO COUNTY UTILITIES	5/2/2025	050225 3795	\$2.50	\$215.50	SERVICE FEE
PASCO COUNTY UTILITIES	4/16/2025	041625 8354	\$160.45	\$160.45	1293945-01518354
PASCO COUNTY UTILITIES	5/5/2025	22338202	\$583.34	\$583.34	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	5/5/2025	22338183	\$71.94	\$71.94	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	5/6/2025	22344875	\$520.53	\$520.53	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	4/26/2025	42625 0649 9020 9611	\$205.19	\$205.19	22090649_22089020_22089611
PASCO COUNTY UTILITIES	5/15/2025	INV2025515 74633321	\$160.00		ACTIVATION FEE

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PASCO COUNTY UTILITIES	5/15/2025	INV2025515 74633321	\$2.50		SERVICE FEE
PASCO COUNTY UTILITIES	5/15/2025	INV2025515 74633321	\$1,505.00	\$1,667.50	Deposit
PASCO COUNTY UTILITIES	5/15/2025	051525 7307330	\$1,505.00		DEPOSIT
PASCO COUNTY UTILITIES	5/15/2025	051525 7307330	\$160.00	\$1,665.00	ACTIVATION FEE
PASCO COUNTY UTILITIES	5/12/2025	22346236	\$16.45	\$16.45	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394595	\$143.79	\$143.79	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394256	\$304.73	\$304.73	SERVICE 01/07/25 - 02/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394329	\$216.59	\$216.59	SERVICE 04/07/25-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394923	\$257.58	\$257.58	SERVICE 04/07/25-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394258	\$110.72	\$110.72	SERVICE 04/07/25-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394926	\$306.18	\$306.18	WATER
PASCO COUNTY UTILITIES	5/20/2025	22394928	\$375.84	\$375.84	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394927	\$544.00	\$544.00	WATER 12/31/24-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394265	\$153.09	\$153.09	WATER 05/02/25-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394931	\$36.45	\$36.45	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22395613	\$369.48	\$369.48	WATER 05/05/25-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22395612	\$2.43	\$2.43	WATER 05/02/25-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394929	\$303.75	\$303.75	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394932	\$17.01	\$17.01	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22394930	\$60.75	\$60.75	WATER 04/07/25-05/06/25
PASCO COUNTY UTILITIES	5/20/2025	22396028	\$216.24	\$216.24	WATER 05/02/25-05/06/25
TAMPA ELECTRIC	4/25/2025	042525 221009418668	\$22,625.29	\$22,625.29	ELECTRIC 03/21/25-04/21/25
TAMPA ELECTRIC	4/21/2025	042125 221009517261	\$2.79		ELECTRIC 04/11/25-/04/14/25
TAMPA ELECTRIC	4/21/2025	042125 221009517261	\$120.00		DEPOSIT
TAMPA ELECTRIC	4/21/2025	042125 221009517261	\$168.00	\$290.79	CONNECTION CHARGE
TAMPA ELECTRIC	5/8/2025	050825 221009517261	\$198.67	\$198.67	ELECTRIC
TAMPA ELECTRIC	5/20/2025	052025 221009418650	\$144.99	\$144.99	ELECTRIC 05/08/25-05/14/25
TAMPA ELECTRIC	5/14/2025	051425 221009521255	\$10.78		ELECTRIC 04/24/25-05/08/25
TAMPA ELECTRIC	5/14/2025	051425 221009521255	\$120.00		DEPOSIT

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TAMPA ELECTRIC	5/14/2025	051425 221009521255	\$168.00	\$298.78	CONNECTION CHARGE
TAMPA ELECTRIC	5/14/2025	051425 211034457310	\$33.50		ELECTRIC 04/11/25-05/08/25
TAMPA ELECTRIC	5/14/2025	051425 211034457310	\$120.00		DEPOSIT
TAMPA ELECTRIC	5/14/2025	051425 211034457310	\$168.00	\$321.50	CONNECTION CHARGE
Utilities Subtotal			\$40,063.32	\$40,063.32	
Regular Services					
ANGIE GRUNWALD	5/20/2025	AG-052025	\$200.00	\$200.00	BOARD 5/20/25
CARLOS DE LA OSSA	5/20/2025	CO-052025	\$200.00	\$200.00	BOARD 5/20/25
GRAU & ASSOCIATES	5/1/2025	27563	\$4,000.00	\$4,000.00	Audit FY24
NICHOLAS J. DISTER	5/20/2025	ND-052025	\$200.00	\$200.00	BOARD 5/20/25
RYAN MOTKO	5/20/2025	RM-052025	\$200.00	\$200.00	BOARD 5/20/25
THOMAS R. SPENCE	5/20/2025	TS-052025	\$200.00	\$200.00	BOARD 5/20/25
TIMES PUBLISHING COM	5/7/2025	36182-050725	\$782.00	\$782.00	LEGAL AD
Regular Services Subtotal			\$5,782.00	\$5,782.00	
Additional Services					
Down To Earth	5/21/2025	143092	\$3,065.00	\$3,065.00	Water Truck
JAYMAN ENTERPRISES, LLC	5/13/2025	3981	\$2,450.00	\$2,450.00	Community Board Installation
TWO RIVERS WEST CDD	5/13/2025	05132025 - 01	\$11,566.90	\$11,566.90	SERIES 2022 FY25 OFF ROLL DS
Additional Services Subtotal			\$17,081.90	\$17,081.90	
TOTAL			\$126,418.40	\$126,418.40	

Down to Earth

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



Invoice: #140590
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May 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

Two Rivers West Contract (2025)

Invoice Date

5/1/2025

Date Due

5/31/2025

Terms

Net 30

Customer PO #

Estimate # 103495

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#103495 - Two Rivers West Contract (2025)				\$32,583.82
LCR003: Pond Maintenance				\$6,041.70
LCR003: Culdesac and Colston Ave / Blvd Median - Start 3/26/25				\$7,354.29
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
LCR003: Additional Common Areas - Start 4/7/25				\$3,447.90

Billing Questions

ar@down2earthinc.com
(321) 263-2700

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](https://dtelandscape.com/terms-and-conditions/)

Subtotal	\$32,583.82
Sales Tax	\$0.00
Total	\$32,583.82
Credits/Payments	(\$0.00)
Balance Due	\$32,583.82

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



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-phase 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.

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.

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-phase 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

*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.

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

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



Invoice: #143181
May 2025

Customer
Two Rivers West
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 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)	5/23/2025	6/22/2025	Net 30	
Estimate # 103495				

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103495 - Two Rivers West Contract (2025)				\$5,886.45
LCR003: Additional Common Areas - Start 5/19/2025				\$5,886.45

Billing Questions
ar@down2earthinc.com
(321) 263-2700

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](https://dtelandscape.propertyserviceportal.com)

Subtotal	\$5,886.45
Sales Tax	\$0.00
Total	\$5,886.45
Credits/Payments	(\$0.00)
Balance Due	\$5,886.45



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

148107

DATE

4/24/2025

CUSTOMER ID

C2411

NET TERMS

Net 30

PO#

DUE DATE

5/24/2025

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 (Retrobilling March 2025)	1	Ea	750.00		750.00
Administration (Retrobilling March 2025)	1	Ea	375.00		375.00
District Management (Retrobilling March 2025)	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection (Retrobilling March 2025)	1	Ea	50.00		50.00
Recording Secretary (Retrobilling March 2025)	1	Ea	50.00		50.00
Rental & Leases (Retrobilling March 2025)	1	Ea	100.00		100.00
Dissemination Services (Retrobilling March 2025)	1	Ea	1,625.00		1,625.00
Subtotal					5,033.33

Subtotal

\$5,033.33

Tax

\$0.00

Total Due

\$5,033.33

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

149102

DATE

5/2/2025

CUSTOMER ID

C2411

NET TERMS

Net 30

PO#

DUE DATE

6/1/2025

BILL TO

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

Services provided for the Month of: May 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
Field Management	1	Ea	1,333.33		1,333.33
Construction Accounting	1	Ea	500.00		500.00
Subtotal					7,283.33

Subtotal

\$7,283.33

Tax

\$0.00

Total Due

\$7,283.33

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.

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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.: 9965-B
Terms: Net 30
Invoice date: 05/01/2025
Due date: 05/31/2025

#	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
6.		Aquatic Maintenance	13 Waterways at Taylor Morrison	1	\$1,852.00	\$1,852.00
Total						\$8,160.00

Invoice Number	2389994
Invoice Date	April 30, 2025
Purchase Order	238202127
Customer Number	175060
Project Number	238202127

Bill To

Two Rivers West Community
Development District
Accounts Payable
2005 Pan Am Circle
Suite 300
Tampa FL 33607
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Two Rivers West CDD.			
	Project Manager	Stewart, Tonja L	Contract Upset	6,364.50
	Current Invoice Total (USD)	1,941.75	Contract Billed to Date	6,330.75
			For Period Ending	April 25, 2025

Top Task 2025 2025 FY General Consulting

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 07	Nurse, Vanessa M	10.50	167.00	1,753.50
Level 09	Henke, Emily Kirsten	0.25	183.00	45.75
Level 10	Waag, R Tyson (Tyson)	0.75	190.00	142.50
Subtotal Professional Services		<u>11.50</u>		<u>1,941.75</u>

Top Task Subtotal	2025 FY General Consulting	1,941.75
Total Fees & Disbursements		<u>1,941.75</u>
INVOICE TOTAL (USD)		1,941.75

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-03-05	238202127	2025	Direct - Regular	HENKE, EMILY KIRSTEN	0.25	183.00	45.75	CONVERT GIS TO CAD	
2025-03-05	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.00	167.00	167.00	UPDATED OWNERSHIP MAP & PREPARED NEW MAINTENACE MAP	
2025-03-11	238202127	2025	Direct - Regular	NURSE, VANESSA M	7.00	167.00	1,169.00	PREPARED NEW MAINTENANCE MAP	
2025-03-12	238202127	2025	Direct - Overtime	NURSE, VANESSA M	2.50	167.00	417.50	PREPARED NEW MAINTENANCE MAP	
2025-03-03	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	CORRESPONDENCE WITH TEAM REGARDING MAPPING.	
2025-03-11	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MAPPING COORDINATION MEETING.	
2025-03-12	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	TEAM COORDINATION MEETING.	
Total Project 238202127					11.50		\$1,941.75		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Agenda Page 71

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

May 06, 2025

Client: 001578

Matter: 000001

Invoice #: 26484

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/2/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/2/2025	MB	REVIEW AND FINALIZE ADDENDUM #1 TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT.	0.6	\$195.00
4/4/2025	KCH	REVIEW AND REVISE FORM FOOD TRUCK AGREEMENT; DISCUSS SAME FOOD TRUCK AGREEMENT AND VENDOR REQUIREMENTS WITH B.CHAPMAN.	0.2	\$65.00
4/11/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.8	\$315.00
4/14/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
4/15/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.7	\$262.50
4/17/2025	JMV	TELEPHONE CALL WITH C. DE LA OSSA; REVIEW EMAIL FROM C. DE LA OSSA.	0.2	\$75.00
4/17/2025	MB	PREPARE ADDENDUM #3 TO THE AQUATIC SERVICES AGREEMENT WITH SITEX.	0.9	\$292.50
4/18/2025	KCH	REVIEW LANDSCAPE MAINTENANCE AGREEMENT WITH DOWN TO EARTH; REVIEW 2025 HURRICANE RECOVERY FLIER FROM DOWN TO EARTH; PREPARE 2025 HURRICANE SEASON EMERGENCY SERVICES ADDENDUM WITH DOWN TO EARTH AND EMAIL WITH J.COOPER AND M.PEREZ REGARDING SAME FOR BOS REVIEW; PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	1.0	\$325.00
4/22/2025	WAS	RESEARCH REGARDING PROCESS FOR ZIP CODE BOUNDARY AMENDMENT.	0.4	\$130.00

SERVICES

Date	Person	Description of Services	Hours	Amount
4/23/2025	WAS	CONTINUE RESEARCH REGARDING ZIP CODE BOUNDARY AMENDMENT.	0.2	\$65.00
4/24/2025	JMV	REVIEW CDD ZIP CODE PROCEDURES.	0.4	\$150.00
4/24/2025	WAS	DRAFT RESOLUTION AUTHORIZING ZIP CODE BOUNDARY REVIEW WITH UNITED STATES POSTAL SERVICE.	0.4	\$130.00
4/28/2025	WAS	COMMUNICATIONS REGARDING RESOLUTION AUTHORIZING ZIP CODE BOUNDARY AMENDMENT.	0.2	\$65.00
4/29/2025	CAW	EMAIL CORRESPONDENCE WITH B. LAMB AND E. DAVIDSON REGARDING PUBLIC COST-SHARING AGREEMENT.	0.4	\$130.00
4/29/2025	WAS	RESEARCH ARGUMENTS TO SUPPORT ZIP CODE BOUNDARY AMENDMENT.	0.2	\$65.00
4/29/2025	LC	REVIEW STATUS OF BOUNDARY AMENDMENT.	0.1	\$17.50
4/29/2025	KCH	TEAMS CALL WITH INFRAMARK TEAM (B.LAMB) REGARDING BOUNDARY AMENDMENTS AND BOND ISSUANCES.	0.2	\$65.00
Total Professional Services			8.9	\$2,602.50
Total Services			\$2,602.50	
Total Disbursements			\$0.00	
Total Current Charges			\$2,602.50	
Previous Balance			\$22,940.60	
Less Payments			(\$6,342.25)	
PAY THIS AMOUNT			\$19,200.85	

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Agenda Page 73

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25956	February 05, 2025	\$9,845.00	\$109.45	\$0.00	\$0.00	\$12,556.95
26175	March 12, 2025	\$2,597.50	\$48.90	\$0.00	\$0.00	\$5,248.90
26354	April 14, 2025	\$3,997.50	\$0.00	\$0.00	\$0.00	\$6,600.00
Total Remaining Balance Due						\$19,200.85

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$6,600.00	\$2,646.40	\$9,954.45	\$0.00

Down to Earth

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



Invoice: #143093
Acenda Page 474

May 2025

Customer

Two Rivers West
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Project/Job

water truck 5/5

Invoice Date

5/21/2025

Date Due

6/5/2025

Terms

Net 15

Customer PO #

Estimate # 117725

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#117725 - water truck 5/5

\$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.

LCE006: Irrigation Repairs

\$85.00

Irrigation Labor (Hide) (Labor)

\$85.00

LCE021: Service Description

\$3,428.57

Water truck - Irrigation (Sub)

Each

1.00

\$3428.57

\$3428.57

Billing Questions

ar@down2earthinc.com
(321) 263-2700

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](https://dtelandscape.propertyserviceportal.com)

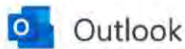
Subtotal **\$3,513.57**

Sales Tax **\$0.00**

Total \$3,513.57

Credits/Payments **(\$0.00)**

Balance Due \$3,513.57



Re: Two Rivers Approvals

From Cooper, Jayna <jayna.cooper@inframark.com>

Date Thu 1/9/2025 7:27 PM

To Dave Towsley <dave.towsley@down2earthinc.com>

Cc Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

Attention!**Notice: External Email**

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Hi Dave,

Please use this email as authorization to perform work up to \$6,000 without preapproval at Two Rivers North & Two Rivers West.

Thank you,

Jayna Cooper | CDM | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

From: Dave Towsley <dave.towsley@down2earthinc.com>

Sent: Wednesday, January 8, 2025 9:19 AM

To: Cooper, Jayna <jayna.cooper@inframark.com>

Cc: Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

Subject: Two Rivers Approvals

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Good morning, Jayna, it was nice talking with you yesterday. I am super excited to be working with you and the whole team out at Two Rivers. I can tell from everyone that I have spoken with that this community is going to be amazing.

As I get brought up to speed, I will be handling the daily workload out on property. Speaking with Chris and also with yourself I understand there is a monthly pre-approved landscaping budget of \$6k. This covers any dead plant material and irrigation work. If I can get from you a simple email stating this, I will attach it to your account, so we won't have any delays in getting work done. I will still notify you of any work that is getting done so everyone is aware. If you could please add me to any email groups or other contacts that I need to manage this property I would greatly appreciate that. I look forward to meeting up with you later this morning.

Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978

Dave.Towsley@down2earthinc.com

7840 Fruitville Rd.

Sarasota, FL 34240

www.dtelandscape.com





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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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



4203 1 1
14-92800

Two Rivers West

TWO RIVERS PARCEL C1A

Service Address: 34486 COLSTON AVENUE 2 INCH RECLAIM

Bill Number: 22227870

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

Account #	Customer #
1236655	01518317
Please use the 16-digit number below when making a payment through your bank	
123665501518317	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579123	3/7/2025	0	4/7/2025	334	31	334

Usage History
Reclaimed
April 2025 334
March 2025 0

Transactions			
Current Transactions			
Reclaimed			
Reclaimed	334 Thousand Gals X \$0.81	270.54	
Total Current Transactions		270.54	
TOTAL BALANCE DUE		\$270.54	

Two Rivers West

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account # 1236655
Customer # 01518317

Balance Forward 0.00
Current Transactions 270.54

Total Balance Due	\$270.54
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 PARCEL C1A
C/O EPG TWO RIVERS IV LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

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

015183170123665542222787060000270548



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34856-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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



4167 1 1
14-92800

EPG TWO RIVERS II LLC

Service Address: 1828 TRAILHEAD LANE RECLAIM METER1 INCH

Bill Number: 22233641

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 details.

Account #	Customer #
1283795	01540213
Please use the 16-digit number below when making a payment through your bank.	
128379501540213	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240608771	3/7/2025	150	4/7/2025	211	31	61

Usage History
Reclaimed
61

April 2025

Transactions		
Previous Bill		121.50
Past Due		121.50
Current Transactions		
Reclaimed		
Reclaimed	61 Thousand Gals X \$0.81	49.41
Total Current Transactions		49.41
TOTAL BALANCE DUE		\$170.91

*Past due balance is delinquent and subject to further fees and immediate disconnect.

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 # 1283795
Customer # 01540213
Past Due 121.50
Current Transactions 49.41

Total Balance Due	\$170.91
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 II LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33607

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34856-2139

015402136128379532223364110000170912



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34856-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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



4183 1 1
14-92800

TWO RIVERS PARCEL B3

Two Rivers West

Service Address: 2023 DRUMMOND -1 INCH
Bill Number: 22229569
Billing Date: 4/18/2025
Billing Period: 3/7/2025 to 4/7/2025

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 details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161118	3/7/2025	178	4/7/2025	315	31	137

Usage History
Reclaimed

April 2025 137
March 2025 178

Transactions

Previous Bill 144.18
Payment -158.60 CR
Balance Forward -14.42 CR
Current Transactions
Reclaimed
Reclaimed 137 Thousand Gals X \$0.81 110.97
Adjustments
Late Payment Charge 14.42
Total Current Transactions 125.39
TOTAL BALANCE DUE \$110.97

Two Rivers West

Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net



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

Account # 1293945
Customer # 01518354
Balance Forward -14.42 CR
Current Transactions 125.39

Total Balance Due	\$110.97
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 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 34856-2139

015183541129394512222956930000110972



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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



4201 1 1
14-92800

Two Rivers West

TWO RIVERS B1 - B2

Service Address: 2396 WISE RIVER LANE RECLAIM 1.5 INCH-#1

Bill Number: 22233638

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 details.

Account #	Customer #
1229210	01513938
Please use the 15-digit number below when making a payment through your bank	
122921001513938	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	240607001	3/7/2025	276	4/7/2025	552	31	276

Usage History
Reclaimed
April 2025 276

Transactions

Previous Bill	223.56
Past Due	223.56
Current Transactions	
Reclaimed	
Reclaimed	276 Thousand Gals X \$0.81 223.56
Total Current Transactions	223.56
TOTAL BALANCE DUE	\$447.12

*Past due balance is delinquent and subject to further fees and immediate disconnect.

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 # 1229210
Customer # 01513938
Past Due 223.56
Current Transactions 223.56

Total Balance Due	\$447.12
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 B1 - B2
C/O EPG-TWO RIVERS LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

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

015139382122921052223363870000447120



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34658-2139

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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



4202 1 1
14-92800

Two Rivers West

TWO RIVERS B1 - B2

Service Address: 2707 WISE RIVER LANE RECLAIM 2 INCH #1

Bill Number: 22233639

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 details.

Account #	Customer #
1229260	01513938
Please use the 15-digit number below when making a payment through your bank	
122926001513938	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579124	3/7/2025	104	4/7/2025	157	31	53

Usage History.
Reclaimed
April 2025 53

Transactions

Previous Bill	84.24
Past Due	84.24
Current Transactions	
Reclaimed	
Reclaimed	53 Thousand Gals X \$0.81 42.93
Total Current Transactions	42.93
TOTAL BALANCE DUE	\$127.17

*Past due balance is delinquent and subject to further fees and immediate disconnect.

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 # 1229260
Customer # 01513938

Past Due 84.24
Current Transactions 42.93

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

☐ Check this box to participate in Round-Up.

TWO RIVERS B1 - B2
C/O EPG-TWO RIVERS LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
NEW PORT RICHEY, FL 34658-2139

015139382122926002223363940000127176



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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



4205 1 1
14-92800

EPG TWO RIVERS I LLC

Service Address: 35183 COLSTRIP TRAIL RECLAIM

Bill Number: 22233640

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

Two Rivers West

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

Account #	Customer #
1246095	01523738
Please use the 15-digit number below when making a payment through your bank	
124609501523738	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	3/7/2025	170	4/7/2025	255	31	85

Usage History
Reclaimed
April 2025 85

Transactions

Previous Bill	137.70
Past Due	137.70
Current Transactions	
Reclaimed	
Reclaimed	85 Thousand Gals X \$0.81 68.85
Total Current Transactions	68.85
TOTAL BALANCE DUE	\$206.55

*Past due balance is delinquent and subject to further fees and immediate disconnect.

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 # 1246095
Customer # 01523738
Past Due 137.70
Current Transactions 68.85

Total Balance Due	\$206.55
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 I LLC
111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

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

015237387124609572223364040000206552



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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LAND O' LAKES
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(352) 521-4285

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



4181 1 1
14-92800

Two Rivers West

TWO RIVERS PARCEL B3

Service Address: 1659 DRUMMOND POINT RECLAIM METER #1 -1 INCH

Bill Number: 22227869

Billing Date: 4/18/2025

Billing Period: 3/7/2025 to 4/7/2025

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/pcrates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149363	3/7/2025	54	4/7/2025	69	31	15

Usage History

Reclaimed

April 2025 15
March 2025 54

Transactions

Previous Bill 43.74
Payment -48.11 CR
Balance Forward -4.37 CR
Current Transactions
Reclaimed
Reclaimed 15 Thousand Gals X \$0.81 12.15
Adjustments
Late Payment Charge 4.37
Total Current Transactions 16.52
TOTAL BALANCE DUE \$12.15

Two Rivers West

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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

Account #	1236630
Customer #	01518354
Balance Forward	-4.37 CR
Current Transactions	16.52
Total Balance Due	\$12.15
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 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

015183541123663012222786960000012157



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
(727) 847-8131
(352) 521-4285

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



4168 1 1
14-92800

EPG TWO RIVERS II LLC

Service Address: EMBERVUE DR & TRAILHEAD LANE RECLAIM METER 1.5

Bill Number: 22233642

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 details.

Account #	Customer #
1283800	01540213
Please use the 15-digit number below when making a payment through your bank:	
128380001540213	

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Reclaim	240607012	3/7/2025	540	4/7/2025	715	31	175

Usage History
Reclaimed
April 2025 175

Transactions

Previous Bill	437.40
Past Due	437.40
Current Transactions	
Reclaimed	
Reclaimed	175 Thousand Gals X \$0.81 141.75
Total Current Transactions	141.75
TOTAL BALANCE DUE	\$579.15

*Past due balance is delinquent and subject to further fees and immediate disconnect.

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 # 1283800
Customer # 01540213
Past Due 437.40
Current Transactions 141.75

Total Balance Due	\$579.15
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 II 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

015402136128380042223364280000579157



Phone: (727) 847-8131

Billing Information

Two Rivers West CDD
2005 Pan Am Circle Suite 300
Tampa, FL 33607
teresa.farlow@inframark.com

Transaction Detail

EFT (Check)
XXXXXXXXXX5637
4/16/2025 2:50:56 PM
PAYMENT PROCESSED 385428

Invoices

Type	Account Number-Customer Number	Invoice/Bill #	Amount
Pasco County Utilities	1254940-01518317	22089611	\$31.19
Pasco County Utilities	1236630-01518354	22089020	\$48.11
Pasco County Utilities	1293980-01546655	22090649	\$124.04
SUBTOTAL			\$203.34
SERVICE FEE			\$1.85
GRAND TOTAL			\$205.19



Phone: (727) 847-8131

Billing Information

Two Rivers West CDD
 2005 Pan Am Circle Suite 300
 TAMPA, FL 33607
 teresa.farlow@inframark.com

Transaction Detail

EFT (Check)
 XXXXXXXXXX5637
 4/16/2025 3:01:26 PM
 PAYMENT PROCESSED 322737

Invoices

Type	Account Number-Customer Number	Invoice/Bill #	Amount
Pasco County Utilities	1293945-01518354	22090648	\$158.60
SUBTOTAL			\$158.60
SERVICE FEE			\$1.85
GRAND TOTAL			\$160.45



Phone: (727) 847-8131

Billing Information

Two Rivers West CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607
 districtinvoices@inframark.com

Transaction Detail

EFT (Check) XXXXXXXXXX5637
 5/7/2025 10:47:25 AM
 PAYMENT PROCESSED 443862

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV202557 94621066	Account Number: 1283790 Customer Number: 01547952 Customer Name: Two Rivers West CDD Service Address Street Number and Name: 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 Email Address: districtinvoices@inframark. com Phone Number: 8138737300 Payment Amount : 544.00	\$544.00
SUBTOTAL			\$544.00
SERVICE FEE			\$2.50
GRAND TOTAL			\$546.50

Hello: TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Pasco County Utilities has successfully processed your Application for Residential Service at 1871 TRAILHEAD LN - RECLAIM - 2 INCH.

Your customer and account numbers are listed below:

Customer #: 01547952 Account #: 1283790

The Following fees and deposits not paid by one of the payment methods listed below will become due with your first utility bill which should arrive in 4-6 weeks.:

Deposit	481.00
Activation Fee	\$63.00
Total Amount Due	544.00

These fees may be paid in three (3) ways:

1. Online using the [Online Quick Pay](#) option. You will need to select Utilities New Customers Deposits & Fees (shown below) as the Payment Type. Please know when making payments online, using a credit card, there is a 2.75% processing fee per transaction. ACH payments made, using your banking information, will be charged a \$2.50 processing fee, up to a maximum payment. You will need your customer and account number to use this payment option.

Please note, fees may still be pending. If you show a \$0.00 balance, please change the total amount due and proceed with your payment.



2. Pay-by-Phone by calling 1-855-786-5344. Please know when making payments via phone, using a credit card, there is a 2.75% processing fee per transaction. You will need your customer and account numbers to use this payment option

Please note, fees may still be pending. If you show a \$0.00 balance, please change the total amount due and proceed with your payment.

3. Checks may be dropped off at any of our Pasco County Utilities Customer Service Centers. Please know the customer and account numbers and service address, are required on each check stub when using this payment option. The drop box is available 24/7 at the Land O Lakes and New Port Richey locations; however, Drive-through and Lobby Services are only available Monday through Friday from 8:30 a.m. to 4 p.m.

Deposits, if applicable, are held in a non-interest-bearing account (Pasco County Ordinance Section 110-38(d)). The deposit will be credited to the account after 24 months of consecutive, on-time payments and no returned checks. Or, if the account is closed, the deposit will be applied to the final bill. Any credit will be mailed to the Person/Company/Business whose name is on the account.

Please do not attempt to register your new account information, until you have received your first Cycle Bill, as this will cause an error.

Pasco County Utilities offers the option to sign up for electronic funds transfer for the automatic payment of your utility bill. This option is available to help customers avoid unnecessary charges, such as late fees or convenience fees. Automatic monthly payments can be established by completing the [EFT Form](#) and either dropping it off at one of our Customer Service Locations listed below, mailing it to the address below, or emailing the signed and completed form back to UtilCustServ@MyPasco.net.

East Pasco

14236 Sixth Street, Ste 103

Dade City, FL 33523

Walk-up Services Only

Central Pasco

19420 Central Boulevard

Land O Lakes, FL 34637

Drive Through and Lobby Services

West Pasco

11355 DeCubellis Road

New Port Richey, FL 34654

Drive Through and Lobby Services

Monday – Friday

8:30 a.m. – 4 p.m.

Monday – Friday

8:30 a.m. – 4 p.m.

Monday - Friday

8:30 a.m. – 4 p.m.

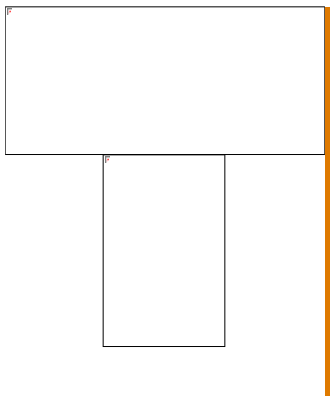
Mailing Address

Pasco County Utilities

P.O. Box 2139

New Port Richey, FL 34656-2139

For any questions or concerns, please call Pasco County Utilities at (813) 235-6012 or email us at UtilCustServ@MyPasco.net.



Angela Alexander

Customer Service Specialist III

Utilities CI&S

Pasco County

P 813-235-6012

Pasco County Utilities Administration Building

19420 Central Boulevard

Land O Lakes, FL 34637

aalexander@mypasco.net

www.mypasco.net



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Phone: (727) 847-8131

Billing Information

Two Rivers West CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607
 districtinvoices@inframark.com

Transaction Detail

EFT (Check) XXXXXXXXXX5637
 5/7/2025 10:49:32 AM
 PAYMENT PROCESSED 264524

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV202557 94840583	Account Number: 1293940 Customer Number: 01547952 Customer Name: Two Rivers West CDD Service Address Street Number and Name: 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 Email Address: districtinvoices@inframark. com Phone Number: 8138737300 Payment Amount : 213.00	\$213.00
SUBTOTAL			\$213.00
SERVICE FEE			\$2.50
GRAND TOTAL			\$215.50

Hello: TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Pasco County Utilities has successfully processed your Application for Residential Service at 34706 ALGER POINT RECLAIM METER #2 -1 INCH.

Your customer and account numbers are listed below:

Customer #: 01547952 Account #: 1293940

The Following fees and deposits not paid by one of the payment methods listed below will become due with your first utility bill which should arrive in 4-6 weeks.:

Deposit	150.00
Activation Fee	\$63.00
Total Amount Due	213.00

These fees may be paid in three (3) ways:

1. Online using the [Online Quick Pay](#) option. You will need to select Utilities New Customers Deposits & Fees (shown below) as the Payment Type. Please know when making payments online, using a credit card, there is a 2.75% processing fee per transaction. ACH payments made, using your banking information, will be charged a \$2.50 processing fee, up to a maximum payment. You will need your customer and account number to use this payment option.

Please note, fees may still be pending. If you show a \$0.00 balance, please change the total amount due and proceed with your payment.



2. Pay-by-Phone by calling 1-855-786-5344. Please know when making payments via phone, using a credit card, there is a 2.75% processing fee per transaction. You will need your customer and account numbers to use this payment option

Please note, fees may still be pending. If you show a \$0.00 balance, please change the total amount due and proceed with your payment.

3. Checks may be dropped off at any of our Pasco County Utilities Customer Service Centers. Please know the customer and account numbers and service address, are required on each check stub when using this payment option. The drop box is available 24/7 at the Land O Lakes and New Port Richey locations; however, Drive-through and Lobby Services are only available Monday through Friday from 8:30 a.m. to 4 p.m.

Deposits, if applicable, are held in a non-interest-bearing account (Pasco County Ordinance Section 110-38(d)). The deposit will be credited to the account after 24 months of consecutive, on-time payments and no returned checks. Or, if the account is closed, the deposit will be applied to the final bill. Any credit will be mailed to the Person/Company/Business whose name is on the account.

Please do not attempt to register your new account information, until you have received your first Cycle Bill, as this will cause an error.

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East Pasco

14236 Sixth Street, Ste 103

Dade City, FL 33523

Walk-up Services Only

Central Pasco

19420 Central Boulevard

Land O Lakes, FL 34637

Drive Through and Lobby Services

West Pasco

11355 DeCubellis Road

New Port Richey, FL 34654

Drive Through and Lobby Services

Monday – Friday

8:30 a.m. – 4 p.m.

Monday – Friday

8:30 a.m. – 4 p.m.

Monday - Friday

8:30 a.m. – 4 p.m.

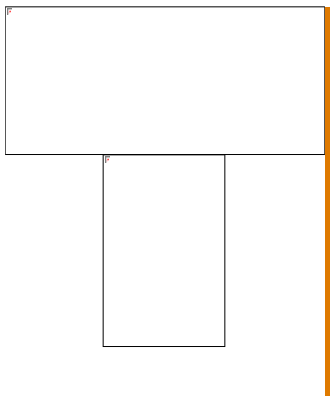
Mailing Address

Pasco County Utilities

P.O. Box 2139

New Port Richey, FL 34656-2139

For any questions or concerns, please call Pasco County Utilities at (813) 235-6012 or email us at UtilCustServ@MyPasco.net.



Angela Alexander

Customer Service Specialist III

Utilities CI&S

Pasco County

P 813-235-6012

Pasco County Utilities Administration Building

19420 Central Boulevard

Land O Lakes, FL 34637

aalexander@mypasco.net

www.mypasco.net



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Phone: (727) 847-8131

Billing Information

Two Rivers West CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607
 districtinvoices@inframark.com

Transaction Detail

EFT (Check) XXXXXXXXXX5637
 5/7/2025 10:52:17 AM
 PAYMENT PROCESSED 757721

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV202557 95048647	Account Number: 1230070 Customer Number: 01547952 Customer Name: Two Rivers West CDD Service Address Street Number and Name: 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 Email Address: districtinvoices@inframark. com Phone Number: 8138737300 Payment Amount : 544.00	\$544.00
SUBTOTAL			\$544.00
SERVICE FEE			\$2.50
GRAND TOTAL			\$546.50

Hello: TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Pasco County Utilities has successfully processed your Application for Residential Service at TWO RIVERS & BIG HAWK.

Your customer and account numbers are listed below:

Customer #: 01547952 Account #: 1230070

The Following fees and deposits not paid by one of the payment methods listed below will become due with your first utility bill which should arrive in 4-6 weeks.:

Deposit	481.00
Activation Fee	\$63.00
Total Amount Due	544.00

These fees may be paid in three (3) ways:

1. Online using the [Online Quick Pay](#) option. You will need to select Utilities New Customers Deposits & Fees (shown below) as the Payment Type. Please know when making payments online, using a credit card, there is a 2.75% processing fee per transaction. ACH payments made, using your banking information, will be charged a \$2.50 processing fee, up to a maximum payment. You will need your customer and account number to use this payment option.

Please note, fees may still be pending. If you show a \$0.00 balance, please change the total amount due and proceed with your payment.



2. Pay-by-Phone by calling 1-855-786-5344. Please know when making payments via phone, using a credit card, there is a 2.75% processing fee per transaction. You will need your customer and account numbers to use this payment option

Please note, fees may still be pending. If you show a \$0.00 balance, please change the total amount due and proceed with your payment.

3. Checks may be dropped off at any of our Pasco County Utilities Customer Service Centers. Please know the customer and account numbers and service address, are required on each check stub when using this payment option. The drop box is available 24/7 at the Land O Lakes and New Port Richey locations; however, Drive-through and Lobby Services are only available Monday through Friday from 8:30 a.m. to 4 p.m.

Deposits, if applicable, are held in a non-interest-bearing account (Pasco County Ordinance Section 110-38(d)). The deposit will be credited to the account after 24 months of consecutive, on-time payments and no returned checks. Or, if the account is closed, the deposit will be applied to the final bill. Any credit will be mailed to the Person/Company/Business whose name is on the account.

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East Pasco

14236 Sixth Street, Ste 103

Dade City, FL 33523

Walk-up Services Only

Central Pasco

19420 Central Boulevard

Land O Lakes, FL 34637

Drive Through and Lobby Services

West Pasco

11355 DeCubellis Road

New Port Richey, FL 34654

Drive Through and Lobby Services

Monday – Friday

8:30 a.m. – 4 p.m.

Monday – Friday

8:30 a.m. – 4 p.m.

Monday - Friday

8:30 a.m. – 4 p.m.

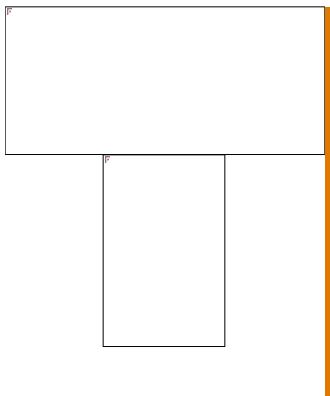
Mailing Address

Pasco County Utilities

P.O. Box 2139

New Port Richey, FL 34656-2139

For any questions or concerns, please call Pasco County Utilities at (813) 235-6012 or email us at UtilCustServ@MyPasco.net.



Angela Alexander

Customer Service Specialist III

Utilities CI&S

Pasco County

P 813-235-6012

Pasco County Utilities Administration Building

19420 Central Boulevard

Land O Lakes, FL 34637

aalexander@mypasco.net

www.mypasco.net



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Phone: (727) 847-8131

Billing Information

Two Rivers West CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607
 districtinvoices@inframark.com

Transaction Detail

EFT (Check) XXXXXXXXXX5637
 5/7/2025 10:33:41 AM
 PAYMENT PROCESSED 756426

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV20255792 720338	Account Number: 1230075	
		Customer Number: 01547952	
		Customer Name: Two Rivers West CD D	
		Service Address Street Number and N ame: drummond and colston	\$544.00
		Email Address: districtinvoices@infra mark.com	
		Phone Number: 8138737300	
		Payment Amount : 544.00	
SUBTOTAL			\$544.00
SERVICE FEE			\$2.50
GRAND TOTAL			\$546.50

Hello: TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Pasco County Utilities has successfully processed your Application for Residential Service at DRUMMOND AND COLSTON.

Your customer and account numbers are listed below:

Customer #: 01547952 Account #: 1230075

The Following fees and deposits not paid by one of the payment methods listed below will become due with your first utility bill which should arrive in 4-6 weeks.:

Deposit	481.00
Activation Fee	\$63.00
Total Amount Due	544.00

These fees may be paid in three (3) ways:

1. Online using the [Online Quick Pay](#) option. You will need to select Utilities New Customers Deposits & Fees (shown below) as the Payment Type. Please know when making payments online, using a credit card, there is a 2.75% processing fee per transaction. ACH payments made, using your banking information, will be charged a \$2.50 processing fee, up to a maximum payment. You will need your customer and account number to use this payment option.

Please note, fees may still be pending. If you show a \$0.00 balance, please change the total amount due and proceed with your payment.



2. Pay-by-Phone by calling 1-855-786-5344. Please know when making payments via phone, using a credit card, there is a 2.75% processing fee per transaction. You will need your customer and account numbers to use this payment option

Please note, fees may still be pending. If you show a \$0.00 balance, please change the total amount due and proceed with your payment.

3. Checks may be dropped off at any of our Pasco County Utilities Customer Service Centers. Please know the customer and account numbers and service address, are required on each check stub when using this payment option. The drop box is available 24/7 at the Land O Lakes and New Port Richey locations; however, Drive-through and Lobby Services are only available Monday through Friday from 8:30 a.m. to 4 p.m.

Deposits, if applicable, are held in a non-interest-bearing account (Pasco County Ordinance Section 110-38(d)). The deposit will be credited to the account after 24 months of consecutive, on-time payments and no returned checks. Or, if the account is closed, the deposit will be applied to the final bill. Any credit will be mailed to the Person/Company/Business whose name is on the account.

Please do not attempt to register your new account information, until you have received your first Cycle Bill, as this will cause an error.

Pasco County Utilities offers the option to sign up for electronic funds transfer for the automatic payment of your utility bill. This option is available to help customers avoid unnecessary charges, such as late fees or convenience fees. Automatic monthly payments can be established by completing the [EFT Form](#) and either dropping it off at one of our Customer Service Locations listed below, mailing it to the address below, or emailing the signed and completed form back to UtilCustServ@MyPasco.net.

East Pasco

14236 Sixth Street, Ste 103

Dade City, FL 33523

Walk-up Services Only

Central Pasco

19420 Central Boulevard

Land O Lakes, FL 34637

Drive Through and Lobby Services

West Pasco

11355 DeCubellis Road

New Port Richey, FL 34654

Drive Through and Lobby Services

Monday – Friday

8:30 a.m. – 4 p.m.

Monday – Friday

8:30 a.m. – 4 p.m.

Monday - Friday

8:30 a.m. – 4 p.m.

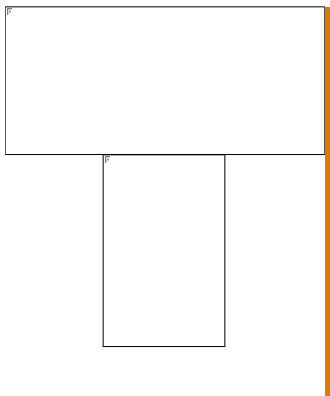
Mailing Address

Pasco County Utilities

P.O. Box 2139

New Port Richey, FL 34656-2139

For any questions or concerns, please call Pasco County Utilities at (813) 235-6012 or email us at UtilCustServ@MyPasco.net.



Angela Alexander

Customer Service Specialist III

Utilities CI&S

Pasco County

P 813-235-6012

Pasco County Utilities Administration Building

19420 Central Boulevard

Land O Lakes, FL 34637

aalexander@mypasco.net

www.mypasco.net



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Phone: (727) 847-8131

Billing Information

Two Rivers West CDD
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607
 districtinvoices@inframark.com

Transaction Detail

EFT (Check) XXXXXXXXXX5637
 5/7/2025 10:44:19 AM
 PAYMENT PROCESSED 143687

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV202557 94224381	Account Number: 1283795 Customer Number: 01547952 Customer Name: Two Rivers West CDD Service Address Street Number and Name: 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 Email Address: districtinvoices@inframark. com Phone Number: 8138737300 Payment Amount : 213.00	\$213.00
SUBTOTAL			\$213.00
SERVICE FEE			\$2.50
GRAND TOTAL			\$215.50

Hello: TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Pasco County Utilities has successfully processed your Application for Residential Service at 1828 TRAILHEAD LANE RECLAIM METER1 INCH.

Your customer and account numbers are listed below:

Customer #: 01547952 Account #: 1283795

The Following fees and deposits not paid by one of the payment methods listed below will become due with your first utility bill which should arrive in 4-6 weeks.:

Deposit	150.00
Activation Fee	\$63.00
Total Amount Due	213.00

These fees may be paid in three (3) ways:

1. Online using the [Online Quick Pay](#) option. You will need to select Utilities New Customers Deposits & Fees (shown below) as the Payment Type. Please know when making payments online, using a credit card, there is a 2.75% processing fee per transaction. ACH payments made, using your banking information, will be charged a \$2.50 processing fee, up to a maximum payment. You will need your customer and account number to use this payment option.

Please note, fees may still be pending. If you show a \$0.00 balance, please change the total amount due and proceed with your payment.



2. Pay-by-Phone by calling 1-855-786-5344. Please know when making payments via phone, using a credit card, there is a 2.75% processing fee per transaction. You will need your customer and account numbers to use this payment option

Please note, fees may still be pending. If you show a \$0.00 balance, please change the total amount due and proceed with your payment.

3. Checks may be dropped off at any of our Pasco County Utilities Customer Service Centers. Please know the customer and account numbers and service address, are required on each check stub when using this payment option. The drop box is available 24/7 at the Land O Lakes and New Port Richey locations; however, Drive-through and Lobby Services are only available Monday through Friday from 8:30 a.m. to 4 p.m.

Deposits, if applicable, are held in a non-interest-bearing account (Pasco County Ordinance Section 110-38(d)). The deposit will be credited to the account after 24 months of consecutive, on-time payments and no returned checks. Or, if the account is closed, the deposit will be applied to the final bill. Any credit will be mailed to the Person/Company/Business whose name is on the account.

Please do not attempt to register your new account information, until you have received your first Cycle Bill, as this will cause an error.

Pasco County Utilities offers the option to sign up for electronic funds transfer for the automatic payment of your utility bill. This option is available to help customers avoid unnecessary charges, such as late fees or convenience fees. Automatic monthly payments can be established by completing the [EFT Form](#) and either dropping it off at one of our Customer Service Locations listed below, mailing it to the address below, or emailing the signed and completed form back to UtilCustServ@MyPasco.net.

East Pasco

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Dade City, FL 33523

Walk-up Services Only

Central Pasco

19420 Central Boulevard

Land O Lakes, FL 34637

Drive Through and Lobby Services

West Pasco

11355 DeCubellis Road

New Port Richey, FL 34654

Drive Through and Lobby Services

Monday – Friday

8:30 a.m. – 4 p.m.

Monday – Friday

8:30 a.m. – 4 p.m.

Monday - Friday

8:30 a.m. – 4 p.m.

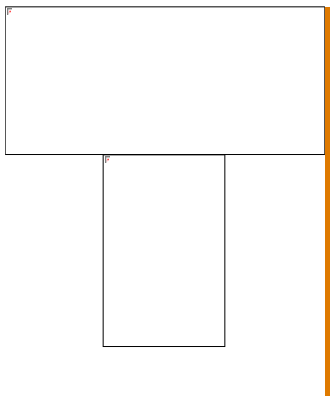
Mailing Address

Pasco County Utilities

P.O. Box 2139

New Port Richey, FL 34656-2139

For any questions or concerns, please call Pasco County Utilities at (813) 235-6012 or email us at UtilCustServ@MyPasco.net.



Angela Alexander

Customer Service Specialist III

Utilities CI&S

Pasco County

P 813-235-6012

Pasco County Utilities Administration Building

19420 Central Boulevard

Land O Lakes, FL 34637

aalexander@mypasco.net

www.mypasco.net



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Phone: (727) 847-8131

Billing Information

Two Rivers West CDD
2005 Pan Am Circle Suite 300
TAMPA, FL 33607
teresa.farlow@inframark.com

Transaction Detail

EFT (Check)
XXXXXXXXXX5637
4/16/2025 3:01:26 PM
PAYMENT PROCESSED 322737

Invoices

Type	Account Number-Customer Number	Invoice/Bill #	Amount
Pasco County Utilities	1293945-01518354	22090648	\$158.60
SUBTOTAL			\$158.60
SERVICE FEE			\$1.85
GRAND TOTAL			\$160.45



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

LAND O' LAKES (813) 235-6012
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DADE CITY (352) 521-4285

Agenda Page 108

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

TWO RIVERS WEST

1 1 1
14-92800

FINAL BILL

EPG TWO RIVERS LLC

Service Address: **TWO RIVERS & BIG HAWK**

Bill Number: 22338202

Billing Date: 5/5/2025

Billing Period: 4/7/2025 to 5/2/2025

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

Account #	Customer #
1230070	01514460
Please use the 15-digit number below when making a payment through your bank	
123007001514460	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579116	4/7/2025	487	5/2/2025	1314	25	827

Usage History

Water	
May 2025	827
April 2025	200
March 2025	287

Transactions

Previous Bill	394.47
Past Due	394.47
Current Transactions	
Reclaimed	
Reclaimed	827 Thousand Gals X \$0.81 669.87
Adjustments	
Deposit Refund	-481.00 CR
Total Current Transactions	188.87

TOTAL BALANCE DUE \$583.34

*Past due balance is delinquent and subject to further fees and immediate disconnect.

Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.

TWO RIVERS WEST



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

FINAL BILL

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

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

Account # 1230070
Customer # 01514460
Past Due 394.47
Current Transactions 188.87

Total Balance Due \$583.34
Due Date 5/22/2025

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
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NEW PORT RICHEY, FL 34656-2139



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DADE CITY (352) 521-4285

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

TWO RIVERS WEST

1 1 1
14-92800

FINAL BILL

EPG TWO RIVERS II LLC

Service Address: 1828 TRAILHEAD LANE RECLAIM METER1 INCH

Bill Number: 22338183

Billing Date: 5/5/2025

Billing Period: 4/7/2025 to 5/2/2025

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

Account #	Customer #
1283795	01540213
Please use the 15-digit number below when making a payment through your bank	
128379501540213	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606771	4/7/2025	211	5/2/2025	274	25	63

Usage History

Water

May 2025	63
April 2025	61
March 2025	50
February 2025	50
January 2025	50

Transactions

Previous Bill	170.91
Past Due	170.91
Current Transactions	
Reclaimed	
Reclaimed	63 Thousand Gals X \$0.81 51.03
Adjustments	
Deposit Refund	-150.00 CR
Total Current Transactions	-98.97 CR

TOTAL BALANCE DUE \$71.94

*Past due balance is delinquent and subject to further fees and immediate disconnect.

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TWO RIVERS WEST



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

FINAL BILL

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

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

Account #	1283795
Customer #	01540213
Past Due	170.91
Current Transactions	-98.97 CR

Total Balance Due \$71.94
Due Date 5/22/2025

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
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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344

Agenda Page 110
TWO RIVERS WEST

1 1 1
14-92800

FINAL BILL

EPG TWO RIVERS II LLC

Service Address: **EMBERVIEW DR & TRAILHEAD LANE RECLAIM METER 1.5**

Bill Number: 22344875

Billing Date: 5/6/2025

Billing Period: 4/7/2025 to 5/5/2025

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

Account #	Customer #
1283800	01540213
Please use the 15-digit number below when making a payment through your bank	
128380001540213	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607012	4/7/2025	715	5/5/2025	1013	28	298

Usage History		
Water		
May 2025		298
April 2025		175
March 2025		180
February 2025		180
January 2025		180

Transactions		
Previous Bill		579.15
Past Due		579.15
Current Transactions		
Reclaimed		
Reclaimed	298 Thousand Gals X \$0.81	241.38
Adjustments		
Deposit Refund		-300.00 CR
Total Current Transactions		-58.62 CR

TOTAL BALANCE DUE \$520.53

*Past due balance is delinquent and subject to further fees and immediate disconnect.

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TWO RIVERS WEST



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

FINAL BILL

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

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

Account # 1283800
Customer # 01540213
Past Due 579.15
Current Transactions -58.62 CR

Total Balance Due	\$520.53
Due Date	5/23/2025

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



Phone: (727) 847-8131

Billing Information

Two Rivers West CDD
2005 Pan Am Circle Suite 300
Tampa, FL 33607
teresa.farlow@inframark.com

Transaction Detail

EFT (Check)
XXXXXXXXXX5637
4/16/2025 2:50:56 PM
PAYMENT PROCESSED 385428

Invoices

Type	Account Number-Customer Number	Invoice/Bill #	Amount
Pasco County Utilities	1254940-01518317	22089611	\$31.19
Pasco County Utilities	1236630-01518354	22089020	\$48.11
Pasco County Utilities	1293980-01546655	22090649	\$124.04
SUBTOTAL			\$203.34
SERVICE FEE			\$1.85
GRAND TOTAL			\$205.19



Phone: (727) 847-8131

Billing Information

Two Rivers West CDD
2005 Pan Am Circle Suite 300
Tampa, FL 33607
districtinvoices@inframark.com

Transaction Detail

EFT (Check)
XXXXXXXXXX5637
5/15/2025 8:48:21 AM
PAYMENT PROCESSED 715555

Invoices

Type	Invoice #	Description	Amount
Utilities New Customers Deposits & Fees	INV2025515 74633321	Account Number: 1307330 Customer Number: 01554193 Customer Name: Two Rivers West CDD Service Address Street Number and Name: 0 State Road 56 & Two Rivers Hydrant Boulevard Email Address: districtinvoices@inframark.com Phone Number: 8138737300 Payment Amount : 1665.00	\$1,665.00
SUBTOTAL			\$1,665.00
SERVICE FEE			\$2.50
GRAND TOTAL			\$1,667.50



Dear TWO RIVERS WEST CDD:

Pasco County Utilities has successfully processed your application for 2" Hydrant Meter Service at 0 STATE ROAD 56 & TWO RIVERS HYDRANT BOULEVARD. Your customer and account numbers are listed below:

Customer #: 01554193 Account #: 1307330

The following fee(s) is/are now due on the account:

\$ 1505.00	Deposit
\$ 160.00	Activation Fee

\$ 1665.00	Total Amount Due

These fees may be paid in three (3) ways:

Please send an email to tempmeters@pascocountyfl.net to confirm payment.

Online using the Online Quick Pay option.

[https://www.invoicecloud.com/portal/\(S\(bl0t4b2pseapsaxtvvgsp3ilx\)\)/2/Site.aspx?G=79f4d9ac-0123-4376-8382-269ac298599d](https://www.invoicecloud.com/portal/(S(bl0t4b2pseapsaxtvvgsp3ilx))/2/Site.aspx?G=79f4d9ac-0123-4376-8382-269ac298599d)

You will need to select **Utilities New Customers Deposits & Fees** as the Payment Type. Please know when making payments online, using a credit card, there is a \$125,000.00 limit per transaction and a 2.75% processing fee per transaction. ACH payments made, using your banking information, will be charged a \$2.50 processing fee, up to a maximum payment amount of \$125,000.00. You will need your customer and account numbers to use this payment option.

Pay-by-Phone by calling 1-855-786-5344. Please know when making payments via phone, using a credit card, there is a \$125,000.00 limit per transaction and a 2.75% processing fee per transaction. You will need your customer and account numbers to use this payment option.

You will need to manually enter the payment amount (Total Amount due) and reply to this email once payment is made to ensure your water is activated. All payments for same day service must be received before 2 p.m.

Checks may be dropped off at any of our Pasco County Utilities Customer Service Centers. Please know the customer and account numbers and service address, are required on each check stub when using this payment option. The drop box is available 24/7 at the Land O Lakes and New Port Richey locations; however, Drive-through Service windows are only open Monday through Friday from 8:30 a.m. to 4 p.m.

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Important Note: Please do not attempt to register your new account information, until you have received your first Cycle Bill, as this will cause an error.

For any questions or concerns, please call Pasco County Utilities at (813) 235-6012 or email us at tempmeters@MyPasco.net.

Thank you,

Brenda Bannon



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

LAND O' LAKES
NEW PORT RICHEY
DADE CITY

(813) 235-6012
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(352) 521-4285

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

Agenda Page 115



41 1 1
54-99105

INFRAMARK

Two Rivers West

Service Address: **2772 WISE RIVER LANE**

Bill Number: 22346236

Billing Date: 5/12/2025

Billing Period: 4/22/2025 to 4/30/2025

Account #	Customer #
1304850	01552784
Please use the 15-digit number below when making a payment through your bank	
130485001552784	

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		
Hydrant	180091434	4/22/2025	8554	4/30/2025	8554	8	0

Usage History

April 2025
Water
0

Transactions

Payment	-1,665.00 CR
Balance Forward	-1,665.00 CR
Current Transactions	
Water	
Water Base Charge	16.45
Adjustments	
1"-2" Hydrant/Jumper Meter Install or Re	160.00
Deposit Owing	1,505.00
Total Current Transactions	1,681.45
TOTAL BALANCE DUE	\$16.45



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 #	1304850
Customer #	01552784
Balance Forward	-1,665.00 CR
Current Transactions	1,681.45
Total Balance Due	\$16.45
Due Date	5/29/2025

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.

INFRAMARK
2005 PAN AM CIRCLE 300
TAMPA FL 33607

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

015527846130485072234623600000016450



PASCO COUNTY UTILITIES
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Agenda Page 116

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

1 1 1
14-92800

EPG TWO RIVERS I LLC

TWO RIVERS WEST

Service Address: **35183 COLSTRIP TRAIL RECLAIM**

Bill Number: 22394595

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

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

Account #	Customer #
1246095	01523738
Please use the 15-digit number below when making a payment through your bank	
124609501523738	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	4/7/2025	255	5/6/2025	407	29	152

Usage History			Transactions		
Water			Previous Bill		
May 2025	152		Payment 05/14/25	-206.55	CR
April 2025	85		Balance Forward		0.00
March 2025	85		Current Transactions		
February 2025	85		Reclaimed		
			Reclaimed	152 Thousand Gals X \$0.81	123.12
			Adjustments		
			Late Payment Charge		20.67
			Total Current Transactions		143.79
			TOTAL BALANCE DUE		\$143.79

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paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

Account #	1246095
Customer #	01523738
Balance Forward	0.00
Current Transactions	143.79
Total Balance Due	\$143.79
Due Date	6/6/2025

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.

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Pay By Phone: 1-855-786-5344

1 1 1
14-92800

TWO RIVERS WEST

TWO RIVERS B1 - B2

Service Address: **2396 WISE RIVER LANE RECLAIM 1.5 INCH-#1**

Bill Number: 22394256

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

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

Account #	Customer #
1229210	01513938
Please use the 15-digit number below when making a payment through your bank	
122921001513938	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607001	4/7/2025	552	5/6/2025	873	29	321

Usage History			Transactions		
Water			Previous Bill		
May 2025	321		Payment 05/14/25	-447.12	CR
April 2025	276		Balance Forward	0.00	
March 2025	276		Current Transactions		
			Reclaimed		
			Reclaimed	321 Thousand Gals X \$0.81	260.01
			Adjustments		
			Late Payment Charge	44.72	
			Total Current Transactions	304.73	
			TOTAL BALANCE DUE	\$304.73	

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TWO RIVERS WEST

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Account # 1229210
Customer # 01513938
Balance Forward 0.00
Current Transactions 304.73

Total Balance Due \$304.73
Due Date 6/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS B1 - B2
C/O EPG-TWO RIVERS LLC
111 S ARMENIA AVENUE SUITE 201
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TWO RIVERS WEST

TWO RIVERS PARCEL C1A

Service Address: **34496 COLSTON AVENUE 2 INCH RECLAIM**

Bill Number: 22394329

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

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

Account #	Customer #
1236655	01518317
Please use the 15-digit number below when making a payment through your bank	
123665501518317	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579123	4/7/2025	334	5/6/2025	568	29	234

Usage History

Water	
May 2025	234
April 2025	334
March 2025	0

Transactions

Previous Bill	270.54
Payment 05/14/25	-270.54 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	234 Thousand Gals X \$0.81 189.54
Adjustments	
Late Payment Charge	27.05
Total Current Transactions	216.59
TOTAL BALANCE DUE	\$216.59

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

Account # 1236655
Customer # 01518317
Balance Forward 0.00
Current Transactions 216.59

Total Balance Due	\$216.59
Due Date	6/6/2025

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

TWO RIVERS WEST

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

Bill Number: 22394923

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

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

Account #	Customer #
1254940	01518317
Please use the 15-digit number below when making a payment through your bank	
125494001518317	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606996	4/7/2025	424	5/6/2025	777	29	353

Usage History
Water

May 2025	353
April 2025	389
March 2025	35
February 2025	0
January 2025	0
December 2024	0

Transactions

Previous Bill	315.09
Payment 05/08/25	-343.44 CR
Balance Forward	-28.35 CR
Current Transactions	
Reclaimed	
Reclaimed	353 Thousand Gals X \$0.81 285.93
Total Current Transactions	285.93
TOTAL BALANCE DUE	\$257.58

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TWO RIVERS PARCEL C1A
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111 S ARMENIA AVENUE SUITE 201
TAMPA FL 33609

Account # 1254940
Customer # 01518317
Balance Forward -28.35 CR
Current Transactions 285.93

Total Balance Due	\$257.58
Due Date	6/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS B1 - B2

TWO RIVERS WEST

Service Address: **2707 WISE RIVER LANE RECLAIM 2 INCH #1**

Bill Number: 22394258

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

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

Account #	Customer #
1229260	01513938
Please use the 15-digit number below when making a payment through your bank	
122926001513938	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579124	4/7/2025	157	5/6/2025	278	29	121

Usage History		
Water		
May 2025	121	
April 2025	53	
March 2025	52	
February 2025	52	

Transactions		
Previous Bill		127.17
Payment 05/14/25		-127.17 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	121 Thousand Gals X \$0.81	98.01
Adjustments		
Late Payment Charge		12.71
Total Current Transactions		110.72
TOTAL BALANCE DUE		\$110.72

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Account # 1229260
Customer # 01513938
Balance Forward 0.00
Current Transactions 110.72

Total Balance Due	\$110.72
Due Date	6/6/2025

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

Service Address: **1841 ARCHING BRANCH - RM-C**

Bill Number: 22394926

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

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

Account #	Customer #
1254945	01547952
Please use the 15-digit number below when making a payment through your bank	
125494501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607007	4/7/2025	2229	5/6/2025	2607	29	378

Usage History
Water

May 2025	378
April 2025	485
March 2025	810
February 2025	371
January 2025	10

Transactions

Previous Bill	392.85
Payment 05/08/25	-392.85 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	378 Thousand Gals X \$0.81 306.18
Total Current Transactions	306.18
TOTAL BALANCE DUE	\$306.18

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2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

Account # 1254945
Customer # 01547952
Balance Forward 0.00
Current Transactions 306.18

Total Balance Due	\$306.18
Due Date	6/6/2025

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

Service Address: **2281 TWO RIVERS BOULEVARD**

Bill Number: 22394928

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

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

Account #	Customer #
1254990	01547952
Please use the 15-digit number below when making a payment through your bank	
125499001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	4/7/2025	720	5/6/2025	1184	29	464

Usage History
Water

May 2025	464
April 2025	322
March 2025	271
February 2025	108
January 2025	11

Transactions

Previous Bill	260.82
Payment 05/08/25	-260.82 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	464 Thousand Gals X \$0.81 375.84
Total Current Transactions	375.84
TOTAL BALANCE DUE	\$375.84

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DISTRICT
2005 PAN AM SUITE 300 CIRCLE
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Account # 1254990
Customer # 01547952
Balance Forward 0.00
Current Transactions 375.84

Total Balance Due	\$375.84
Due Date	6/6/2025

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

Service Address: **35039 BIG HAWK DR. - RM-A**

Bill Number: 22394927

Billing Date: 5/20/2025

Billing Period: 12/13/2024 to 5/6/2025

Account #	Customer #
1254960	01547952
Please use the 15-digit number below when making a payment through your bank	
125496001547952	

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	241579042	12/13/2024	0	5/6/2025	0	144	0

Usage History

Reclaimed

March 2025

0

Transactions

Current Transactions

Adjustments

Deposit Owing

481.00

Turn On Next Day Activation Fee

63.00

Total Current Transactions

544.00

TOTAL BALANCE DUE

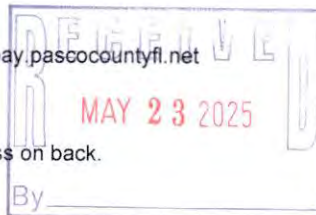
\$544.00



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Account # 1254960

Customer # 01547952

Balance Forward 0.00

Current Transactions 544.00

Total Balance Due \$544.00

Due Date 6/6/2025

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

Service Address: **TWO RIVERS & BIG HAWK**

Bill Number: 22394265

Billing Date: 5/20/2025

Billing Period: 5/2/2025 to 5/6/2025

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

Account #	Customer #
1230070	01547952
Please use the 15-digit number below when making a payment through your bank	
123007001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579116	5/2/2025	1314	5/6/2025	1503	4	189

Usage History
Water
May 2025 189

Transactions		
Payment		-544.00 CR
Balance Forward		-544.00 CR
Current Transactions		
Reclaimed		
Reclaimed	189 Thousand Gals X \$0.81	153.09
Adjustments		
Deposit Owing		481.00
Turn On Next Day Activation Fee		63.00
Total Current Transactions		697.09
TOTAL BALANCE DUE		\$153.09



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Account # 1230070
Customer # 01547952
Balance Forward -544.00 CR
Current Transactions 697.09

Total Balance Due	\$153.09
Due Date	6/6/2025

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

Service Address: **34501 COLSTON AVENUE**

Bill Number: 22394931

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Account #	Customer #
1255005	01547952
Please use the 15-digit number below when making a payment through your bank	
125500501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579040	4/7/2025	284	5/6/2025	329	29	45

Usage History		
Water		
May 2025	45	
April 2025	57	
March 2025	104	
February 2025	110	
January 2025	13	

Transactions		
Previous Bill		46.17
Payment 05/08/25		-46.17 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	45 Thousand Gals X \$0.81	36.45
Total Current Transactions		36.45
TOTAL BALANCE DUE		\$36.45

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Account # 1255005
Customer # 01547952
Balance Forward 0.00
Current Transactions 36.45

Total Balance Due	\$36.45
Due Date	6/6/2025

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

Service Address: **EMBERVIEW DR & TRAILHEAD LANE RECLAIM METER 1.5**

Bill Number: 22395613

Billing Date: 5/20/2025

Billing Period: 5/5/2025 to 5/6/2025

Account #	Customer #
1283800	01547952
Please use the 15-digit number below when making a payment through your bank	
128380001547952	

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	240607012	5/5/2025	1013	5/6/2025	1021	1	8

Usage History

May 2025 Reclaimed 8

Transactions

Current Transactions

Reclaimed 8 Thousand Gals X \$0.81 6.48
Adjustments
Deposit Owing 300.00
Turn On Next Day Activation Fee 63.00
Total Current Transactions 369.48

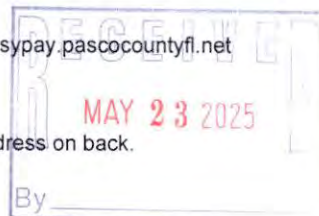
TOTAL BALANCE DUE \$369.48



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Account # 1283800
Customer # 01547952
Balance Forward 0.00
Current Transactions 369.48

Total Balance Due \$369.48
Due Date 6/6/2025

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
Service Address: **1828 TRAILHEAD LANE RECLAIM METER1 INCH**
Bill Number: 22395612
Billing Date: 5/20/2025
Billing Period: 5/2/2025 to 5/6/2025

Account #	Customer #
1283795	01547952
Please use the 15-digit number below when making a payment through your bank	
128379501547952	

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	240606771	5/2/2025	274	5/6/2025	277	4	3

Usage History
Reclaimed

May 2025

3

Transactions

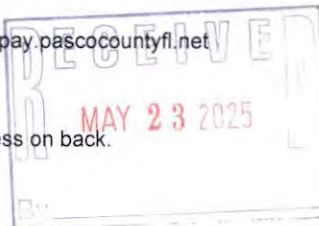
Payment	-213.00 CR
Balance Forward	-213.00 CR
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$0.81 2.43
Adjustments	
Deposit Owing	150.00
Turn On Next Day Activation Fee	63.00
Total Current Transactions	215.43
TOTAL BALANCE DUE	\$2.43



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Account #	1283795
Customer #	01547952
Balance Forward	-213.00 CR
Current Transactions	215.43

Total Balance Due	\$2.43
Due Date	6/6/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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Agenda Page 128

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1 1 1
14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2221 TWO RIVERS BOULEVARD**

Bill Number: 22394929

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

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

Account #	Customer #
1254985	01547952
Please use the 15-digit number below when making a payment through your bank	
125498501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579050	4/7/2025	1654	5/6/2025	2029	29	375

Usage History
Water

May 2025	375
April 2025	443
March 2025	349
February 2025	426
January 2025	425

Transactions

Previous Bill	358.83
Payment 05/08/25	-358.83 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	375 Thousand Gals X \$0.81 303.75
Total Current Transactions	303.75
TOTAL BALANCE DUE	\$303.75

Annual Water Quality Report: The 2024 Consumer Confidence
Report is available online at bit.ly/PascoRegional2024. To request a
paper copy, please call (813) 929-2733.



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

Account # 1254985
Customer # 01547952
Balance Forward 0.00
Current Transactions 303.75

Total Balance Due	\$303.75
Due Date	6/6/2025

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.

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2124 WISE RIVER LANE**

Bill Number: 22394932

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

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

Account #	Customer #
1255000	01547952
Please use the 15-digit number below when making a payment through your bank	
125500001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579044	4/7/2025	40	5/6/2025	61	29	21

Usage History
Water

May 2025	21
April 2025	30
March 2025	10
February 2025	0
January 2025	0

Transactions

Previous Bill	24.30
Payment 05/08/25	-24.30 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	21 Thousand Gals X \$0.81 17.01
Total Current Transactions	17.01
TOTAL BALANCE DUE	\$17.01

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

Account # 1255000
Customer # 01547952
Balance Forward 0.00
Current Transactions 17.01

Total Balance Due	\$17.01
Due Date	6/6/2025

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

Service Address: **34492 COLSTON AVENUE**

Bill Number: 22394930

Billing Date: 5/20/2025

Billing Period: 4/7/2025 to 5/6/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
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Account #	Customer #
1254995	01547952
Please use the 15-digit number below when making a payment through your bank	
125499501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579036	4/7/2025	857	5/6/2025	932	29	75

Usage History

Water		
May 2025	75	
April 2025	157	
March 2025	453	
February 2025	246	
January 2025	1	

Transactions

Previous Bill	127.17
Payment 05/08/25	-127.17 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	75 Thousand Gals X \$0.81 60.75
Total Current Transactions	60.75
TOTAL BALANCE DUE	\$60.75

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

Account # 1254995
Customer # 01547952
Balance Forward 0.00
Current Transactions 60.75

Total Balance Due	\$60.75
Due Date	6/6/2025

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

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

Bill Number: 22396028

Billing Date: 5/20/2025

Billing Period: 5/2/2025 to 5/6/2025

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

Account #	Customer #
1293945	01547952
Please use the 15-digit number below when making a payment through your bank	
129394501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161118	5/2/2025	356	5/6/2025	360	4	4

Usage History
Water
May 2025 4

Transactions		
Current Transactions		
Reclaimed		
Reclaimed	4 Thousand Gals X \$0.81	3.24
Adjustments		
Deposit Owing		150.00
Turn On Next Day Activation Fee		63.00
Total Current Transactions		216.24
TOTAL BALANCE DUE		\$216.24



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

Account # 1293945
Customer # 01547952
Balance Forward 0.00
Current Transactions 216.24

Total Balance Due	\$216.24
Due Date	6/6/2025

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

Statement Date: April 25, 2025
Agenda Page 132

Amount Due: \$45,175.42

Due Date: May 16, 2025

Account #: 221009418668

Past Due – Pay Immediately

Account Summary

Previous Amount Due	\$22,550.13
Payment(s) Received Since Last Statement	\$0.00

Past Due – Pay Immediately **\$22,550.13**

Current Month's Charges – Pay by May 16, 2025 **\$22,625.29**

Amount Due **\$45,175.42**

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



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009418668

Due Date: May 16, 2025

Amount Due: \$45,175.42

Payment Amount: \$ _____

608174593908

Past Due – \$22,550.13

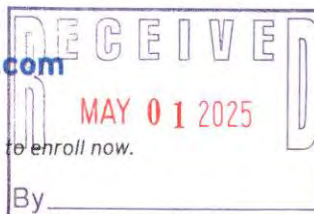
Current – \$22,625.29



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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.

6081745939082210094186680000045175429



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

Account #: 221009418668
Statement Date: April 25, 2025
Charges Due: May 16, 2025

Service Period: Mar 21, 2025 - Apr 21, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 32 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		\$55.26
Total Other Fees and Charges		\$55.26

Billing information continues on next page →

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

Agenda Page 134
 Account #: 221009418668
 Statement Date: April 25, 2025
 Charges Due: May 16, 2025

Service Period: Mar 21, 2025 - Apr 21, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 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	\$25.16
Total Other Fees and Charges	\$25.16

Billing information continues on next page →

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

Account #: 221009418668
Statement Date: April 25, 2025
Charges Due: May 16, 2025

Service Period: Mar 21, 2025 - Apr 21, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 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	\$45.43
Total Other Fees and Charges	\$45.43

Billing information continues on next page →



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

Account #: 221009418668
Statement Date: April 25, 2025
Charges Due: May 16, 2025

Service Period: Mar 21, 2025 - Apr 21, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 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	\$52.26
Total Other Fees and Charges	\$52.26

Billing information continues on next page →

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

Agenda Page 137

Account #: 221009418668
Statement Date: April 25, 2025
Charges Due: May 16, 2025

Service Period: Mar 21, 2025 - Apr 21, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 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	\$24.02
Total Other Fees and Charges	\$24.02

Billing information continues on next page →



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

Agenda Page 138

Account #: 221009418668
Statement Date: April 25, 2025
Charges Due: May 16, 2025

Service Period: Mar 21, 2025 - Apr 21, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 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	\$33.20
Total Other Fees and Charges	\$33.20

Billing information continues on next page →





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

Account #: 221009418668
Statement Date: April 25, 2025
Charges Due: May 16, 2025

Service Period: Mar 21, 2025 - Apr 21, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 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	\$24.50
Total Other Fees and Charges	\$24.50

Billing information continues on next page →



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

Account #: 221009418668
Statement Date: April 25, 2025
Charges Due: May 16, 2025

Service Period: Mar 21, 2025 - Apr 21, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 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	\$19.78
Total Other Fees and Charges	\$19.78

Billing information continues on next page →





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

Account #: 221009418668
Statement Date: April 25, 2025
Charges Due: May 16, 2025

Service Period: Mar 21, 2025 - Apr 21, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 32 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

\$58.64

Total Other Fees and Charges

\$58.64

Total Current Month's Charges

\$22,625.29



EISENHOWER PROPERTY GROUP LLC
2137 WISE RIVER LN, ENTRY
ZEPHYRHILLS, FL 33541

Statement Date: April 21, 2025
Agenda Page 142

Amount Due: \$290.79

Due Date: May 12, 2025

Account #: 221009517261

Account Summary

Current Service Period: April 11, 2025 - April 14, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

Current Month's Charges	\$290.79
-------------------------	----------

Amount Due by May 12, 2025 \$290.79

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



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Account #: 221009517261

Due Date: May 12, 2025

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Amount Due: \$290.79

Payment Amount: \$ _____

689655714141

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EISENHOWER PROPERTY GROUP LLC
111 S ARMENIA AVE, STE 201
TAMPA, FL 33609-3337

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.

6896557141412210095172610000000290797



Service For:
2137 WISE RIVER LN
ENTRY, ZEPHYRHILLS, FL 33541

Agenda Page 143

Account #: 221009517261
Statement Date: April 21, 2025
Charges Due: May 12, 2025

Meter Read

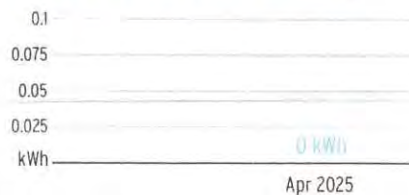
Service Period: Apr 11, 2025 - Apr 14, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000937577	04/14/2025	0	0	0 kWh	1	4 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.



Electric Charges

Daily Basic Service Charge 4 days @ \$0.63000 \$2.52
Florida Gross Receipt Tax \$0.06

Electric Service Cost \$2.58

State Tax \$0.21

Total Electric Cost, Local Fees and Taxes \$2.79



Other Fees and Charges

Electric Security Deposit \$120.00

Elec Connection Chrg Initial \$168.00

Total Other Fees and Charges \$288.00

Total Current Month's Charges

\$290.79

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Ways To Pay Your Bill



Bank Draft

Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:

Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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EISENHOWER PROPERTY GROUP LLC
2137 WISE RIVER LN, ENTRY
ZEPHYRHILLS, FL 33541

Statement Date: May 08, 2025
Agenda Page 144

Amount Due: \$198.67

Due Date: May 29, 2025
Account #: 221009517261

FINAL INVOICE

TWO RIVERS WEST

Account Summary

Current Service Period: April 15, 2025 - May 07, 2025

Previous Amount Due	\$290.79
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$120.00
Previous Statement Balance*	\$170.79
Current Month's Charges - Due by May 29, 2025	\$27.88

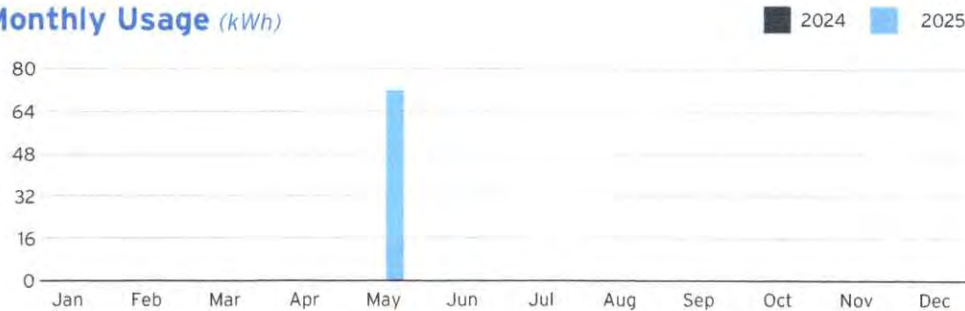
Total Amount Due **\$198.67**

*Amount not paid by due date may be assessed a late payment charge. Please refer to previous statement for previous statement balance due dates.



Scan here to view
your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



**DOWNED IS
DANGEROUS!**

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety



TWO RIVERS WEST

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009517261

Due Date: May 29, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$198.67

Payment Amount: \$ _____

698296634718

00004932 FTECO105082523584710 00000 02 01000000 11836 002

EISENHOWER PROPERTY GROUP LLC
111 S ARMENIA AVE, STE 201
TAMPA, FL 33609-3337

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.

6982966347182210095172610000000198671



Service For:
2137 WISE RIVER LN
ENTRY, ZEPHYRHILLS, FL 33541

Agenda Page 145
Account #: 221009517261
Statement Date: May 08, 2025
Charges Due: May 29, 2025

Meter Read

Service Period: Apr 15, 2025 - May 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000937577	05/07/2025	72	0	72 kWh	1	23 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	23 days @ \$0.63000	\$14.49
Energy Charge	72 kWh @ \$0.08641/kWh	\$6.22
Fuel Charge	72 kWh @ \$0.03083/kWh	\$2.22
Storm Protection Charge	72 kWh @ \$0.00577/kWh	\$0.42
Clean Energy Transition Mechanism	72 kWh @ \$0.00418/kWh	\$0.30
Storm Surcharge	72 kWh @ \$0.02121/kWh	\$1.53
Florida Gross Receipt Tax		\$0.65
Electric Service Cost		\$25.83
State Tax		\$2.05
Total Electric Cost, Local Fees and Taxes		\$27.88

Avg kWh Used Per Day



Important Messages

Final Invoice. Thank you for being a valued customer. This is your final bill. A refund check will be mailed to you if funds remain after your account has been settled and any deposits or credits have been applied.

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Total Current Month's Charges

\$27.88

Miscellaneous Credits	
Reversals	-\$120.00
Total Current Month's Credits	-\$120.00

For more information about your bill and understanding your charges, please visit TampaElectric.com

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- Phone**
Toll Free: **866-689-6469**

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7-1-1
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813-275-3909

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TWO RIVERS WEST CDD
C/O INFRAMARK
2137 WISE RIVER LN, ENTRY
ZEPHYRHILLS, FL 33541

Statement Date: May 20, 2025

Agenda Page 147

Amount Due: \$144.99

Due Date: June 10, 2025

Account #: 221009418650

Account Summary

Current Service Period: May 08, 2025 - May 14, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

Current Month's Charges	\$144.99
-------------------------	----------

Amount Due by June 10, 2025	\$144.99
-----------------------------	----------

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



Scan here to view
your account online.



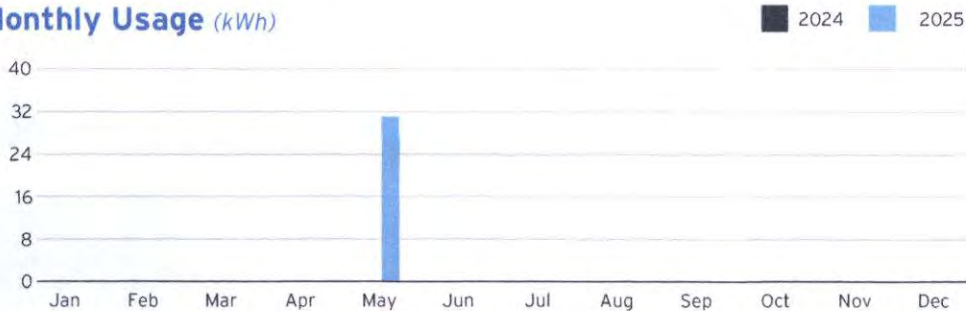
**DOWNED IS
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a safe distance away and call 911.

For more safety tips, visit

TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009418650

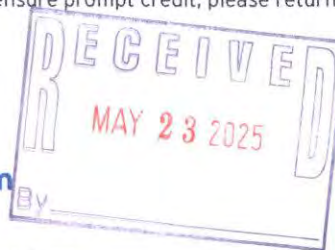
Due Date: June 10, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due: \$144.99

Payment Amount: \$ _____

682248395624

00005076 FTECO105202522290010 00000 02 00000000 11788 002

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.

6822483956242210094186500000000144990



Service For:
2137 WISE RIVER LN
ENTRY, ZEPHYRHILLS, FL 33541

Agenda Page 148
Account #: 221009418650
Statement Date: May 20, 2025
Charges Due: June 10, 2025

Meter Read

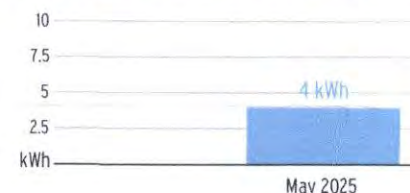
Service Period: May 08, 2025 - May 14, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000937577	05/14/2025	103	72	31 kWh	1	7 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

	Electric Charges		
	Daily Basic Service Charge	7 days @ \$0.63000	\$4.41
	Energy Charge	31 kWh @ \$0.08641/kWh	\$2.68
	Fuel Charge	31 kWh @ \$0.03083/kWh	\$0.96
	Storm Protection Charge	31 kWh @ \$0.00577/kWh	\$0.18
	Clean Energy Transition Mechanism	31 kWh @ \$0.00418/kWh	\$0.13
	Storm Surcharge	31 kWh @ \$0.02121/kWh	\$0.66
	Florida Gross Receipt Tax		\$0.23
	Electric Service Cost		\$9.25
	State Tax		\$0.74
	Total Electric Cost, Local Fees and Taxes		\$9.99

	Other Fees and Charges		
	Electric Security Deposit		\$120.00
	Elec Connection Chrg Subsq		\$15.00
	Total Other Fees and Charges		\$135.00

Total Current Month's Charges **\$144.99**

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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.



Credit or Debit Card

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Toll Free:
866-689-6469

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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FINAL NOTICE

221009418668

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

Agenda Page 149
TOTAL AMOUNT DUE \$22,550.13

STATEMENT DATE
APR 21, 2025

Thank you for being a valued Tampa Electric customer. As of this statement date and upon review of the referenced account, we identified the payment of **\$22,550.13** has not been received. We appreciate your prompt attention to this matter. If you have already paid this balance, thank you and please disregard this message.

If not, please pay **\$22,550.13** by APR 30, 2025, to prevent disconnection of service and avoid reconnection fees being billed to your account.

- A \$18.00 reconnect fee applies to service disconnected at the meter.
- A \$175.00 reconnect fee applies to service disconnected at a point other than the meter.

To make a payment or for payment options, please go to **TECOaccount.com**.

Please note: the due date on any new bill does not extend the due date or amount on this notice. In addition, payments received may be applied to other past-due items, including deposits.



*thru
5-14-2025*

Agenda Page 150

PRESORTED
FIRST-CLASS MAIL
U.S. POSTAGE PAID
PAID
TAMPA, FL
PERMIT NO. 1548

P.O. BOX 31318
TAMPA, FL 33631-3318

002548

IMPORTANT NOTICE

TWO RIVERS WEST CDD
C/O INFRAMARK
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

ZMP1 33607



Name

Address

City/State/Zip



Postage
Required.
Post Office
will not deliver
without proper
postage.

002548

TAMPA ELECTRIC
P.O. BOX 111
TAMPA, FL 33601-0111

PC 46

CK # 1222
dated 4/15

010002498293022100941866800000000000004



Please return only if your mailing address or phone number has changed.

Name _____

Address _____

City/State _____

Zip _____

Phone _____

Important safety message:

If you experience an electrical outage or you are disconnected for any reason, please turn off all electric appliances. Remove any flammable materials from stove-top heating elements and other appliances that may activate or produce heat once electric service is reconnected. For added safety, turn off your main breaker. If you have questions, please visit www.tegoaccount.com or contact Customer Care weekdays from 7:30 a.m. to 6:00 p.m. If you smell natural gas or suspect a leak, leave the area immediately and call Customer Care at 888-223-0800

00002548 FTECO204222501593200 00000 03-00000000 2548 002

TO OPEN, FOLD, AND
TEAR AT THIS PERFORATION



EISENHOWER PROPERTY GROUP LLC
2113 N DRUMMOND POINT
ZEPHYRHILLS, FL 33541

Statement Date: May 14, 2025
Agenda Page 153

Amount Due: \$298.78

Due Date: June 04, 2025

Account #: 221009521255

TWO RIVERS WEST

Account Summary

Current Service Period: April 24, 2025 - May 08, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

Current Month's Charges	\$298.78
-------------------------	----------

Amount Due by June 04, 2025	\$298.78
-----------------------------	----------

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



Scan here to view
your account online.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



DOWNED IS DANGEROUS!

If you see a downed power line, move
a safe distance away and call 911.

For more safety tips, visit
TampaElectric.com/PowerLineSafety



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009521255

Due Date: June 04, 2025



Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$298.78

Payment Amount: \$ _____

697062075812

00004183 FTECO105152501281310 00000 02 010000000 11052 004

EISENHOWER PROPERTY GROUP LLC
111 S ARMENIA AVE, STE 201
TAMPA, FL 33609-3337

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.

6970620758122210095212550000000298786



Service For:
2113 N DRUMMOND POINT
ZEPHYRHILLS, FL 33541

Agenda Page 154
Account #: 221009521255
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Meter Read

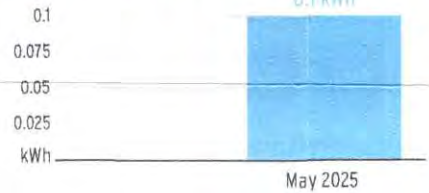
Service Period: Apr 24, 2025 - May 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933946	05/08/2025	2	0		2 kWh	1	15 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

Be Prepared This Storm Season
Visit FloridaDisaster.org or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

Electric Charges		
Daily Basic Service Charge	15 days @ \$0.63000	\$9.45
Energy Charge	2 kWh @ \$0.08641/kWh	\$0.17
Fuel Charge	2 kWh @ \$0.03083/kWh	\$0.06
Storm Protection Charge	2 kWh @ \$0.00577/kWh	\$0.01
Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
Florida Gross Receipt Tax		\$0.25
Electric Service Cost		\$9.99
State Tax		\$0.79
Total Electric Cost, Local Fees and Taxes		\$10.78

Other Fees and Charges	
Electric Security Deposit	\$120.00
Elec Connection Chrg Initial	\$168.00
Total Other Fees and Charges	\$288.00

Total Current Month's Charges **\$298.78**

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Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.	Phone Toll Free: 866-689-6469	

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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EISENHOWER PROPERTY GROUP LLC
35037 N BIG HAWK DR
ZEPHYRHILLS, FL 33541

Statement Date: May 14, 2025
Agenda Page 155

Amount Due: \$321.50

Due Date: June 04, 2025

Account #: 211034457310

TWO RIVERS WEST

Account Summary

Current Service Period: April 11, 2025 - May 08, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

Current Month's Charges	\$321.50
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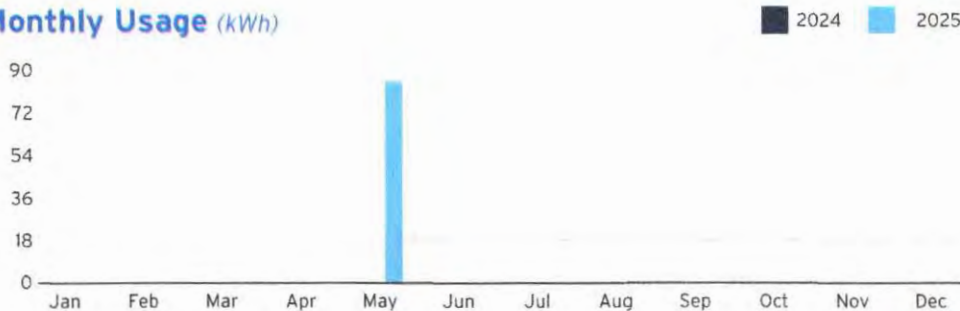
Amount Due by June 04, 2025	\$321.50
-----------------------------	----------

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Monthly Usage (kWh)



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Account #: 211034457310

Due Date: June 04, 2025



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Amount Due: \$321.50

Payment Amount: \$ _____

645211529485

EISENHOWER PROPERTY GROUP LLC
111 S ARMENIA AVE, STE 201
TAMPA, FL 33609-3337

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.

6452115294852110344573100000000321509



Service For:
35037 N BIG HAWK DR
ZEPHYRHILLS, FL 33541

Account #: 211034457310
Statement Date: May 14, 2025
Charges Due: June 04, 2025

Meter Read

Service Period: Apr 11, 2025 - May 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000939675	05/08/2025	85	0		85 kWh	1	28 Days

Charge Details



Electric Charges

Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	85 kWh @ \$0.08641/kWh	\$7.34
Fuel Charge	85 kWh @ \$0.03083/kWh	\$2.62
Storm Protection Charge	85 kWh @ \$0.00577/kWh	\$0.49
Clean Energy Transition Mechanism	85 kWh @ \$0.00418/kWh	\$0.36
Storm Surcharge	85 kWh @ \$0.02121/kWh	\$1.80
Florida Gross Receipt Tax		\$0.78

Electric Service Cost

\$31.03

State Tax

\$2.47

Total Electric Cost, Local Fees and Taxes

\$33.50



Other Fees and Charges

Electric Security Deposit	\$120.00
Elec Connection Chrg Initial	\$168.00

Total Other Fees and Charges

\$288.00

Total Current Month's Charges

\$321.50

Avg kWh Used Per Day



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Toll Free:
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P.O. Box 111
Tampa, FL 33601-0111

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813-223-0800 (Hillsborough)
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TWO RIVERS WEST CDDMEETING DATE: May 20, 2025

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

DMS Staff Signature Jayna Cooper

TWO RIVERS WEST CDDMEETING DATE: May 20, 2025

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

DMS Staff Signature Jayna Cooper

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Two Rivers West Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

*Invoice No. 27563
Date 05/01/2025*

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>4,000.00</u>
Current Amount Due	\$ <u><u>4,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
4,000.00	0.00	0.00	0.00	0.00	4,000.00

Payment due upon receipt.

TWO RIVERS WEST CDDMEETING DATE: May 20, 2025

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

DMS Staff Signature Jayna Cooper

TWO RIVERS WEST CDDMEETING DATE: May 20, 2025

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

DMS Staff Signature Jayna Cooper

TWO RIVERS WEST CDDMEETING DATE: May 20, 2025

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

DMS Staff Signature Jayna Cooper



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE
Agenda Page 163

vertising Run Dates	Advertiser Name	
5/7/25-5/28/25	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
5/7/2025	Deirdre Bonett	TB320442
Total Amount Due		Invoice Number
\$782.00		36182-050725

Invoice 1 of 4

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
5/7/25	5/28/25	36182	Tampa Bay Times , tampabay.com	B Section	Boundaries Hearing	1	2.00x15.00 IN	\$0.00
5/7/25	5/28/25	36182	Tampa Bay Times , tampabay.com	B Section	Boundaries Hearing	1	2.00x15.00 IN	\$780.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
5/7/25-5/28/25	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
5/7/2025	Deirdre Bonett	TB320442
Total Amount Due		Invoice Number
\$782.00		36182-050725

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

TWO RIVERS WEST CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Boundaries Hearing was published in said newspaper by print in the issues of 05/07/25, 05/14/25, 05/21/25, 05/28/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant

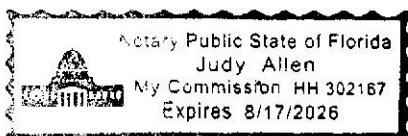
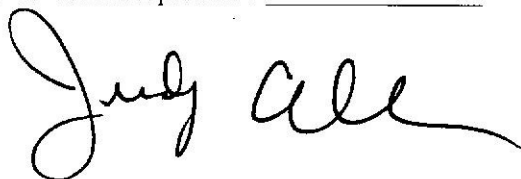


Sworn to and subscribed before me this 05/28/2025

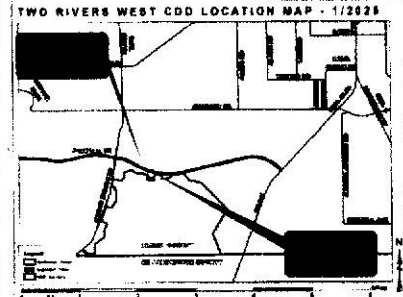
Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced



**NOTICE OF PUBLIC HEARING
FOR THE CONSIDERATION OF
THE PETITION AND ORDINANCE
TO AMEND THE BOUNDARIES
OF THE TWO RIVERS WEST
COMMUNITY DEVELOPMENT
DISTRICT PURSUANT TO
CHAPTER 190,
FLORIDA STATUTES**



In compliance with the provisions of Chapter 190, Florida Statutes, the Pasco County Board of County Commissioners will hold a public hearing beginning at 1:30 p.m., Tuesday, June 3, 2025, at the Historic Pasco County Courthouse Boardroom, 2nd Floor, 37918 Meridian Avenue, Dade City FL 33525, to consider a petition and the adoption of an ordinance to amend the boundaries of the Two Rivers North Community Development District.

The boundaries of the land to be serviced by the amended boundaries of the Two Rivers West Community Development District are outlined above. The petitioner has proposed to amend the boundaries of the Two Rivers West Community Development District to plan, finance, acquire, construct, operate, and maintain all infrastructure and community facilities that may be authorized by such districts under Florida law, including, but not limited to, water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), Florida Statutes.

Information concerning this matter will be on file and available for examination by appointment only in the office of the Pasco County Planning and Development Department, 8731 Citizens Drive, Suite 360, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, call 727-847-8140 ext.1953. All interested parties may participate in the public hearing and be heard. To learn how to participate in this hearing virtually, which requires advance registration, please visit <https://www.pascocountyfl.net/4179/Public-Comment-Options>.

Any person desiring to appeal against any decision made by the Pasco County Board of County Commissioners concerning any matter considered at any hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based. For meetings, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's Office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414, or (352) 521-4345.

If you are a person with a disability who needs any accommodation to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Don't hesitate to get in touch with the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (M) at least 7 days before the public hearing or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

CONSULT PASCO COUNTY'S WEBSITE AT WWW.PASCOCOUNTYFL.NET FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING.

Down to Earth

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



Invoice #143092

May 2025

Customer

Two Rivers West
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Project/Job

water truck 5/1

Invoice Date

5/21/2025

Date Due

6/5/2025

Terms

Net 15

Customer PO #

Estimate # 117579

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#117579 - water truck 5/1

\$3,065.00

- Water truck ordered to water all of Two Rivers blvd and Colston (Juniper area). This is for 2 trucks

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.

LCE025: Tree/Plant Installation

\$65.00

Site Prep, Removal, & Disposal (E) (Labor)

\$65.00

LCE021: Service Description

\$3,000.00

Subcontractor - Irrigation (Sub)

Each

1.00

\$3000.00

\$3000.00

Billing Questions

ar@down2earthinc.com
(321) 263-2700

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](https://dtelandscape.com/propertyserviceportal.com)

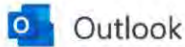
Subtotal \$3,065.00

Sales Tax \$0.00

Total \$3,065.00

Credits/Payments (\$0.00)

Balance Due \$3,065.00



Re: Two Rivers Approvals

From Cooper, Jayna <jayna.cooper@inframark.com>

Date Thu 1/9/2025 7:27 PM

To Dave Towsley <dave.towsley@down2earthinc.com>

Cc Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

Attention!**Notice: External Email**

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Hi Dave,

Please use this email as authorization to perform work up to \$6,000 without preapproval at Two Rivers North & Two Rivers West.

Thank you,

Jayna Cooper | CDM | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

From: Dave Towsley <dave.towsley@down2earthinc.com>

Sent: Wednesday, January 8, 2025 9:19 AM

To: Cooper, Jayna <jayna.cooper@inframark.com>

Cc: Christopher Labenz <chris.labenz@down2earthinc.com>; Bryce Haake <Bryce.Haake@down2earthinc.com>

Subject: Two Rivers Approvals

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Good morning, Jayna, it was nice talking with you yesterday. I am super excited to be working with you and the whole team out at Two Rivers. I can tell from everyone that I have spoken with that this community is going to be amazing.

As I get brought up to speed, I will be handling the daily workload out on property. Speaking with Chris and also with yourself I understand there is a monthly pre-approved landscaping budget of \$6k. This covers any dead plant material and irrigation work. If I can get from you a simple email stating this, I will attach it to your account, so we won't have any delays in getting work done. I will still notify you of any work that is getting done so everyone is aware. If you could please add me to any email groups or other contacts that I need to manage this property I would greatly appreciate that. I look forward to meeting up with you later this morning.

Dave Towsley
Account Manager
Sarasota/Ruskin/Tampa
813-215-9978

Dave.Towsley@down2earthinc.com

7840 Fruitville Rd.

Sarasota, FL 34240

www.dtelandscape.com



Jayman Enterprises, LLC

1020 HILL FLOWER DR
Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
5/13/2025	3981

Bill To
Two Rivers West CDD 2654 Cypress Ridge Blvd. Suite 101 Wesley Chapel, Fl. 33544

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
2	Purchase and Install community board on the side of stand alone Mail kiosks within the development. Current Mail kiosks ready for Installation Shortgrass Ryals Price includes all labor and materials	400.00	800.00
3	Purchase and Install community board using 2 aluminum black posts and securing into the ground near/next to the Mail kiosks within the development. Current Mail kiosks ready for Installation Deyle Fairwood Tamarack Price includes all labor and materials	550.00	1,650.00
All work is complete!		Total	\$2,450.00

Two Rivers West

DISTRICT CHECK REQUEST

Today's Date 5/13/2025
 Check Amount \$11,566.90
 Payable To Two Rivers West CDD
 Check Description FY 25 Off-Roll Debt Service Assessments *Series 2022*
 Code: 200.103200.1000

Check Amount \$0.00
 Payable To Two Rivers West CDD
 Check Description FY 25 Off-Roll Debt Service Assessments *Series 2023*
 Code: 200.103200.1000

Check Amount \$0.00
 Payable To Two Rivers West CDD
 Check Description FY 25 Off-Roll Debt Service Assessments *Series 2024*
 Code: 200.103200.1000

(Please attach all supporting documentation: invoices, receipts, etc.)

Authorization
 Eric

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Agenda Page 170

Date: 5/13/2025
 To: Teresa
 From: Eric
 RE: Off-Roll: Deposit to O&M Account_FY 2025

I. Please deposit to O&M account

	<u>Check</u>	<u>Date</u>		<u>Amount</u>
HBWB	047198	5/7/2025	\$	284.28
HBWB	047198	5/7/2025	\$	284.28
HBWB	047198	5/7/2025	\$	264.78
HBWB	047198	5/7/2025	\$	264.78
HBWB	047198	5/7/2025	\$	264.78
Homeowner	047074	5/2/2025	\$	92.63
Homeowner	047157	5/7/2025	\$	92.63
Homeowner	5225008192	4/10/2025	\$	176.67

Total Deposit from Closings:	\$	1,724.83
-------------------------------------	-----------	-----------------

Chk Date	Unit	Lot #	Address	FY 25 O&M Assessment	Total
5/7/2025	SF 70'	11/11	1916 Arching Branch, Zephyrhills	\$268.89	\$ 284.28
5/7/2025	SF 70'	6/12	1965 Arching Branch, Zephyrhills	\$268.89	\$ 284.28
5/7/2025	SF 65'	4/13	35546 Big Hawk Drive, Zephyrhills	\$189.88	\$ 264.78
5/7/2025	SF 65'	5/15	35101 Big Hawk Drive, Zephyrhills	\$189.88	\$ 264.78
5/7/2025	SF 60'	4/16	35471 Big Hawk Drive, Zephyrhills	\$189.88	\$ 264.78
5/2/2025	SF 50'	38/35	2040 Stillview Pass, Zephyrhills	\$189.88	\$ 92.63
5/7/2025	SF 50'	39/35	2052 Stillview Pass, Zephyrhills	\$189.88	\$ 92.63
4/10/2025	SF 60'	7/1	2541 Wise River Lane, Zephyrhills	\$189.88	\$ 176.67
				Total	\$ 1,724.83

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[illegible]

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

Prepared by:



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 May 31, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022				SERIES 2022				SERIES 2023				SERIES 2024		GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		SERIES 2022 DEBT SERVICE FUND	(PROJECT) DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	(PROJECT) CAPITAL PROJECTS FUND	(PROJECT) CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND									
ASSETS																		
Cash - Operating Account	\$ 153,351	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	153,351
Cash In Bank	294,237	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	294,237
Cash in Transit	-	73,959	-	2,074	4,224	-	-	-	-	-	-	-	-	-	-	-	-	80,257
Due From Developer	34,289	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,289
Due From Other Funds	-	18,431	668,568	551,268	-	-	-	-	1,169	-	-	-	-	-	-	-	-	1,239,436
Investments:																		
Acq. & Const. (Offsite Project)	-	-	-	-	-	-	2,036	-	-	-	-	-	-	-	-	-	-	2,036
Acquisition & Construction Account	-	-	-	-	-	-	1,740	1,169	2,639,694	-	-	-	-	-	-	-	-	2,642,603
Interest Account	-	-	-	-	-	-	663,192	-	-	-	-	-	-	-	-	-	-	663,192
Reserve Fund	-	-	719,844	415,488	1,282,791	-	-	-	-	-	-	-	-	-	-	-	-	2,418,123
Revenue Fund	-	-	324,672	212,879	167,123	-	-	-	-	-	-	-	-	-	-	-	-	704,674
Deposits - Electric	360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	360
Deposits - Water	8,398	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,398
Utility Deposits	5,738	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,738
Fixed Assets																		
Construction Work In Process	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,218,733	-	-	40,218,733
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	17,187,822	17,187,822
TOTAL ASSETS	\$ 496,373	\$ 92,390	\$ 1,713,084	\$ 1,181,709	\$ 1,454,138	\$ -	\$ 666,968	\$ 1,169	\$ 2,640,863	\$ 40,218,733	\$ 30,800,000	\$ 79,265,427						
LIABILITIES																		
Accounts Payable	\$ 234,189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	234,189
Accrued Expenses	-	-	-	-	-	-	-	-	3	-	-	-	-	-	-	-	-	3
Accounts Payable - Other	5,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,200
Bonds Payable - Series 2022	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,225,000	-	19,225,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,270,000	-	11,270,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,035,000	-	18,035,000
Due To Other Funds	99,707	-	-	-	4,742	-	719,844	415,143	-	-	-	-	-	-	-	-	-	1,239,436
Loans Payable - Valley LOC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	300,000	-	300,000
TOTAL LIABILITIES	339,096	-	-	-	4,742	-	719,844	415,143	3	-	48,830,000	50,308,828						

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 (PROJECT)		SERIES 2023	SERIES 2024	SERIES 2022 CAPITAL PROJECTS	SERIES 2022 (PROJECT) CAPITAL PROJECTS	SERIES 2023 (PROJECT) CAPITAL PROJECTS	SERIES 2024 CAPITAL PROJECTS	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND									
FUND BALANCES												
Restricted for:												
Debt Service	-	92,390	1,713,084	1,181,709	1,449,396	-	-	-	-	-	-	4,436,579
Capital Projects	-	-	-	-	-	-	-	-	2,640,860	-	-	2,640,860
Unassigned:	157,277	-	-	-	-	-	(52,876)	(413,974)	-	40,218,733	(18,030,000)	21,879,160
TOTAL FUND BALANCES	157,277	92,390	1,713,084	1,181,709	1,449,396	-	(52,876)	(413,974)	2,640,860	40,218,733	(18,030,000)	28,956,599
TOTAL LIABILITIES & FUND BALANCES	\$ 496,373	\$ 92,390	\$ 1,713,084	\$ 1,181,709	\$ 1,454,138	\$ -	\$ 666,968	\$ 1,169	\$ 2,640,863	\$ 40,218,733	\$ 30,800,000	\$ 79,265,427

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	520,845	400,437	(120,408)	76.88%
Developer Contribution	-	11,286	11,286	0.00%
TOTAL REVENUES	520,845	411,723	(109,122)	79.05%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,600	5,400	55.00%
ProfServ-Dissemination Agent	19,500	6,642	12,858	34.06%
ProfServ-Info Technology	600	(125)	725	-20.83%
ProfServ-Recording Secretary	2,400	(100)	2,500	-4.17%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
District Counsel	9,500	39,318	(29,818)	413.87%
District Engineer	9,500	16,008	(6,508)	168.51%
Administrative Services	4,500	2,167	2,333	48.16%
District Manager	25,000	12,243	12,757	48.97%
Accounting Services	9,000	9,925	(925)	110.28%
Auditing Services	6,000	4,000	2,000	66.67%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	500	16	484	3.20%
Rentals & Leases	600	717	(117)	119.50%
Public Officials Insurance	2,574	2,574	-	100.00%
Legal Advertising	3,500	2,693	807	76.94%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	(83)	1,283	-6.92%
Meeting Expense	1,000	87	913	8.70%
Website Administration	1,200	(249)	1,449	-20.75%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	118,599	108,514	10,085	91.50%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>Electric Utility Services</u>				
Utility - Electric	-	102,271	(102,271)	0.00%
Total Electric Utility Services	-	102,271	(102,271)	0.00%
<u>Utility Services</u>				
Utility - Water	-	13,067	(13,067)	0.00%
Total Utility Services	-	13,067	(13,067)	0.00%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Contracts-Aquatic Control	38,000	39,124	(1,124)	102.96%
Insurance - General Liability	3,146	2,834	312	90.08%
R&M-Other Landscape	25,000	9,729	15,271	38.92%
Landscape Maintenance	300,000	173,799	126,201	57.93%
Total Other Physical Environment	372,246	225,486	146,760	60.57%
<u>Contingency</u>				
Misc-Contingency	30,000	95,772	(65,772)	319.24%
Total Contingency	30,000	95,772	(65,772)	319.24%
TOTAL EXPENDITURES	520,845	545,110	(24,265)	104.66%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(133,387)	(133,387)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Loan Proceeds	-	300,000	300,000	0.00%
TOTAL FINANCING SOURCES (USES)	-	300,000	300,000	0.00%
Net change in fund balance	\$ -	\$ 166,613	\$ 166,613	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(9,336)		
FUND BALANCE, ENDING		\$ 157,277		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,745	\$ 2,745	0.00%
Special Assmnts- CDD Collected	-	86,597	86,597	0.00%
TOTAL REVENUES	-	89,342	89,342	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	89,342	89,342	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		3,048		
FUND BALANCE, ENDING		\$ 92,390		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 48,651	\$ 48,651	0.00%
Special Assmnts- CDD Collected	1,439,013	1,154,074	(284,939)	80.20%
TOTAL REVENUES	1,439,013	1,202,725	(236,288)	83.58%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	270,000	270,000	-	100.00%
Interest Expense	1,169,013	1,176,100	(7,087)	100.61%
Total Debt Service	1,439,013	1,446,100	(7,087)	100.49%
TOTAL EXPENDITURES	1,439,013	1,446,100	(7,087)	100.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(243,375)	(243,375)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,956,459		
FUND BALANCE, ENDING		\$ 1,713,084		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 32,414	\$ 32,414	0.00%
Special Assmnts- CDD Collected	829,481	552,800	(276,681)	66.64%
TOTAL REVENUES	829,481	585,214	(244,267)	70.55%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	160,000	80,000	80,000	50.00%
Interest Expense	669,482	671,531	(2,049)	100.31%
Total Debt Service	829,482	751,531	77,951	90.60%
TOTAL EXPENDITURES	829,482	751,531	77,951	90.60%
Excess (deficiency) of revenues				
Over (under) expenditures	(1)	(166,317)	(166,316)	16631700.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1)	-	1	0.00%
TOTAL FINANCING SOURCES (USES)	(1)	-	1	0.00%
Net change in fund balance	\$ (1)	\$ (166,317)	\$ (166,314)	16631700.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,348,026		
FUND BALANCE, ENDING		\$ 1,181,709		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 42,665	\$ 42,665	0.00%
Special Assmnts- CDD Collected	-	968,184	968,184	0.00%
TOTAL REVENUES	-	1,010,849	1,010,849	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	250,000	(250,000)	0.00%
Interest Expense	-	978,375	(978,375)	0.00%
Total Debt Service	-	1,228,375	(1,228,375)	0.00%
TOTAL EXPENDITURES	-	1,228,375	(1,228,375)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(217,526)	(217,526)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,666,922		
FUND BALANCE, ENDING		\$ 1,449,396		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19,983	\$ 19,983	0.00%
TOTAL REVENUES	-	19,983	19,983	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
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	-	(699,861)	(699,861)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		646,985		
FUND BALANCE, ENDING		\$ (52,876)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,294	\$ 2,294	0.00%
TOTAL REVENUES	-	2,294	2,294	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
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	-	(475,636)	(475,636)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		61,662		
FUND BALANCE, ENDING		\$ (413,974)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 135,399	\$ 135,399	0.00%
TOTAL REVENUES	-	135,399	135,399	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Cost of Issuance	-	(5,000)	5,000	0.00%
Total Administration	-	(5,000)	5,000	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	3,085,536	(3,085,536)	0.00%
Total Construction In Progress	-	3,085,536	(3,085,536)	0.00%
TOTAL EXPENDITURES	-	3,080,536	(3,080,536)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,945,137)	(2,945,137)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,585,997		
FUND BALANCE, ENDING		\$ 2,640,860		

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

Statement No. 05-25

Statement Date

05/31/2025

G/L Account No. 101001 Balance	153,351.06	Statement Balance	170,279.77
		Outstanding Deposits	3,841.15
Positive Adjustments	0.00		
Subtotal	153,351.06	Subtotal	174,120.92
Negative Adjustments	0.00	Outstanding Checks	-20,769.86
Ending G/L Balance	153,351.06	Ending Balance	153,351.06

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/15/2025	Payment	BD00041	Special Assmnts-CDD Collected	Deposit No. BD00041	13,199.10	13,199.10	0.00
05/30/2025		JE000759	Special Assmnts-CDD Collected	Homes by West Bay Deposit for Invoice TRW11	149,132.88	149,132.88	0.00
05/31/2025		JE000765	Special Assmnts-CDD Collected	Special Assmnts- CDD Collected	0.01	0.01	0.00
Total Deposits					162,331.99	162,331.99	0.00
Checks							
							0.00
04/15/2025	Payment	1219	NICHOLAS J. DISTER	Check for Vendor V00010	-400.00	-400.00	0.00
04/15/2025	Payment	1221	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
04/15/2025	Payment	1225	INFRAMARK LLC	Check for Vendor V00015	-99.43	-99.43	0.00
04/15/2025	Payment	1229	Down To Earth	Check for Vendor V00043	-34,135.49	-34,135.49	0.00
04/17/2025	Payment	1233	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
04/17/2025	Payment	1234	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
04/29/2025	Payment	1239	U.S. BANK	Check for Vendor V00032	-4,256.13	-4,256.13	0.00
04/30/2025	Payment	1240	PASCO COUNTY PROPERTY APPRAISER	Check for Vendor V00003	-150.00	-150.00	0.00
04/30/2025	Payment	1241	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,850.99	-1,850.99	0.00
04/30/2025	Payment	1242	TWO RIVERS WEST CDD	Check for Vendor V00009	-5,847.30	-5,847.30	0.00
05/08/2025	Payment	1244	TAMPA ELECTRIC	Check for Vendor V00047	-22,625.29	-22,625.29	0.00
05/08/2025	Payment	1245	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,813.59	-1,813.59	0.00
05/08/2025	Payment	1246	Down To Earth	Check for Vendor V00043	-1,650.00	-1,650.00	0.00
05/08/2025	Payment	1247	GRAU & ASSOCIATES	Check for Vendor V00033	-4,000.00	-4,000.00	0.00
05/08/2025	Payment	1248	STANTEC CONSULTING	Check for Vendor V00020	-1,941.75	-1,941.75	0.00
05/08/2025	Payment	1249	STRALEY ROBIN VERICKER	Check for Vendor V00007	-2,646.40	-2,646.40	0.00

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

Statement No. 05-25

Statement Date

05/31/2025

05/13/2025	Payment	1250	TAMPA ELECTRIC	Check for Vendor V00047	-290.79	-290.79	0.00
05/14/2025	Payment	1251	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,175.81	-1,175.81	0.00
05/14/2025	Payment	1252	TIMES PUBLISHING COM	Check for Vendor V00006	-782.00	-782.00	0.00
05/15/2025	Payment	DD128	PASCO COUNTY UTILITIES	Payment of Invoice 000627	-1,665.00	-1,665.00	0.00
05/21/2025	Payment	1253	TAMPA ELECTRIC	Check for Vendor V00047	-198.67	-198.67	0.00
05/22/2025	Payment	1254	ANGIE GRUNWALD	Check for Vendor V00048	-200.00	-200.00	0.00
05/22/2025	Payment	1255	CARLOS DE LA OSSA	Check for Vendor V00021	-200.00	-200.00	0.00
05/22/2025	Payment	1257	PASCO COUNTY UTILITIES	Check for Vendor V00031	-16.45	-16.45	0.00
05/22/2025	Payment	1259	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
05/09/2025		JE000763	Deposits - Water	Pasco County Utility	-1,529.00	-1,529.00	0.00
05/31/2025		JE000764	Deposits - Water	Pasco county utility deposit	-544.00	-544.00	0.00
Total Checks					-88,818.09	-88,818.09	0.00

Adjustments

Total Adjustments

Outstanding Checks

01/23/2025	Payment	DD114	PASCO COUNTY UTILITIES	Payment of Invoice 000395		-149.78
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
04/16/2025	Payment	DD120	PASCO COUNTY UTILITIES	Payment of Invoice 000533		-546.50
04/16/2025	Payment	DD121	PASCO COUNTY UTILITIES	Payment of Invoice 000534		-215.50
04/16/2025	Payment	DD122	PASCO COUNTY UTILITIES	Payment of Invoice 000535		-546.50
04/16/2025	Payment	DD123	PASCO COUNTY UTILITIES	Payment of Invoice 000536		-546.50
04/16/2025	Payment	DD124	PASCO COUNTY UTILITIES	Payment of Invoice 000537		-215.50
04/16/2025	Payment	DD125	PASCO COUNTY UTILITIES	Payment of Invoice 000545		-205.19
04/16/2025	Payment	DD126	PASCO COUNTY UTILITIES	Payment of Invoice 000539		-160.45
05/15/2025	Payment	DD127	PASCO COUNTY UTILITIES	Payment of Invoice 000626		-1,667.50
05/22/2025	Payment	1256	NICHOLAS J. DISTER	Check for Vendor V00010		-200.00
05/22/2025	Payment	1258	RYAN MOTKO	Check for Vendor V00016		-200.00
05/28/2025	Payment	1261	PASCO COUNTY UTILITIES	Check for Vendor V00031		-3,418.63
05/28/2025	Payment	1262	TAMPA ELECTRIC	Check for Vendor V00047		-765.27
05/29/2025	Payment	1263	TWO RIVERS WEST CDD	Check for Vendor V00009		-11,566.90
Total Outstanding Checks						-20,769.86

Outstanding Deposits

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

Statement No. 05-25

Statement Date

05/31/2025

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
03/25/2025	Payment	BD00032	Deposit No. BD00032	160.58
05/14/2025	Payment	BD00040	Deposit No. BD00040	92.63
Total Outstanding Deposits				3,841.15

Two Rivers West CDD

Statement Date 05/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
05/30/2025		JE000756	Loan Proceeds	LOC Loan Proceeds	300,000.00	300,000.00	0.00
Total Deposits					300,000.00	300,000.00	0.00
Checks							
05/30/2025		JE000757	Closing Costs	LOC Closing Costs	-5,763.00	-5,763.00	0.00
Total Checks					-5,763.00	-5,763.00	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Addendum #2 to the Landscape Maintenance Services Agreement

This Addendum #2 to the Landscape Maintenance Services Agreement dated March 17, 2025, as amended by Addendum #1 to the Landscape Maintenance Services Agreement dated April 1, 2025 (this “**Addendum #2**”) is made and entered into as of May 6, 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 Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated March 17, 2025 (the “**Agreement**”) along with the Addendum #1 to the Landscape Maintenance Services Agreement dated April 1, 2025. 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 common areas 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 #2. The District and the Contractor each has the authority to execute Addendum #2 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #2 so that this Addendum #2 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 #2.
2. **Addition to Scope of Services.** Contractor agrees to provide services according to the schedule for the additional common areas as referenced and highlighted in the Contractor’s proposal, relevant portions attached hereto as **Composite Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services.** The total additional monthly amount added to the Agreement will be **\$11,772.90**.
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 #2 effective as of the date written above.

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

By: Tom Lazzaro
30E7E0170F534AE
 Name: Tom Lazzaro
 Title: CEO

Two Rivers West
Community Development District

Signed by: Carlos de la Ossa
CC0CB251E795481...
 Carlos de la Ossa
 Chair of the Board of Supervisors



Landscape Maintenance Agreement

Attn: Two Rivers M/I Homes (B3) Commons
2081 Drummond Pt,
Zephyrhills, FL 33541

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers M/I Homes (B3) Commons

Landscape Maintenance Summary

Lawncare Maintenance		\$ 26,880.07	Annually
Irrigation Inspection		\$ 2,579.20	Annually
Fertilization/Pest Control		\$ 8,513.81	Annually

Grand Total Annually	\$ 37,973.08
Grand Total Monthly	\$ 3,164.42

Contract Start Date: _____
Initial Contract Term Date: _____

Two Rivers M/I Homes B3 - Commons

Down To Earth

Name _____

Name _____

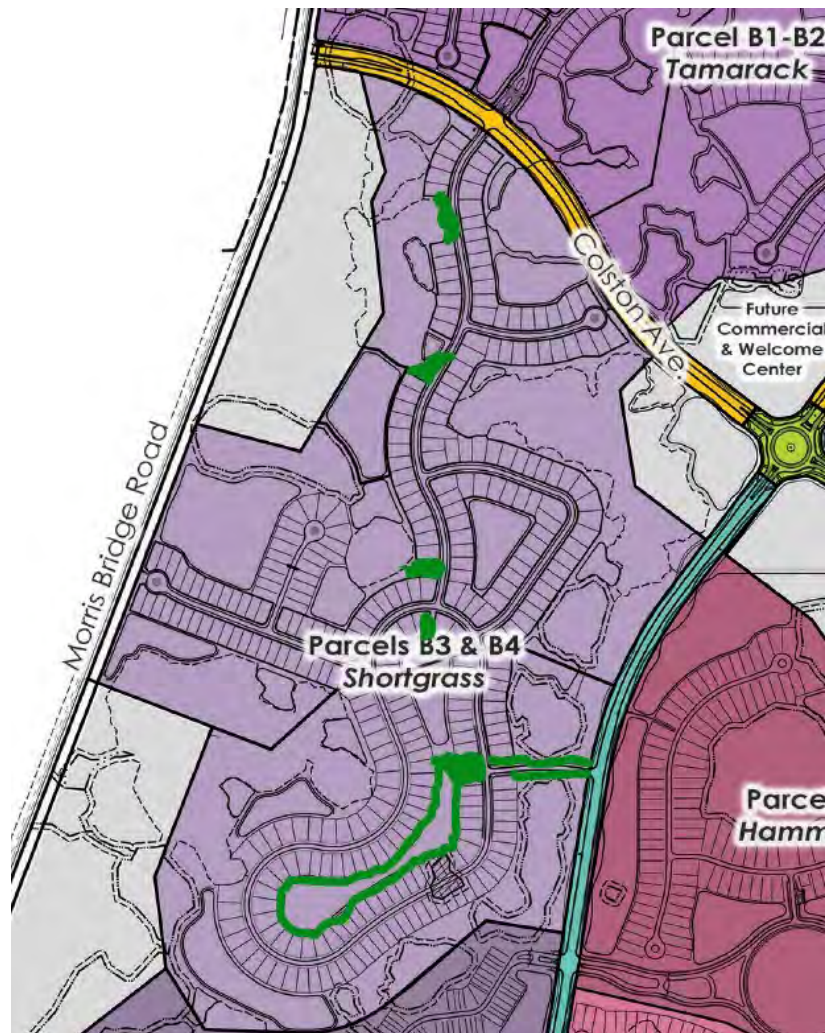
Title _____

Title _____

Signature _____ Date _____

Signature _____ Date _____

[illegible]



Two Rivers M/I Homes B3 - Commons



Landscape Maintenance Agreement

Attn: Two Rivers Park Square (B1,B2) Commons
2718 Wise River Ln,
Zephyrhills, FL 33541

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers Park Square (B1,B2)

Landscape Maintenance Summary

Lawncare Maintenance		\$ 38,799.90	Annually
Irrigation Inspection		\$ 3,078.40	Annually
Fertilization/Pest Control		\$ 7,329.13	Annually

Grand Total Annually	\$ 49,207.42
Grand Total Monthly	\$ 4,100.62

Contract Start Date: _____
Initial Contract Term Date: _____

Two Rivers Park Square

Down To Earth

Name _____

Name _____

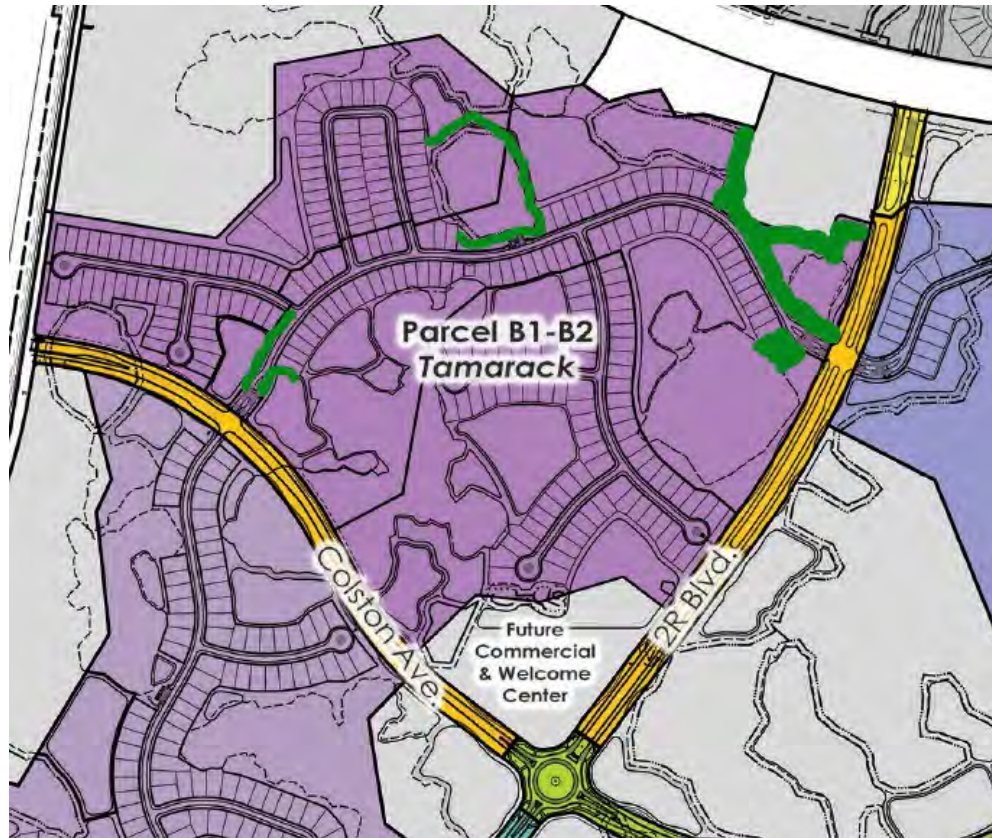
Title _____

Title _____

Signature _____ Date _____

Signature _____ Date _____

[illegible]



Two Rivers Park Square B1,B2 - Commons



Landscape Maintenance Agreement

Attn: **Two Rivers D2 - Commons**
1703 Fallon Pass,
Zephyrhills, FL 33541

Submitted By: **SSS Down to Earth Opco LLC (DTE)**

Two Rivers D2 - Commons

Landscape Maintenance Summary

Lawncare Maintenance		\$ 13,440.16	Annually
Irrigation Inspection		\$ 1,248.00	Annually
Fertilization/Pest Control		\$ 1,992.19	Annually

Grand Total Annually	\$ 16,680.34
Grand Total Monthly	\$ 1,390.03

Contract Start Date: _____

Initial Contract Term Date: _____

Two Rivers D2 - Commons

Down To Earth

Name _____

Name _____

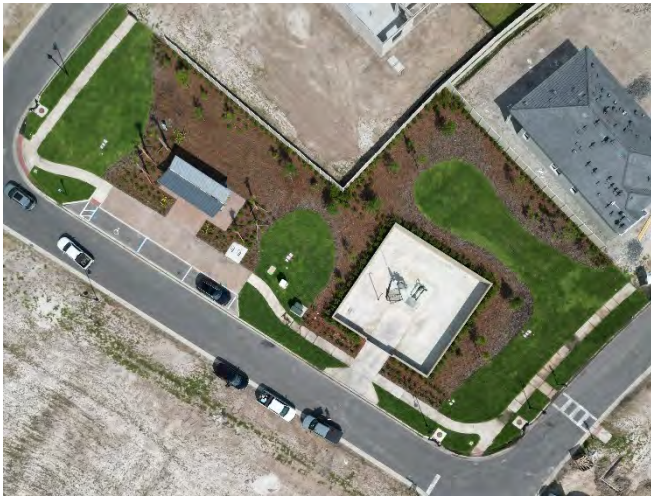
Title _____

Title _____

Signature _____ Date _____

Signature _____ Date _____

[illegible]



Two Rivers D2 - Commons



Landscape Maintenance Agreement

Attn: Two Rivers D4 Taylor Morrison - Commons
1797 Trailhead Ln,
Zephyrhills, FL 33541

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers D4 Taylor Morrison - Commons

Landscape Maintenance Summary

Lawncare Maintenance		\$ 30,046.00	Annually
Irrigation Inspection		\$ 1,497.60	Annually
Fertilization/Pest Control		\$ 5,870.31	Annually

Grand Total Annually	\$ 37,413.91
Grand Total Monthly	\$ 3,117.83

Contract Start Date: _____
Initial Contract Term Date: _____

Two Rivers D4 Taylor Morrison

Down To Earth

Name _____

Name _____

Title _____

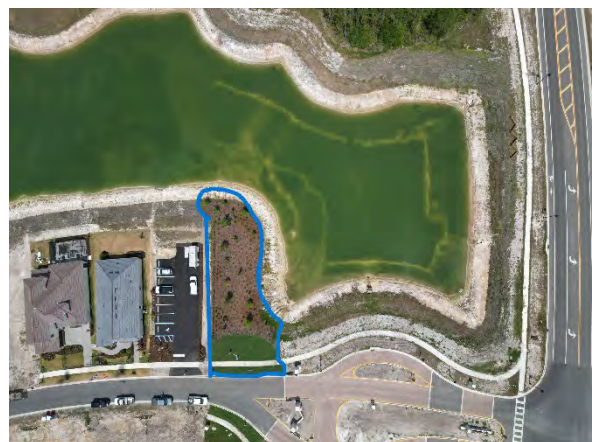
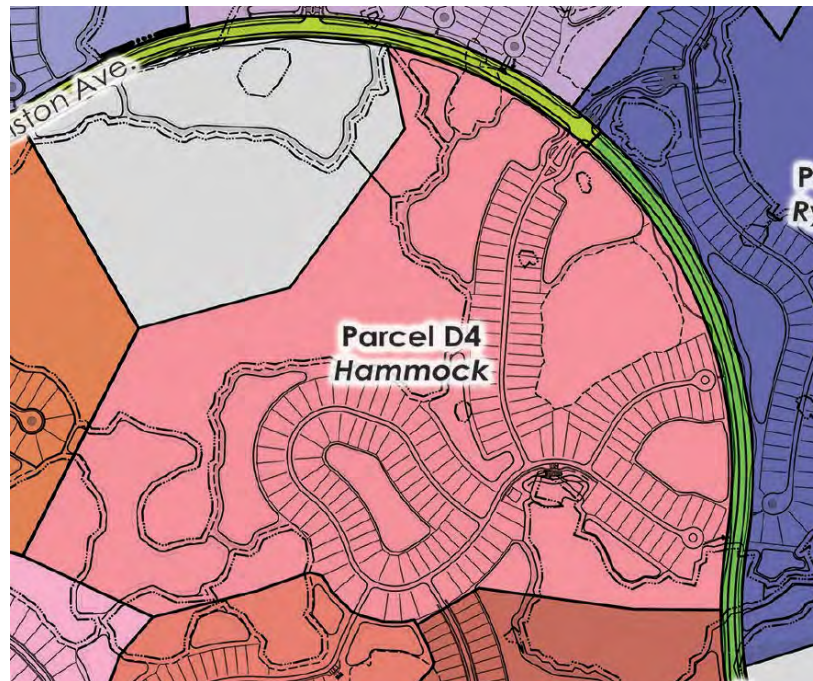
Title _____

Signature _____ Date _____

Signature _____ Date _____



[illegible]



Fifth Order of Business



ARTURO GANDARILLA.
DISTRICT FIELD COORDINATOR

Green - Completed
Red - Not Completed/ No response
Orange - Scheduled/ Monitor

TWO RIVERS WEST JUNE INSPECTION REPORT, 6/10/25, 7:52 AM

Two Rivers West Cdd, Down To Earth.

Tuesday, June 10, 2025

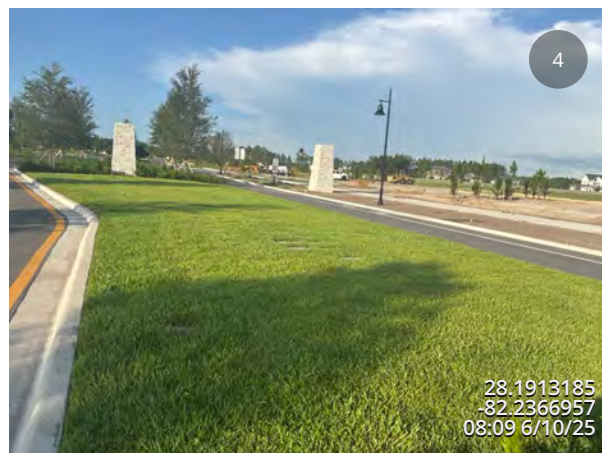
Prepared For Board Of Supervisors

16 Items Identified

2 RIVERS BLVD.

Assigned To: Down To Earth.

1. The confederate jasmine along with the coontie palms are green, healthy and well maintained.
2. The ornamental grasses and the center island or well-maintained. Weeds were treated with selective weed control, and have now died off.
3. the entrance monument is well-maintained, the plants are well-maintained.
4. The turf along 2 Rivers Blvd is in great condition.



2 RIVERS BLVD.

Due By: Monday, June 30, 2025

Assigned To: Down To Earth. & Randy Suggs.

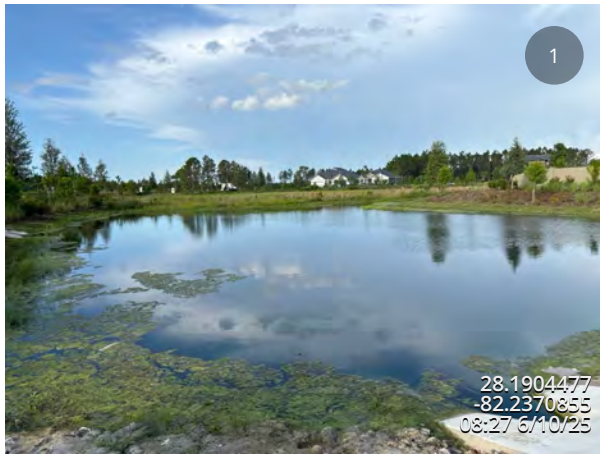
1. Heading south on 2 Rivers Blvd turf condition is great, plants are green, healthy and well-maintained.
2. Scuffle the weeds and use selective weed control throughout the center island.
3. Burn down crack weeds and treat with weed control.
4. There are 4 missing azaleas at the center island



B-10 POND.

Due By: Monday, June 30, 2025

Assigned To: Sitex Aquatics. The pond has filamentous algae.



WISE RIVER LN.

Due By: Monday, June 30, 2025

Assigned To: Down To Earth. / Quality Designs.

1. The turf is green healthy and well-maintained, sidewalk is nicely edged and well-maintained along with the landscape bed.
2. Plants are green, healthy and well-maintained, the bed is weed free.
3. The Sod that was installed has now died, replace as soon as possible.
4. Remove all tree sprouts from crepe myrtles.



WISE RIVER LN.

Due By: Monday, June 30, 2025

Assigned To: Down To Earth

1. Turf is green, healthy and well-maintained.
2. Remove the weeds throughout the beds. Surrounding the mailbox.
3. Landscape bed next to conservation area is well-maintained and weed free.



COLSTON AVE. & WISE RIVER LN.

Due By: Monday, June 30, 2025

Assigned To: Juniper Landscaping.

1. There are 15 azaleas that are beginning to dye off and recently installed ones are Wilting check water coverage.
2. The oak tree just behind the monument of Tamarack is slowly dying off.
- 3.&4. All landscape beds at the entrance of tamarack have a significant amount of weeds need to scuffle weeds and spray with selective weed control.



WISE RIVER LN.

Assigned To: Down To Earth.

Pocket park is well-maintained.



SUTTONSET TRL. & RANGEWOOD DR.

Due By: Monday, June 30, 2025

Assigned To: Down To Earth.

1. Common area is well-maintained.
2. There are 6 dead azaleas that to be removed and replaced in front of the lift-station. Provide proposal if needed.
3. Remove the dead from all Crinum Lily.



FALLON PASS & COLSTRIP TRL.

Due By: Thursday, July 10, 2025

Assigned To: Down To Earth.

1. & 2. Turf is being damaged by trucks, provide a proposal to either have shell installed or rock for a temporary solution.

3. Corner of Valier Pt. & Colstrip is the same issue.



STABLETON LN.

Due By: Tuesday, July 1, 2025

Assigned To: Down To Earth.

1. Sidewalks should be edged on each mow visit.
2. Soft edge beds and provide a proposal to have coontie palms installed where they are missing.
3. Need to stand up fallen oak tree and re-staked.
4. There is a significant amount of weeds throughout the landscape beds. Need to remove and sprayed with selective weed control.



STABLETON LN.

Due By: Tuesday, July 1, 2025

Assigned To: Down To Earth.

1. There is a good amount of coontie palms that are dead or missing please provide proposal to have new plants installed.
2. Trim back the ornamental grasses and keep walkways clear.
3. Stand up the fallen maple tree and re-stake.
4. Going from Stableton to Colston Ave, there is a significant amount of weeds throughout the bed. Need to remove weed and treat with selective weed control.



COLSTON AVE.

Due By: Tuesday, July 1, 2025

Assigned To: Juniper Landscaping.

Down Colston Ave heading NW there are a few trees that need to be replaced as soon as possible. (Under warranty)



COLSTON AVE.

Due By: Tuesday, July 1, 2025

Assigned To: Juniper Landscaping.

Pictures 1-3 shows a significant amount of dead plant material at the entrance of Morris Bridge Road and Colston Ave. needs to be replaced as soon possible.

4. Weeds in the jasmine and throughout the entrance beds.



BIG HAWK DR.

Due By: Tuesday, July 1, 2025

Assigned To: Down To Earth.

1. Pocket park turf is green, healthy and well-maintained.
2. Remove the weeds and treat with a selective weed control.
3. & 4. Remove all weeds throughout the beds around the community mailboxes.



2 RIVERS BLVD.

Assigned To: Down To Earth.

Heading south on 2 Rivers Blvd is well-maintained.



POND OFF 2 RIVERS BLVD.

Due By: Thursday, July 10, 2025

Assigned To: Sitex Aquatics.

The pond has active filamentous algae, and some trash.





Stantec Consulting Services, Inc.
777 S Harbour Island Boulevard, Suite 600 Tampa, FL 33602

FIELD REPORT

PROJECT NAME: Two Rivers West CDD
PROJECT NUMBER: 238202127
COUNTY: Pasco County
OBSERVATION DATE(s): May 02, 2025
RECORDED BY: Tyson Waag, P.E.

Description of weather over period covered:
 High 80s, Sunny with some clouds in the sky

Activities:

Tyson Waag P.E. with Stantec arrived on site to perform a field observation of erosion concerns at Pond 332 and Pond 333. Both ponds appeared to have been modified from the permitted plan set, as the first few lots on either side of the roadway were not there and the ponds had more of an L-shape than what is shown on the plan set.

Starting at Pond 332, there was erosion occurring at the north to northwest corner of the pond. As part of the initial observation, it was noted that there was a constant source of water draining at the corner of the pond keeping the ground saturated. Given that there had been no rain for over 30 days, the source of water needed to be identified. Walking back up to the top of the pond bank, it was observed that the planter beds had buried irrigation lines underneath the mulched area. Walking over the planter bed, the ground was completely saturated near the roadway and there is a high potential that there is a leak in one of the irrigation lines. The leak was not visibly present, but the ground was so saturated that I was sinking into the ground as I walked. Further observation brought attention to the reclaimed water valve boxes and each of the boxes associated with the planter bed were completely full of water. This led me to believe there may be a leak at a pipeline connection in the area.

Moving on to Pond 333, a very similar situation was occurring just not as severe. There were quite a few areas experiencing erosion at the pond's edge and the planter beds just above the points of erosion were wet and slightly saturated. It appeared that the erosion at Pond 333 was only occurring when the irrigation system was turned on. The ground at the planter bed was wet, but nowhere near as saturated as the one at Pond 332. I do not believe there was a leak in this particular location and the erosion was only occurring when the irrigation system was on. Similar to Pond 332, the reclaimed water valve boxes were checked and again the boxes were completely filled with water.

A side note to Pond 332 and Pond 333, several of the drain outlets at the pond's edge showed signs of erosion and slight undercutting of the structures. If the erosion is left unchecked, it could cause future failure of the drain outlets. This type of erosion would not be present during the rainy season when the Normal High-Water Level (NHWL) is at the ponds design elevation. This occurs during the dry season when the pond elevation is low and occasional rains are discharging similarly to a waterfall, eroding the sediment out from underneath the structures.

Separate observation observed at a pond on the north side of Colston Ave at the intersection of Colston Ave and Fallon Pass. A large spot of erosion was observed at the pond bank edge near the newly installed control structure. The control structure was at the northeast corner of the pond and the cause of the erosion was undetermined. It may have occurred from heavy equipment disturbing the area or destabilizing the bank during the control structure installation.

Photos images of the observation are displayed below.

Required actions and recommendations for the observed issues:

At this time, the District Engineer, Tyson Waag, P.E., recommends:

(These recommendation are in order of severity)

1. That the District have discussions with the developer on identifying possible reclaimed water leaks at Ponds 332 and 333.
2. That the District have discussions with the developer on identifying a possible irrigation leak in the planter bed just above Pond 332, specifically the section of the planter bed close to Trailhead Ln.
3. That the District have discussion with the developer regarding the erosion observed at the drain outlets at each pond.
4. That the District review the erosion that occurred near the newly installed control structure at the pond on the north side of Colston Ave at Colstone Ave and Fallon Pass.

Photo 1- Displays images of erosion occurring at Pond 332. Following the water source back up to the top of bank, it was observed that the planter bed was complete saturated and that there is a high potential for a leak to be present. The location in the bottom photos was extremely saturated and should be reviewed for irrigation leaks.



Photo 2- Displays images of erosion occurring at Pond 333. The situation at Pond 333 was not as severe as Pond 332 and only appears to be occurring when the irrigation system is on during late evening/early morning. The spots of erosion were not nearly as saturated and appeared to be stream sources. Moving to the opposite side of the planter bed, erosion was not present in areas with irrigation.



Photo 3 - Displays the reclaimed water valve boxes full of water. This was on both sides of the Trailhead Lane and could be a potential reclaimed water leak or possible collection point of water after the irrigation is run.



Photo 4 – Displays the erosion observed at drain outlets for both Pond 332 and 333. The erosion was undercutting the structure in a couple locations and is occurring during the dry season.



Photo 5 - Displays the erosion observed at the pond on the north side of Colston Ave at Colston Ave and Fallon Pass. It was undetermined how the erosion occurred, but could have been caused due to a disturbance during the control structure installation. The control structure was brand new and the entire area surrounding it was recently sodded after installation.

