

**TWO RIVER WEST
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 15, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Two Rivers West Community Development District

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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, July 15, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers West Community Development District will be held on **July 15, 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 2025-12; Adopting a No Fishing Policy
 - B. Consideration of Fence Application & Easement Agreement 1878 Drummond Point
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the June 17, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures June 2025
 - C. Acceptance of the Financials and Approval of the Check Register for June 2025
 - D. Ratification of Groundbreaking Landscaping - Job #120989
 - E. Ratification of Top Dressing Mulch - Job #120988
 - F. Ratification of One Time Mowing - Job #121071
 - G. Ratification of Irrigation Auto Flush Systems - Job #118718
 - H. Ratification of Resolution 2024-06; Allocating Anticipated Bond Construction Funds for the Infrastructure
- 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, August 19, 2025 at 11:00 a.m.

Third Order of Business

RESOLUTION NO. 2025-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NO FISHING POLICY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING 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, being situated in Pasco County, Florida;

WHEREAS, the District owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, ponds, wetlands, upland buffer areas, and mitigation and conservation areas within the District (the “**District-Owned Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of stormwater ponds, natural areas, and conservation areas within the District;

WHEREAS, the District-Owned Property was not designed for fishing or other recreational activities; and

WHEREAS, in an effort to reduce damage to the District-Owner Property and to reduce harm to residents and guests, the District desires to adopt a policy governing the activities on these areas.

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

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of No Fishing Policy.** The Board hereby adopts the No Fishing Policy attached hereto as **Exhibit “A”**.
3. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
4. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

PASSED AND ADOPTED THIS 15TH DAY OF JULY, 2025.

Attest:

**Two Rivers West
Community Development District**

Name: _____
Title: Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Two Rivers West Community Development District

Introduction

The Two Rivers West Community Development District (the “**District**”) owns and maintains various common areas including, but not limited to, stormwater ponds and stormwater drainage areas within the District.

These areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state). Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Violators of this policy are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

Please be advised that SWFWMD may levy fines for violations of their rules and regulations, up to \$10,000 per offense per day, pursuant to Section 373.430, Florida Statutes.

No Fishing Policy

1. No fishing or swimming is permitted in any District stormwater ponds.
2. No other use (including any recreational or simply walking on pond banks) of the ponds is authorized.
3. The stormwater ponds within the District are not natural lakes and were constructed for storm water management purposes.
4. The ponds are not maintained to state code for consumption of the fish found in the ponds.
5. Some of the fish found in the ponds assist in keeping mosquito and midge fly populations under control and assist in maintaining the water quality by mixing the water table.
6. This policy is adopted to support public health, safety, and welfare, by encouraging the avoidance of natural or animal hazards, and potentially avoid exacerbation of any erosion issues (which are usually very costly) due to vehicles, people, or animals standing on pond banks.
7. Violators are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

TO BE SENT UNDER SEPARATE COVER

Fourth Order of Business

**MINUTES OF MEETING
TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT**

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The regular meeting of the Board of Supervisors of Two Rivers West Community Development District was held on Tuesday, June 17, 2025, and called to order at 11:24 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson (<i>via phone</i>)
Tom Spence	Assistant Secretary
Angie Grunwald	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Debbie Wallace	District Manager
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Arturo Gandarilla	Field Manager

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 2025-11; Authorizing Spending Authority for District Manager and Chair of the Board

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Resolution 2025-011, Authorizing Spending Authority for District Manager and Chair of the Board, was adopted. 4-0

B. Consideration of Amenity Center Agreement

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the Amenity Center Agreement was approved. 4-0

C. Acceptance of 2024 Final Audit Report

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, the 2024 Final Audit Report was accepted. 4-0

D. Consideration of Fencing Easement Agreement

- i. 1674 Fallon Pass
- ii. 1664 Fallon Pass
- iii. 1711 Valier Point

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Fencing Easement Agreement, was approved. 4-0

FORTH ORDER OF BUSINESS

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

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Consent Agenda was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Hopkinson provided an update on petition for "Two Rivers" city and zip code.

B. District Manager

- i. Community Inspection Report
- ii. Field Report

The Community Inspections and Field reports were presented, copies of which were included in the agenda package.

C. District Engineer

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

SIXTH ORDER OF BUSINESS

Board Members Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 11:30 am. 4-0

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	6/1/2025	143641	\$44,356.72	\$44,356.72	Landscape Contract June 2025
INFRAMARK LLC	6/1/2025	150843	\$750.00		Accounting Services June 2025
INFRAMARK LLC	6/1/2025	150843	\$375.00		Administrative Services June 2025
INFRAMARK LLC	6/1/2025	150843	\$2,083.33		District Management June 2025
INFRAMARK LLC	6/1/2025	150843	\$200.00		Technology/Data Storage June 2025
INFRAMARK LLC	6/1/2025	150843	\$50.00		Rental & Leases June 2025
INFRAMARK LLC	6/1/2025	150843	\$1,625.00		Dissemination Services June 2025
INFRAMARK LLC	6/1/2025	150843	\$416.67		Financial & Revenue Collection June 2025
INFRAMARK LLC	6/1/2025	150843	\$100.00		Website Maintenance June 2025
INFRAMARK LLC	6/1/2025	150843	\$1,333.33		Field Management June 2025
INFRAMARK LLC	6/1/2025	150843	\$500.00		Construction Accounting June 2025
INFRAMARK LLC	6/1/2025	150843	\$50.00	\$7,483.33	Technology/Data Storage June 2025
Monthly Contract Subtotal			\$51,840.05	\$51,840.05	
Variable Contract					
PASCO COUNTY UTILITIES	6/19/2025	22567063	\$15.39	\$15.39	WATER 05/29/25-06/05/25
TIMES PUBLISHING COM	5/28/2025	36182-05075 4	\$780.00	\$780.00	#4 BOUNDARIES HEARING AD
TIMES PUBLISHING COM	5/21/2025	36182-050725 3	\$780.00	\$780.00	#3 BOUNDARIES HEARING AD
Variable Contract Subtotal			\$1,575.39	\$1,575.39	
Utilities					
PASCO COUNTY UTILITIES	6/19/2025	22566733	\$40.50	\$40.50	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES	6/19/2025	22566725	\$481.00		DEPOSIT
PASCO COUNTY UTILITIES	6/19/2025	22566725	\$63.00		ACTIVATION FEE
PASCO COUNTY UTILITIES	6/19/2025	22566725	\$38.07	\$582.07	WATER 05/29/25-06/05/25
PASCO COUNTY UTILITIES	6/19/2025	22567401	\$386.37	\$386.37	Reclaim 5-6-25 - 6-5-25

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PASCO COUNTY UTILITIES	6/19/2025	22567063	\$150.00		DEPOSIT
PASCO COUNTY UTILITIES	6/19/2025	22567063	\$63.00	\$213.00	ACTIVATION FEE
PASCO COUNTY UTILITIES	6/19/2025	22566797	\$481.00		DEPOSIT
PASCO COUNTY UTILITIES	6/19/2025	22566797	\$63.00		ACTIVATION FEE
PASCO COUNTY UTILITIES	6/19/2025	22566797	\$25.92	\$569.92	WATER 05/29/25-06/05/25
PASCO COUNTY UTILITIES	6/19/2025	22568091	\$194.40	\$194.40	WATER 05/06/25-06/05/25
PASCO COUNTY UTILITIES	6/19/2025	22566723	\$300.00		DEPOSIT
PASCO COUNTY UTILITIES	6/19/2025	22566723	\$63.00		ACTIVATION FEE
PASCO COUNTY UTILITIES	6/19/2025	22566723	\$39.69	\$402.69	WATER 05/06/25-06/05/25
PASCO COUNTY UTILITIES	6/19/2025	22568491	\$89.10	\$89.10	WATER 05/06/25-06/05/25
PASCO COUNTY UTILITIES	6/19/2025	22568090	\$19.44	\$19.44	WATER 05/06/25-06/05/25
PASCO COUNTY UTILITIES	6/19/2025	22566796	\$150.00		DEPOSIT
PASCO COUNTY UTILITIES	6/19/2025	22566796	\$63.00		ACTIVATION FEE
PASCO COUNTY UTILITIES	6/19/2025	22566796	\$9.72	\$222.72	WATER 05/06/25-06/05/25
PASCO COUNTY UTILITIES	6/19/2025	22568245	\$2.83	\$2.83	Water Base Charge
PASCO COUNTY UTILITIES	6/19/2025	22566275	\$481.00		DEPOSIT
PASCO COUNTY UTILITIES	6/19/2025	22566275	\$63.00		ACTIVATION FEE
PASCO COUNTY UTILITIES	6/19/2025	22566275	\$38.07	\$582.07	WATER 05/29/25-06/05/25
PASCO COUNTY UTILITIES	6/19/2025	22567408	\$272.16	\$272.16	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES	6/19/2025	22567406	\$8.10	\$8.10	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES	6/19/2025	22567405	\$258.39	\$258.39	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES	6/19/2025	22567402	\$300.00		DEPOSIT
PASCO COUNTY UTILITIES	6/19/2025	22567402	\$63.00		ACTIVATION FEE
PASCO COUNTY UTILITIES	6/19/2025	22567402	\$56.70	\$419.70	WATER 05/29/25-06/05/25
PASCO COUNTY UTILITIES	6/19/2025	22567070	\$13.82	\$13.82	Reclaim 5-14-25 - 6-5-25
TAMPA ELECTRIC	5/27/2025	052725 221009418668	\$22,287.04	\$22,287.04	ELECTRIC
TAMPA ELECTRIC	5/20/2025	211034293855 052025	\$34.80	\$34.80	ELECTRIC

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TAMPA ELECTRIC	6/13/2025	061325 211034856834	\$29.37		ELECTRIC SERVICE
TAMPA ELECTRIC	6/13/2025	061325 211034856834	\$15.00		Connection Fee new account
TAMPA ELECTRIC	6/13/2025	061325 211034856834	\$100.00	\$144.37	Deposit
TAMPA ELECTRIC	6/13/2025	061325 211034856826	\$11.09		ELECTRIC SERVICE
TAMPA ELECTRIC	6/13/2025	061325 211034856826	\$15.00		Connection Fee new account
TAMPA ELECTRIC	6/13/2025	061325 211034856826	\$120.00	\$146.09	Deposit
TAMPA ELECTRIC	6/19/2025	061925 211034775786	\$20.90		ELECTRIC SERVICE 05.16.25 - 06.13.25
TAMPA ELECTRIC	6/19/2025	061925 211034775786	\$168.00	\$188.90	ELECTRIC CONNECTION FEE
TAMPA ELECTRIC	6/20/2025	062025 211035005530	\$10.72		ELECTRIC SERVICE 06.05.25 - 06.16.25
TAMPA ELECTRIC	6/20/2025	062025 211035005530	\$168.00	\$178.72	ELECTRIC CONNECTION FEE
Utilities Subtotal			\$27,257.20	\$27,257.20	
Regular Services					
ANGIE GRUNWALD	6/17/2025	AG-061725	\$200.00	\$200.00	BOARD 6/17/25
CARLOS DE LA OSSA	6/17/2025	CO-061725	\$200.00	\$200.00	BOARD 6/17/25
GRAU & ASSOCIATES	6/2/2025	27787	\$4,000.00	\$4,000.00	FY24 audit
NICHOLAS J. DISTER	6/17/2025	ND-061725	\$200.00	\$200.00	BOARD 6/17/25
SITEX AQUATICS LLC	6/1/2025	10092-B	\$8,160.00	\$8,160.00	Aquatics Contract June 2025
THOMAS R. SPENCE	6/17/2025	TS-061725	\$200.00	\$200.00	BOARD 6/17/25
TIMES PUBLISHING COM	5/14/2025	36182-050725 2	\$780.00	\$780.00	#2
Regular Services Subtotal			\$13,740.00	\$13,740.00	
Additional Services					
Down To Earth	5/27/2025	143281	\$1,950.00	\$1,950.00	Irrigation Repairs
INFRAMARK LLC	6/17/2025	151880	\$15.87	\$15.87	Postage
TWO RIVERS WEST CDD	6/2/2025	06022025 - 01	\$6,822.73	\$6,822.73	SERIES 2022 FY25 OFF ROLL DS
TWO RIVERS WEST CDD	6/3/2025	06032025 - 01	\$149,132.88	\$149,132.88	SERIES 2023 OFF ROLL DS HBWB

TWO RIVERS WEST CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TWO RIVERS WEST CDD	6/20/2025	06202025 - 01	\$26,696.37	\$26,696.37	SERIES 2022 FY25 OFF ROLL DS
Additional Services Subtotal			\$184,617.85	\$184,617.85	
TOTAL			\$279,030.49	\$279,030.49	

Down to Earth

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



Invoice: #143641
Appendix 4.13

June 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

Two Rivers West Contract (2025)

Invoice Date

6/1/2025

Date Due

7/1/2025

Terms

Net 30

Customer PO #

Estimate # 103495

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#103495 - Two Rivers West Contract (2025)				\$44,356.72
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 5/19/2025				\$11,772.90
LCR003: Additional Common Areas - Start 4/7/25				\$3,447.90

Billing Questions

Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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	\$44,356.72
Sales Tax	\$0.00
Total	\$44,356.72
Credits/Payments	(\$0.00)
Balance Due	\$44,356.72

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

150843

DATE

6/1/2025

BILL TO

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

CUSTOMER ID

C2411

NET TERMS

Net 30

PO#
DUE DATE

7/1/2025

Services provided for the Month of: June 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
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
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					7,483.33

Subtotal

\$7,483.33

Tax

\$0.00

Total Due

\$7,483.33

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.



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

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

4164 1 1
14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35183 COLSTRIP TRAIL RECLAIM**

Bill Number: 22567063

Billing Date: 6/19/2025

Billing Period: 5/29/2025 to 6/5/2025

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

Account #	Customer #
1246095	01547952
Please use the 15-digit number below when making a payment through your bank	
124609501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	5/29/2025	473	6/5/2025	492	7	19

Usage History
Reclaimed
June 2025 19

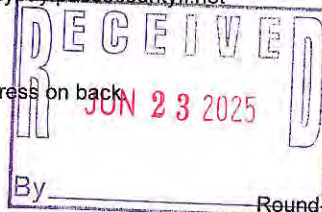
Transactions		
Current Transactions		
Reclaimed		
Reclaimed	19 Thousand Gals X \$0.81	15.39
Adjustments		
Deposit Owing		150.00
Turn On Next Day Activation Fee		63.00
Total Current Transactions		228.39
TOTAL BALANCE DUE		\$228.39

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.

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 # 01547952

Balance Forward 0.00
Current Transactions 228.39

Total Balance Due \$228.39
Due Date 7/7/2025

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

Round-Up Donations to Charity
Amount Enclosed

☐ Check this box to participate in Round-Up.



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

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

015479523124609572256706310000228398



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 19

vertising Run Dates	Advertiser Name	
5/7/25-5/28/25	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
5/28/2025	Deirdre Bonett	TB320442
Total Amount Due		Invoice Number
\$780.00		36182-050725

Invoice 4 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	\$780.00
5/28/25	5/28/25	36182	Tampa Bay Times , tampabay.com	B Section	Boundaries Hearing	1	2.00x15.00 IN	\$0.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



Times Publishing Company
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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
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\$780.00		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

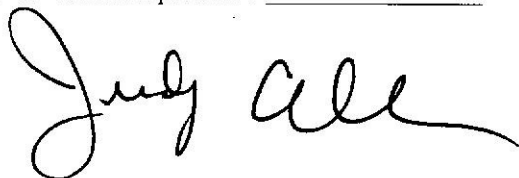
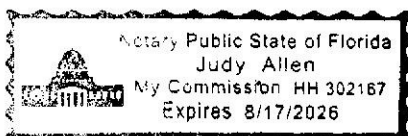


Sworn to and subscribed before me this 05/28/2025

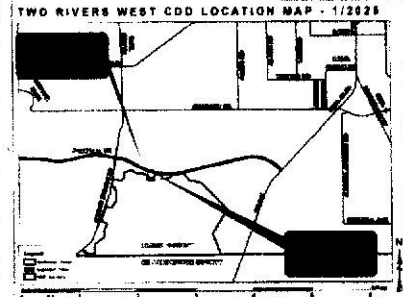
Signature of Notary of Public

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.



Times Publishing Company
DEPT 3396
PO BOX 123396
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Toll Free Phone 1 (877) 321-7355
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ADVERTISING INVOICE Agenda Page 22

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DO NOT SEND CASH BY MAIL

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TWO RIVERS WEST CDD
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Tampa, FL 33607-6008

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Signature of Affiant

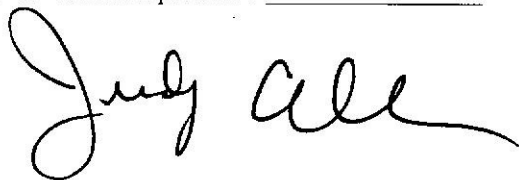
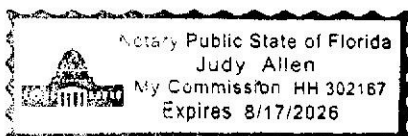


Sworn to and subscribed before me this 05/28/2025

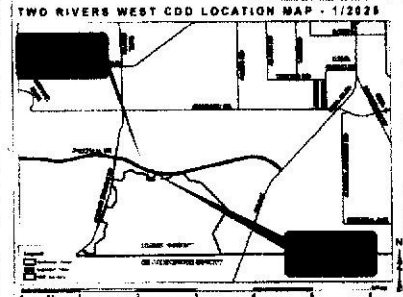
Signature of Notary of Public

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**



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BOOKS continued from 1B

from the county’s schools. He also said all titles on the state’s 2022-23 and 2023-24 lists have been taken out of circulation and will be reviewed, even though no objections to them have risen through the district, to “err on the side of caution.”

In a letter responding to Uthmeier, school district attorney Jim Porter said that since 2022, Hillsborough County has removed 389,073 books from its collection of more than 2 million books, and will continue to “actively review” its collections.

The district will also consider changing policies to “strengthen the selection process and weeding of library materials,” Porter wrote.

Stephana Ferrell, co-director of the Florida Freedom to Read advocacy group, estimates around 622 titles were pulled out of circulation as a result of the state’s recent directive.

She called it “a horrible



A library of donated books sits at the Infinite Potential Learning Academy in St. Petersburg. Since 2022, Hillsborough County has removed 389,073 books from its collection of more than 2 million books. (DIRK SHADD | Times, 2023)

state overreach.”

Until now, Hillsborough County has had a process in place to review objections to

materials originating at the school level.

Ferrell called the state’s position hypocritical. In

response to a lawsuit filed by book publishers about a 2023 law that regulates library materials, the state

has argued that the law itself doesn’t ban books, but individuals at the district do based on their inter-

pretation. Ferrell said that implies the acknowledgment of districts’ abilities to make those decisions.

Diaz’s letter acknowledged that, but chided Van Ayres for not removing those books sooner.

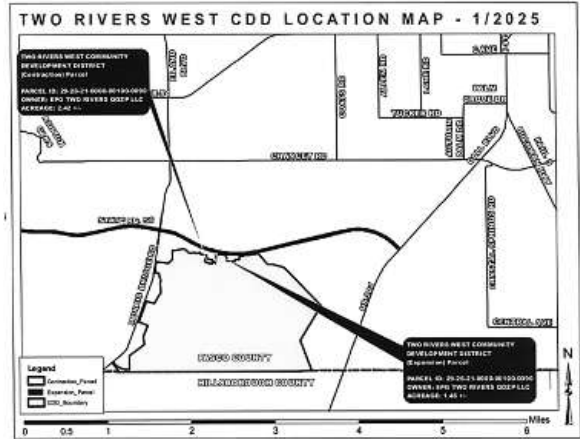
Ferrell pointed out that while no objections over the titles mentioned in the state’s letters arose in Hillsborough, complaints over “Breathless” came up in Polk and Flagler counties, where committees decided the book was appropriate for high school students.

“It is very scary, the amount of power that they are using to just completely negate the voice of the people — the people that have actually taken the time to thoughtfully review, reread the books, review them, debate them, discuss them and come to a decision about where they believe the books to be appropriate, if they’ve decided to leave the books within their community,” she said.

Contact Divya Kumar at dkumar@tampabay.com. Follow @divyadivya.

LEGAL NOTICE

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



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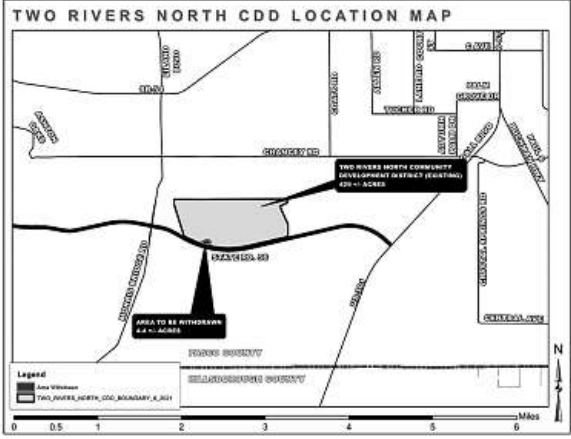
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LEGAL NOTICE

NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF THE PETITION AND ORDINANCE TO CONTRACT THE BOUNDARIES OF THE TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES



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LEGAL NOTICE

QUASI-JUDICIAL PUBLIC HEARING

The Planning and Zoning Commission of the City of Pinellas Park will hold a Quasi-Judicial Public Hearing at the City Council Chambers, located at City Hall, 5141 78th Avenue N, at 6:00 p.m. on June 5, 2025. The Planning and Zoning Commission, also acting as the Local Planning Agency, will hear all public comment regarding any item on their agenda at this meeting.

All case files are available for review at the Community Development Building, 6051 78th Avenue N, in the Planning & Development Services Division. Contact Planning & Development Services at 727-369-5631 for more information.

1. CASE NO.:	CU-0325-00008
REQUEST:	Conditional Use approval for an "Outdoor Amusement Center" in the Heavy Commercial (CH) Zoning District, with a waiver to the conditional use requirements regarding a 6-foot wall or fence on any property line and the requirement regarding a 50-foot setback from any property line.
LOCATION:	12111 66th St N
2. CASE NO.:	CU-0325-00009
REQUEST:	Conditional Use approval for an "Automobile Dealer – Used Cars" within the General Commercial (B-1) Zoning District.
LOCATION:	6767 US Highway 19 N
3. CASE NO.:	LDC-0425-00009
REQUEST:	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 18, LAND DEVELOPMENT CODE, AMENDING SECTION 18-1801.1. "GENERAL PROCEDURES FOR VACATIONS OF RIGHT-OF-WAY OR EASEMENTS"; AMENDING SECTION 18-1801.2.(B) "EASEMENTS."; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
4. CASE NO.:	LDC-0425-00010
REQUEST:	AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AMENDING THE CODE OF ORDINANCES, BY AMENDING CHAPTER 18, LAND DEVELOPMENT CODE, AMENDING SECTION 18-109.2. "CERTIFICATION FORMS FOR FINAL PLATS"; PROVIDING FOR THE INCLUSION OF SUCH AMENDED ORDINANCE IN THE CODE OF THE CITY OF PINELLAS PARK, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.
5. CASE NO.:	LUPA-0425-00003
REQUEST:	Request for the annexation of a parcel located at 6908 124th Terrace and adjacent right-of-way with associated Annexation Agreement and Future Land Use Map Amendment designating the parcel as Residential Low (RL).
LOCATION:	6908 124th Terrace
6. CASE NO.:	REZ-2025-00004 and PUD-0425-00003
REQUEST:	Request to rezone from Rural Residential (RR) to Single-Family Residential (R-3) Zoning District with a Residential Planned Unit Development (RPUD) overlay to develop a 10-lot single-family subdivision.
LOCATION:	11227 60th Street N. (Parcel Nos. 17-30-16-69750-100-1809 and 17-30-16-69750-100-1806)

NOTICE

The file material for this case may be reviewed at least 6 days prior to the quasi-judicial hearing at the Community Development Building, Planning and Development Services, 6051 78th Ave, Pinellas Park, FL 33781.

Any written communication or any physical evidence, such as pictures, drawings, reports, etc. that an applicant wishes the Planning and Zoning Commission to rely on in making its decision should be sent to staff in order that it may be made part of the public record of the proceeding. Written communication received eight (8) days prior to the hearing by the Planning and Zoning Commission will be included in the material sent to the Planning and Zoning Commission. The Planning and Zoning Commission may, in its discretion, allow other written communication to be presented at the quasi-judicial hearing where (i) it is desirable to do so because of the consideration of law, equity or fairness; and (ii) the written communication could not reasonably have been submitted in time to be included in the material sent by staff to the Planning and Zoning Commission.

Please note that if a person who decides to appeal any decision made by the Planning and Zoning Commission with respect to any matter considered at the above-cited hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

The City maintains a digital recording of all Public Hearings. In the event that you may wish to appeal a decision, the digital recording may or may not adequately ensure a verbatim record of the proceedings; therefore, you may wish to provide a court reporter at your expense.

FOR THE HEARING IMPAIRED - An interpreter for the hearing impaired will be made available upon requests made at least 48 hours in advance.

Erica Lindquist, AICP, CFM
Planning & Development Services Director

LIGHTS continued from 1B

FDOT policy says.

The city of Sarasota forwarded a request from the community for approval of an eye-catching aqua blue color scheme as the default color on the Ringling Bridge when it isn't lit up in red, white and blue for the holidays observed by the state. That was approved, and those colors lit up earlier this month.

But they can't overrule the new policy on their own.

"The city of Sarasota does not have jurisdiction over the Ringling Bridge lighting. As such, the City Commission is not able to accept or consider individual lighting requests," a city statement said.

From 2020 to 2023, the Skyway Bridge had a vibrant rainbow light display for one week in June to honor Pride Month. But a single Manatee County commissioner who expressed disapproval of requests for light displays honoring Pride and Gun Violence Awareness

nixed the plans in 2024.

County Commissioner Mike Rahn said at the time that the requests from various groups "has somewhat gotten out of control," and added: "It should not fall with us as a county commission; it should fall on FDOT."

St. Pete Pride president Byron Green-Calisch said he was disappointed but not surprised.

"The state of Florida is amazing in the plethora of ways it is looking to be non-inclusive when we should be welcoming more people to enrich our economy."

He said some people may not realize what a lift to the spirits something like the Skyway Bridge lit up in a rainbow of lights is.

"It is a reminder that you are not alone," he said.

On the upside, Green-Calisch said he hasn't been turned down by any businesses, buildings or organizations in St. Petersburg to put Pride flags out front or in their windows in the coming weeks. He braced himself after news broke that Moffitt Cancer Center in Tampa decided not to



Lights on the Skyway Bridge were lit up in the colors of the Ukrainian flag in solidarity with the people fighting the Russian invasion in Ukraine. (LUIS SANTANA | Times, 2022)

display any Pride or Juneteenth flags out of concern it could lose its federal research grants.

He said St. Pete Pride still has the strong support of sponsors like Hard Rock Cafe and Raymond James and many small businesses across the area.

"There is hope out there," Green-Calisch said. "Even if you don't see the bridge light up, there are people out there actively engaging and fighting."

Contact Sharon Kennedy Wynne at swynne@tampabay.com or 727-893-8595. Follow @SharonKWn.



The city of Sarasota was granted a request to use aqua blue lights on the Ringling Bridge when it isn't lit up in red, white and blue for state holidays. (Norm Schimmel)

LEGAL NOTICE

NOTICE OF PUBLIC HEARING FOR THE CONSIDERATION OF THE PETITION AND ORDINANCE TO CONTRACT THE BOUNDARIES OF THE TWO RIVERS EAST 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 contract the boundaries of the Two Rivers East Community Development District.

The above map outlines the land to be removed by contracting the boundaries of the Two Rivers East Community Development District. The petitioner has proposed contracting the boundaries of the Two Rivers East Community Development District 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, Development and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140 x1953. 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. Please get in touch with the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, Florida 34654, (727) 847-8030 (V) 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.

LEGAL NOTICE

NOTICE OF PROPOSED ANNEXATION CITY OF SAFETY HARBOR

The Safety Harbor City Commission will meet in regular sessions on Monday, June 2, 2025 at 7:00 p.m., and Monday, June 16, 2025 at 7:00 p.m., in the Commission Chambers, 750 Main Street, Safety Harbor, Florida 34695 to consider adoption of an Ordinance annexing the following described property into the City.

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE CITY OF SAFETY HARBOR, FLORIDA, ANNEXING CERTAIN PROPERTY LOCATED ON MADRID AVENUE AND IDENTIFIED IN COUNTY RECORDS AS PARCEL ID NUMBER 34-28-16-20970-010-0070, INTO THE CORPORATE LIMITS OF THE CITY OF SAFETY HARBOR, FLORIDA; PROVIDING FOR PUBLICATION IN ACCORDANCE WITH THE REQUIREMENTS OF LAW; AND PROVIDING FOR AN EFFECTIVE DATE

LEGAL DESCRIPTION: The North one-half (1/2) of Lot 7, Block 10, DE SOTO ESTATES, according to the map or plat thereof as recorded in Plat Book 13, Pages 55 and 56, Public Records of Pinellas County, Florida.

PROPERTY ADDRESS: Madrid Ave.

LAND SIZE: 0.069 TOTAL ACRES

Said hearings may be continued from time to time pending adjournment.

The Ordinance and the complete legal description of the property proposed for annexation, by metes and bounds or plat reference, and related documents may be reviewed by the public in the Office of the City Clerk, 750 Main Street, during the hours City Hall is open from 8:00 a.m. to 4:30 p.m., Monday through Friday. At these meetings any interested persons may appear to be heard, or may file written statements supporting or objecting to these proposals with the City Clerk at the above address during normal working hours. Persons are advised that if they decide to appeal any decision made at this meeting/hearing, they will need a record of the proceeding and, for such purpose, they may need to ensure a verbatim record of the hearing is made which includes testimony and evidence upon which the appeal is to be based. Any person with a disability requiring reasonable accommodation in order to participate in this meeting should call 727-724-1555 (voice/TDD) or fax a written request to 727-724-1566. If you are hearing impaired and require the services of an interpreter, please call at least one week prior to the meeting and we will provide that service for you. For the slightly to moderately hearing impaired, a personal assistive listening device is available, upon request, from the City Clerk or Board Recording Secretary.

Rachael Telesca, CMC, City Clerk
CITY OF SAFETY HARBOR, FLORIDA



LEGAL NOTICE

NOTICE OF PROPOSED ENACTMENT OF AN ORDINANCE ANNEXING CERTAIN PROPERTY TO THE CITY OF PLANT CITY AND REDEFINING THE BOUNDARIES OF THE CITY OF PLANT CITY TO INCLUDE SAID PROPERTY.

In accordance with Section 166.041 and 171.044, Florida Statutes, and other applicable law, the City Commission of the City of Plant City, Florida, does hereby give notice of the proposed enactment of an ordinance entitled:

ORDINANCE NO. 15-2025

AN ORDINANCE OF THE CITY OF PLANT CITY, FLORIDA REGARDING THE BOUNDARIES OF THE CITY; ANNEXING CERTAIN REAL PROPERTY UPON PETITIONS OF THE OWNERS THEREOF, AND REDEFINING THE BOUNDARY LINES OF THE CITY OF PLANT CITY IN SECTION 3-1, PLANT CITY CODE, IN ACCORDANCE WITH CHAPTER 171, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed enactment of said ordinance, following second reading, shall be considered by the City Commission at its meeting in the City Commission Chambers of the Nettie Berry Draughon Municipal Building, 302 West Reynolds Street (City Hall), Plant City, Florida, on June 9, 2025, at 7:30 p.m., or as soon thereafter as the matter may be heard, at which time interested parties and citizens may appear and be heard with respect to the proposed ordinance.

All persons are advised that if a person decides to appeal any decision made by the City Commission with respect to any matter considered at such meeting, he or she will need a record of the proceedings, and for such purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

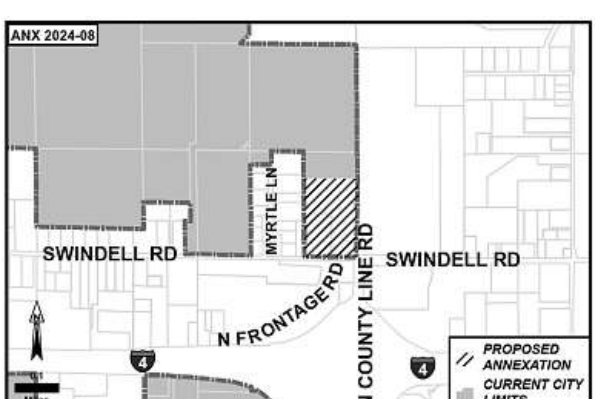
In accordance with the Americans with Disabilities Act, any person with a disability requiring reasonable accommodation in order to participate in this meeting should call the City Clerk at (813) 659-4200 at least 48 hours prior to the public hearing.

The proposed ordinance, which includes the complete legal description by metes and bounds of the area proposed to be annexed, may be inspected by the public at the office of the City Clerk at the Nettie Berry Draughon Municipal Building, 302 West Reynolds Street, Plant City, Florida.

Brief general descriptions of the areas proposed to be annexed are as follows:

Approximately 14.6± acres located at the Northwest corner of County Line Road and Swindell Road, East of Myrtle Lane and South of Knights Griffin Road (Folio No. 089790-0000; 089790-0100).

The maps showing the area to be annexed are as follows:





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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **DRUMMOND AND COLSTON**

Bill Number: 22566733

Billing Date: 6/19/2025

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

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

Account #	Customer #
1230075	01547952
Please use the 15-digit number below when making a payment through your bank	
123007501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	220600002	5/6/2025	0	6/5/2025	50	30	50

Usage History

	Reclaimed
June 2025	50
May 2025	0

Transactions

Current Transactions		
Reclaimed		
Reclaimed	50 Thousand Gals X \$0.81	40.50
Total Current Transactions		40.50
TOTAL BALANCE DUE		\$40.50

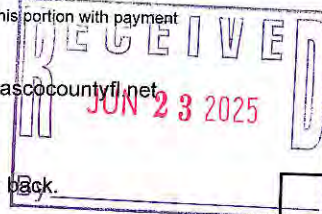
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



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Account # 1230075
Customer # 01547952
Balance Forward 0.00
Current Transactions 40.50

Total Balance Due \$40.50
Due Date 7/7/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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015479523123007522256673380000040501



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22566725

Billing Date: 6/19/2025

Billing Period: 5/29/2025 to 6/5/2025

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

Account #	Customer #
1229260	01547952
Please use the 15-digit number below when making a payment through your bank	
122926001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579124	5/29/2025	417	6/5/2025	464	7	47

Usage History

Reclaimed

June 2025

47

Transactions

Current Transactions

Reclaimed

Reclaimed

47 Thousand Gals X \$0.81

38.07

Adjustments

Deposit Owing

481.00

Turn On Next Day Activation Fee

63.00

Total Current Transactions

582.07

TOTAL BALANCE DUE

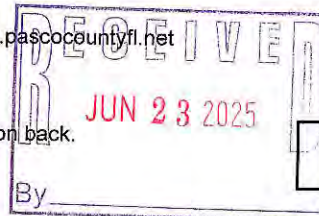
\$582.07

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Account # 1229260

Customer # 01547952

Balance Forward 0.00

Current Transactions 582.07

Total Balance Due \$582.07

Due Date 7/7/2025

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22567401

Billing Date: 6/19/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for 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	5/6/2025	2607	6/5/2025	3084	30	477

Usage History

Reclaimed

June 2025	477
May 2025	378
April 2025	485
March 2025	810
February 2025	371
January 2025	10

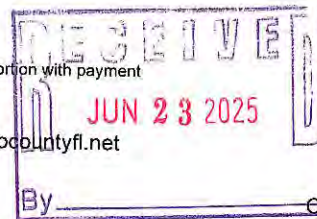
Transactions

Previous Bill	306.18
Payment 06/04/25	-306.18 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	477 Thousand Gals X \$0.81
	386.37
Total Current Transactions	386.37
TOTAL BALANCE DUE	\$386.37

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Account #	1254945
Customer #	01547952
Balance Forward	0.00
Current Transactions	386.37

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Total Balance Due	\$386.37
Due Date	7/7/2025

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: **35183 COLSTRIP TRAIL RECLAIM**

Bill Number: 22567063

Billing Date: 6/19/2025

Billing Period: 5/29/2025 to 6/5/2025

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

Account #	Customer #
1246095	01547952
Please use the 15-digit number below when making a payment through your bank	
124609501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	5/29/2025	473	6/5/2025	492	7	19

Usage History
Reclaimed
June 2025 19

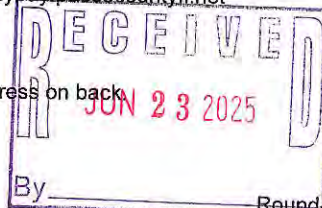
Transactions		
Current Transactions		
Reclaimed		
Reclaimed	19 Thousand Gals X \$0.81	15.39
Adjustments		
Deposit Owing		150.00
Turn On Next Day Activation Fee		63.00
Total Current Transactions		228.39
TOTAL BALANCE DUE		\$228.39

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Account # 1246095
Customer # 01547952

Balance Forward 0.00
Current Transactions 228.39

Total Balance Due \$228.39
Due Date 7/7/2025

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: **34496 COLSTON AVENUE 2 INCH RECLAIM**

Bill Number: 22566797
Billing Date: 6/19/2025
Billing Period: 5/29/2025 to 6/5/2025

Account #	Customer #
1236655	01547952
Please use the 15-digit number below when making a payment through your bank	
123665501547952	

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	241579123	5/29/2025	812	6/5/2025	844	7	32

Usage History

Reclaimed
June 2025 32

Transactions

Current Transactions

Reclaimed	32 Thousand Gals X \$0.81	25.92
Adjustments		
Deposit Owing		481.00
Turn On Next Day Activation Fee		63.00
Total Current Transactions		569.92
TOTAL BALANCE DUE		\$569.92

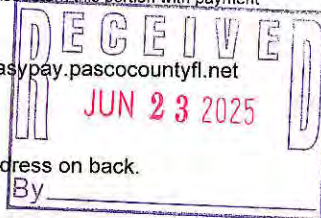
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



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Account # 1236655
Customer # 01547952
Balance Forward 0.00
Current Transactions 569.92

Total Balance Due \$569.92
Due Date 7/7/2025

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: 22568091

Billing Date: 6/19/2025

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

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	5/6/2025	1021	6/5/2025	1261	30	240

Usage History
Reclaimed

June 2025 240
May 2025 8

Transactions

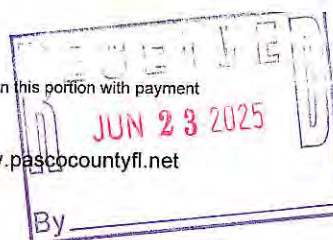
Previous Bill	369.48
Payment 06/04/25	-369.48 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	240 Thousand Gals X \$0.81 194.40
Total Current Transactions	194.40
TOTAL BALANCE DUE	\$194.40

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Account # 1283800
Customer # 01547952
Balance Forward 0.00
Current Transactions 194.40

Total Balance Due	\$194.40
Due Date	7/7/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22566723

Billing Date: 6/19/2025

Billing Period: 5/29/2025 to 6/5/2025

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

Account #	Customer #
1229210	01547952
Please use the 15-digit number below when making a payment through your bank	
122921001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607001	5/29/2025	1150	6/5/2025	1199	7	49

Usage History
Reclaimed
June 2025 49

Transactions			
Current Transactions			
Reclaimed	49 Thousand Gals X \$0.81		39.69
Adjustments			
Deposit Owing			300.00
Turn On Next Day Activation Fee			63.00
Total Current Transactions			402.69
TOTAL BALANCE DUE			\$402.69

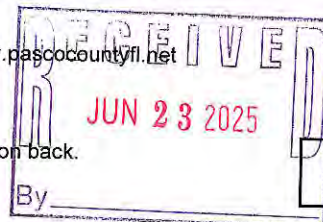
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Account # 1229210
Customer # 01547952
Balance Forward 0.00
Current Transactions 402.69

Total Balance Due \$402.69
Due Date 7/7/2025

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: 22568491

Billing Date: 6/19/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for 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	5/6/2025	360	6/5/2025	470	30	110

Usage History
Reclaimed

June 2025 110
May 2025 4

Transactions

Previous Bill	216.24
Payment 06/04/25	-216.24 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	110 Thousand Gals X \$0.81 89.10
Total Current Transactions	89.10
TOTAL BALANCE DUE	\$89.10

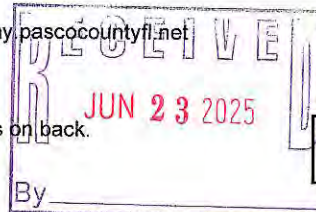
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Account # 1293945
Customer # 01547952

Balance Forward 0.00
Current Transactions 89.10

Total Balance Due \$89.10
Due Date 7/7/2025

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
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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **1828 TRAILHEAD LANE RECLAIM METER1 INCH**

Bill Number: 22568090

Bill Date: 6/19/2025

Bill Period: 5/6/2025 to 6/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606771	5/6/2025	277	6/5/2025	301	30	24

Usage History
Reclaimed

June 2025
May 2025

24
3

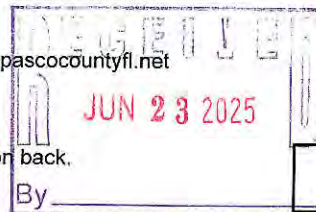
Transactions

Previous Bill	2.43
Payment 06/04/25	-2.43 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	24 Thousand Gals X \$0.81
	19.44
Total Current Transactions	19.44
TOTAL BALANCE DUE	\$19.44

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Account #	1283795
Customer #	01547952
Balance Forward	0.00
Current Transactions	19.44
Total Balance Due	\$19.44
Due Date	7/7/2025

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 CDD

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

Bill Number: 22566796

Billing Date: 6/19/2025

Billing Period: 5/8/2025 to 6/5/2025

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

Account #	Customer #
1236630	01554193
Please use the 15-digit number below when making a payment through your bank	
123663001554193	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149363	5/8/2025	82	6/5/2025	94	28	12

Usage History
Reclaimed
June 2025 12

Transactions			
Current Transactions			
Reclaimed	12 Thousand Gals X \$0.81	9.72	
Adjustments			
Deposit Owing		150.00	
Turn On Next Day Activation Fee		63.00	
Total Current Transactions		222.72	
TOTAL BALANCE DUE		\$222.72	

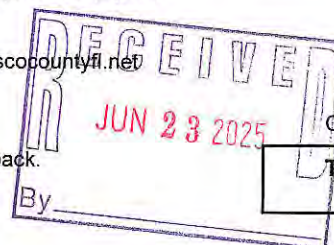
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Account # 1236630
Customer # 01554193

Balance Forward 0.00
Current Transactions 222.72

Total Balance Due \$222.72
Due Date 7/7/2025

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 CDD
2005 PAN AM CIRCLE SUITE 300
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EPG TWO RIVERS HOLDINGS VII LLC

TWO RIVERS WEST

Service Address: **1323 CHASEHILL LANE PUMP STATION**

Bill Number: 22568245

Billing Date: 6/19/2025

Billing Period: 5/28/2025 to 6/5/2025

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

Account #	Customer #
1287235	01542092
Please use the 15-digit number below when making a payment through your bank	
128723501542092	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	241573887	5/28/2025	0	6/5/2025	0	8	0

Usage History

June 2025 Water 0

Transactions

Payment 08/01/24	-2,008.00 CR
Balance Forward	-2,008.00 CR
Current Transactions	
	375.00
Water	
Water Base Charge	2.83
Adjustments	
Connection Fee Water	1,633.00
Total Current Transactions	2,010.83
TOTAL BALANCE DUE	\$2.83

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TWO RIVERS WEST

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

Account # 1287235
Customer # 01542092
Balance Forward -2,008.00 CR
Current Transactions 2,010.83

Total Balance Due	\$2.83
Due Date	7/7/2025

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

Bill Number: 22566725

Billing Date: 6/19/2025

Billing Period: 5/29/2025 to 6/5/2025

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

Account #	Customer #
1229260	01547952
Please use the 15-digit number below when making a payment through your bank	
122926001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579124	5/29/2025	417	6/5/2025	464	7	47

Usage History
Water
June 2025 47

Transactions			
Current Transactions			
Reclaimed	47 Thousand Gals X \$0.81	38.07	
Adjustments			
Deposit Owing		481.00	
Turn On Next Day Activation Fee		63.00	
Total Current Transactions		582.07	
TOTAL BALANCE DUE		\$582.07	

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Account # 1229260
Customer # 01547952
Balance Forward 0.00
Current Transactions 582.07

Total Balance Due	\$582.07
Due Date	7/7/2025

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: 22567408

Billing Date: 6/19/2025

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

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

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	5/6/2025	329	6/5/2025	665	30	336

Usage History
Reclaimed

June 2025	336
May 2025	45
April 2025	57
March 2025	104
February 2025	110
January 2025	13

Transactions

Previous Bill	36.45
Payment 06/04/25	-36.45 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	336 Thousand Gals X \$0.81
	272.16
Total Current Transactions	272.16
TOTAL BALANCE DUE	\$272.16

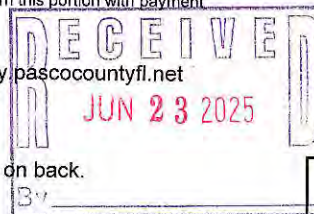
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Account # 1255005
Customer # 01547952
Balance Forward 0.00
Current Transactions 272.16

Total Balance Due \$272.16
Due Date 7/7/2025

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: 22567406

Billing Date: 6/19/2025

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

Account #	Customer #
1254995	01547952
Please use the 15-digit number below when making a payment through your bank	
125499501547952	

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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579036	5/6/2025	932	6/5/2025	942	30	10

Usage History

Reclaimed

June 2025
May 2025
April 2025
March 2025
February 2025
January 2025

10
75
157
453
246
1

Transactions

Previous Bill	60.75
Payment 06/04/25	-60.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	10 Thousand Gals X \$0.81
	8.10
Total Current Transactions	8.10
TOTAL BALANCE DUE	\$8.10

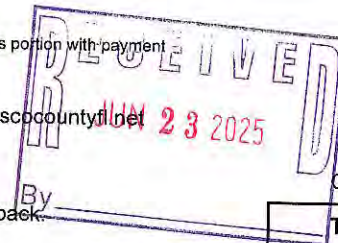
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Account # 1254995
Customer # 01547952

Balance Forward 0.00
Current Transactions 8.10

Total Balance Due \$8.10
Due Date 7/7/2025

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: **2221 TWO RIVERS BOULEVARD**

Bill Number: 22567405

Billing Date: 6/19/2025

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2024.
Please visit bit.ly/pcurates for 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	5/6/2025	2029	6/5/2025	2348	30	319

Usage History

Reclaimed

June 2025	319
May 2025	375
April 2025	443
March 2025	349
February 2025	426
January 2025	425

Transactions

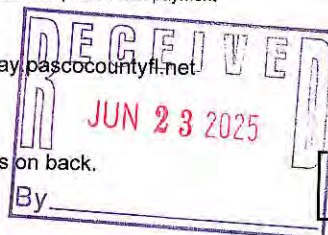
Previous Bill	303.75
Payment 06/04/25	-303.75 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	319 Thousand Gals X \$0.81
	258.39
Total Current Transactions	258.39
TOTAL BALANCE DUE	\$258.39

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Account #	1254985
Customer #	01547952
Balance Forward	0.00
Current Transactions	258.39

Total Balance Due	\$258.39
Due Date	7/7/2025

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

Bill Number: 22567402

Billing Date: 6/19/2025

Billing Period: 5/29/2025 to 6/5/2025

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

Account #	Customer #
1254940	01547952
Please use the 15-digit number below when making a payment through your bank	
125494001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606996	5/29/2025	1051	6/5/2025	1121	7	70

Usage History
Water
June 2025 70

Transactions			
Current Transactions			
Reclaimed	70 Thousand Gals X \$0.81	56.70	
Adjustments			
Deposit Owing		300.00	
Turn On Next Day Activation Fee		63.00	
Total Current Transactions		419.70	
TOTAL BALANCE DUE		\$419.70	

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Account # 1254940
Customer # 01547952
Balance Forward 0.00
Current Transactions 419.70

Total Balance Due	\$419.70
Due Date	7/7/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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EPG TWO RIVERS LLC

Service Address: **RECLAIM METER #4**

Bill Number: 22567070

Billing Date: 6/19/2025

Billing Period: 5/14/2025 to 6/5/2025

TWO RIVERS WEST

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

Account #	Customer #
1246255	01523787
Please use the 15-digit number below when making a payment through your bank	
124625501523787	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609335	5/14/2025	0	6/5/2025	0	22	0

Usage History
Water
June 2025 0

Transactions	
Payment 07/17/23	-725.00 CR
Balance Forward	-725.00 CR
Current Transactions	
Reclaimed	
Meter Set Fee	725.00
Reclaimed Water Base Charge	8.95
Adjustments	
Backflow Fee	4.87
Total Current Transactions	738.82
TOTAL BALANCE DUE	\$13.82

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.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

TWO RIVERS WEST

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

Account # 1246255
Customer # 01523787
Balance Forward -725.00 CR
Current Transactions 738.82

Total Balance Due	\$13.82
Due Date	7/7/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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



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

Statement Date: May 27, 2025
Agenda Page 43

Amount Due: \$22,287.04

Due Date: June 17, 2025

Account #: 221009418668

Account Summary

Previous Amount Due	\$45,175.42
Payment(s) Received Since Last Statement	-\$45,175.42
Current Month's Charges	\$22,287.04

Amount Due by June 17, 2025 \$22,287.04

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
DANGEROUS!**

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

For more safety tips, visit

TampaElectric.com/PowerLineSafety

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



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

Account #: 221009418668

Due Date: June 17, 2025

Amount Due: \$22,287.04

Payment Amount: \$ _____

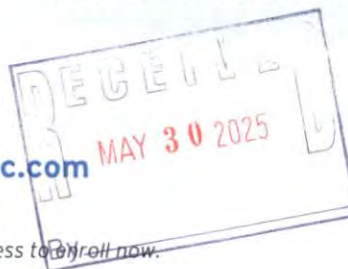
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Pay your bill online at TampaElectric.com

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

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



00000678 FTECO105272523095910 00000 03 01000000 14004 007

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.

6328659075632210094186680000022287046

00000678-0001536-Page 1 of 14



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

Agenda Page 44

Account #: 221009418668
Statement Date: May 27, 2025
Charges Due: June 17, 2025

Service Period: Apr 22, 2025 - May 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$3,647.72**

Billing information continues on next page →

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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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Account #: 221009418668
Statement Date: May 27, 2025
Charges Due: June 17, 2025

Service Period: Apr 22, 2025 - May 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges

\$1,670.60

Billing information continues on next page →





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

Account #: 221009418668
Statement Date: May 27, 2025
Charges Due: June 17, 2025

Service Period: Apr 22, 2025 - May 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$3,016.38**

Billing information continues on next page →



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

Account #: 221009418668
Statement Date: May 27, 2025
Charges Due: June 17, 2025

Service Period: Apr 22, 2025 - May 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	1920 kWh @ \$0.03412/kWh	\$65.51
Monthly Charge		\$3269.66
Lighting Fuel Charge	1920 kWh @ \$0.03059/kWh	\$58.73
Storm Protection Charge	1920 kWh @ \$0.00559/kWh	\$10.73
Clean Energy Transition Mechanism	1920 kWh @ \$0.00043/kWh	\$0.83
Storm Surcharge	1920 kWh @ \$0.01230/kWh	\$23.62
Florida Gross Receipt Tax		\$4.09
Lighting Charges		\$3,433.17

Billing information continues on next page →

00000678-0001538-Page 5 of 14





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

Account #: 221009418668
Statement Date: May 27, 2025
Charges Due: June 17, 2025

Service Period: Apr 22, 2025 - May 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges	\$1,577.79
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Billing information continues on next page →



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

Agenda Page 49
Account #: 221009418668
Statement Date: May 27, 2025
Charges Due: June 17, 2025

Service Period: Apr 22, 2025 - May 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	705 kWh @ \$0.03412/kWh	\$24.05
Monthly Charge		\$2121.03
Lighting Fuel Charge	705 kWh @ \$0.03059/kWh	\$21.57
Storm Protection Charge	705 kWh @ \$0.00559/kWh	\$3.94
Clean Energy Transition Mechanism	705 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	705 kWh @ \$0.01230/kWh	\$8.67
Florida Gross Receipt Tax		\$1.50
Lighting Charges		\$2,181.06

Billing information continues on next page →

00000678-0001539-Page 7 of 14





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

Account #: 221009418668
Statement Date: May 27, 2025
Charges Due: June 17, 2025

Service Period: Apr 22, 2025 - May 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	900 kWh @ \$0.03412/kWh	\$30.71
Monthly Charge		\$1532.65
Lighting Fuel Charge	900 kWh @ \$0.03059/kWh	\$27.53
Storm Protection Charge	900 kWh @ \$0.00559/kWh	\$5.03
Clean Energy Transition Mechanism	900 kWh @ \$0.00043/kWh	\$0.39
Storm Surcharge	900 kWh @ \$0.01230/kWh	\$11.07
Florida Gross Receipt Tax		\$1.92
Lighting Charges		\$1,609.30

Billing information continues on next page →



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

Account #: 221009418668
Statement Date: May 27, 2025
Charges Due: June 17, 2025

Service Period: Apr 22, 2025 - May 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges		
	Lighting Service Items LS-2 (Bright Choices) for 29 days		
	Lighting Energy Charge	420 kWh @ \$0.03412/kWh	\$14.33
	Monthly Charge		\$1263.59
	Lighting Fuel Charge	420 kWh @ \$0.03059/kWh	\$12.85
	Storm Protection Charge	420 kWh @ \$0.00559/kWh	\$2.35
	Clean Energy Transition Mechanism	420 kWh @ \$0.00043/kWh	\$0.18
	Storm Surcharge	420 kWh @ \$0.01230/kWh	\$5.17
	Florida Gross Receipt Tax		\$0.89
	Lighting Charges		\$1,299.36

Billing information continues on next page →

00000678-0001540-Page 9 of 14





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

Agenda Page 52

Account #: 221009418668
Statement Date: May 27, 2025
Charges Due: June 17, 2025

Service Period: Apr 22, 2025 - May 20, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$3,851.66**

Total Current Month's Charges

\$22,287.04



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

Agenda Page 53
Account #: 221009418668
Statement Date: May 27, 2025
Charges Due: June 17, 2025

Important Messages

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%.





PARK SQUARE ENTERPRISES LLC
C/O NAZ/ACCTS.PYBLE.
2429 WISE RIVER LN
ZEPHYRHILLS, FL 33541

Statement Date: May 20, 2025
Agenda Page 54

Amount Due: \$34.80

Due Date: June 10, 2025

Account #: 211034293855

Account Summary

TWO RIVERS WEST

Current Service Period: April 15, 2025 - May 14, 2025

Previous Amount Due	\$307.45
Payment(s) Received Since Last Statement	-\$307.45
Current Month's Charges	\$34.80

Amount Due by June 10, 2025 \$34.80

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

Transfer to CDD

TWO Rivers
Irrigation
e Mailboxes

2505 Tr1 Irr T
7242-9000-
57-294

Your Energy Insight



Your average daily kWh used was **566.67% higher** than it was in your previous period.

RECEIVED MAY 29 2025



Scan here to view your account online.

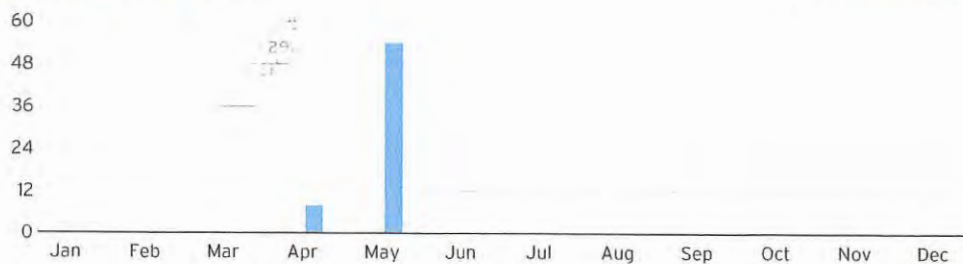


DOWNED IS DANGEROUS!

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

For more safety tips, visit TampaElectric.com/PowerLineSafety

Monthly Usage (kWh)



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



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

Account #: 211034293855

Due Date: June 10, 2025



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TWO RIVERS WEST

PARK SQUARE ENTERPRISES LLC
C/O NAZ/ACCTS.PYBLE.
5200 VINELAND RD, STE 200
ORLANDO, FL 32811-7675

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.

Amount Due: \$34.80

Payment Amount: \$ _____

609409179699

6094091796992110342938550000000034800



TWO RIVERS WEST CDD
C/O INFRAMARK
35037 BIG HAWK DR
ZEPHYRHILLS, FL 33541-1712

Amount Due: \$144.37

Due Date: July 07, 2025

Account #: 211034856834

Account Summary

Current Service Period: May 28, 2025 - June 09, 2025

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

Current Month's Charges	\$144.37
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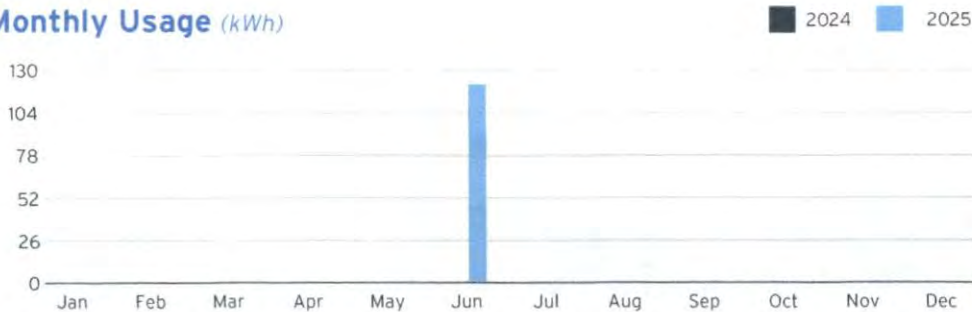
Amount Due by July 07, 2025	\$144.37
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

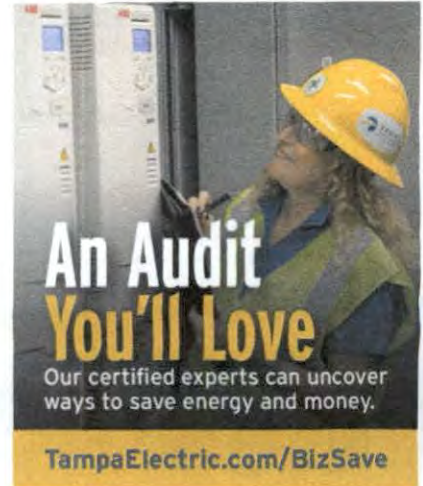


Scan here to view
your account online.

Monthly Usage (kWh)



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



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

Account #: 211034856834

Due Date: July 07, 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: \$144.37

Payment Amount: \$ _____

681013844810



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.

6810138448102110348568340000000144370



Service For:
35037 BIG HAWK DR
ZEPHYRHILLS, FL 33541-1712

Agenda Page 56

Account #: 211034856834
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Meter Read

Service Period: May 28, 2025 - Jun 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000939675	06/09/2025	307	186	121 kWh	1	13 Days

Charge Details



Electric Charges

Daily Basic Service Charge	13 days @ \$0.63000	\$8.19
Energy Charge	121 kWh @ \$0.08641/kWh	\$10.46
Fuel Charge	121 kWh @ \$0.03391/kWh	\$4.10
Storm Protection Charge	121 kWh @ \$0.00577/kWh	\$0.70
Clean Energy Transition Mechanism	121 kWh @ \$0.00418/kWh	\$0.51
Storm Surcharge	121 kWh @ \$0.02121/kWh	\$2.57
Florida Gross Receipt Tax		\$0.68
Electric Service Cost		\$27.21
State Tax		\$2.16
Total Electric Cost, Local Fees and Taxes		\$29.37



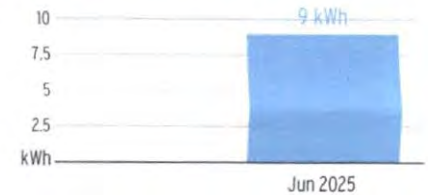
Other Fees and Charges

Electric Security Deposit	\$100.00
Elec Connection Chrg Subs	\$15.00
Total Other Fees and Charges	\$115.00

Total Current Month's Charges

\$144.37

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.

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

Ways To Pay Your Bill



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



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Find list of Payment Agents at TampaElectric.com



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P.O. Box 31318
Tampa, FL 33631-3318
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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

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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TWO RIVERS WEST CDD
C/O INFRAMARK
2113 N DRUMMOND POINT
ZEPHYRHILLS, FL 33541

Statement Date: June 13, 2025
Agenda Page 57

Amount Due: \$146.09

Due Date: July 07, 2025

Account #: 211034856826

Account Summary

Current Service Period: May 28, 2025 - June 09, 2025

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

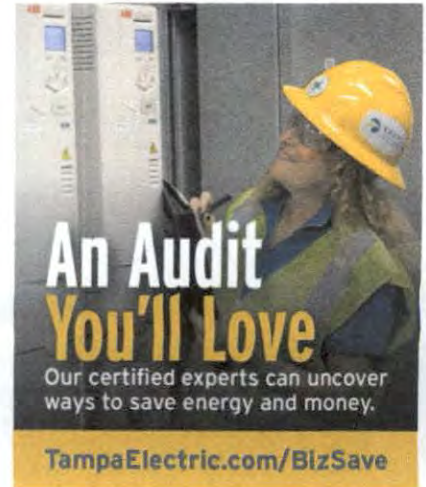
Current Month's Charges	\$146.09
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Amount Due by July 07, 2025 \$146.09

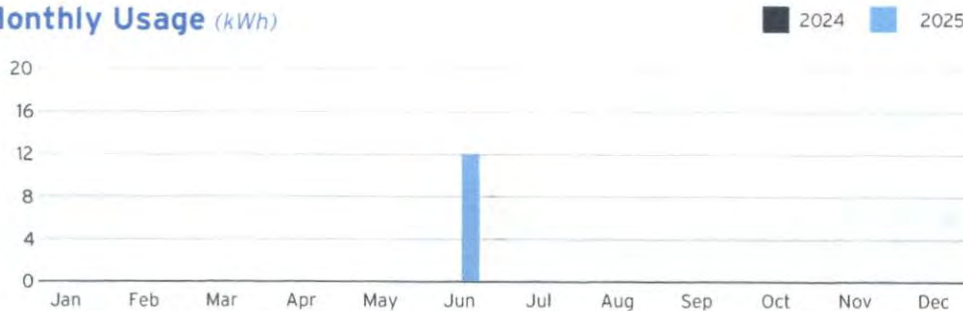
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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



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

Account #: 211034856826

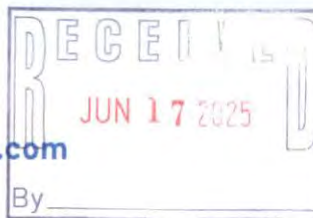
Due Date: July 07, 2025



Pay your bill online at TampaElectric.com

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



Amount Due: \$146.09

Payment Amount: \$ _____

681013844809

00003966 FTECO106142500575810 00000 02 01000000 11024 004

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.

6810138448092110348568260000000146092



Service For:
2113 N DRUMMOND POINT
ZEPHYRHILLS, FL 33541

Account #: 211034856826
Statement Date: June 13, 2025
Charges Due: July 07, 2025

Meter Read

Service Period: May 28, 2025 - Jun 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933946	06/09/2025	18		6		12 kWh	1	13 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	13 days @ \$0.63000	\$8.19
Energy Charge	12 kWh @ \$0.08641/kWh	\$1.04
Fuel Charge	12 kWh @ \$0.03391/kWh	\$0.41
Storm Protection Charge	12 kWh @ \$0.00577/kWh	\$0.07
Clean Energy Transition Mechanism	12 kWh @ \$0.00418/kWh	\$0.05
Storm Surcharge	12 kWh @ \$0.02121/kWh	\$0.25
Florida Gross Receipt Tax		\$0.26
Electric Service Cost		\$10.27
State Tax		\$0.82
Total Electric Cost, Local Fees and Taxes		\$11.09

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

Total Current Month's Charges **\$146.09**

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.

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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

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- Phone:**
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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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



EISENHOWER PROPERTY GROUP LLC
1745 N FALLON PASS
ZEPHYRHILLS, FL 33541

Statement Date: June 19, 2025
Agenda Page 59

Amount Due: \$308.90

Due Date: July 10, 2025

Account #: 211034775786

Account Summary

TWO RIVERS WEST

Current Service Period: May 16, 2025 - June 13, 2025

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

Current Month's Charges	\$308.90
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Amount Due by July 10, 2025	\$308.90
-----------------------------	----------

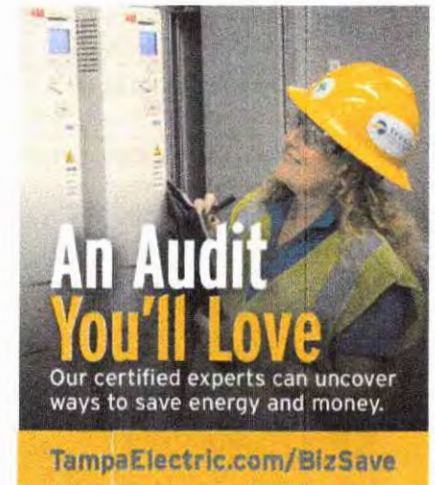
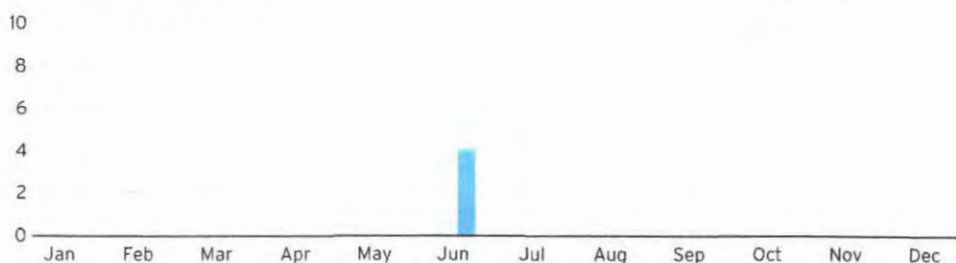
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

\$188.90

Monthly Usage (kWh)



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



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

Account #: 211034775786

Due Date: July 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: \$308.90

Payment Amount: \$ _____

656322581133

00004850 FTECO106192522244110 00000 02 01000000 11690 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.

6563225811332110347757860000000308900



Service For:
1745 N FALLON PASS
ZEPHYRHILLS, FL 33541

Agenda Page 60

Account #: 211034775786
Statement Date: June 19, 2025
Charges Due: July 10, 2025

Meter Read

Meter Location: SIGN LIGHTING

Service Period: May 16, 2025 - Jun 13, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000931228	06/13/2025	4	0		4 kWh	1	29 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	4 kWh @ \$0.08641/kWh	\$0.35
Fuel Charge	4 kWh @ \$0.03391/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.48

Electric Service Cost **\$19.36**

State Tax \$1.54

Total Electric Cost, Local Fees and Taxes **\$20.90**

Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.



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

\$308.90

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

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

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



EISENHOWER PROPERTY GROUP LLC
35644 BIG HAWK DR, MP
ZEPHYRHILLS, FL 33541-1713

Statement Date: June 20, 2025
Agenda Page 61

Amount Due: \$298.72

Due Date: July 11, 2025

Account #: 211035005530

TWO RIVERS WEST

Account Summary

Current Service Period: June 05, 2025 - June 16, 2025

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

Current Month's Charges	\$298.72
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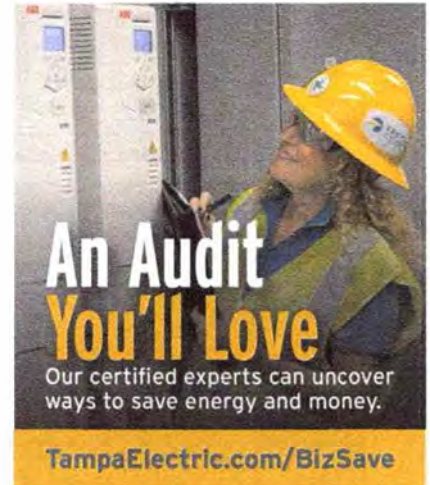
Amount Due by July 11, 2025	\$298.72
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

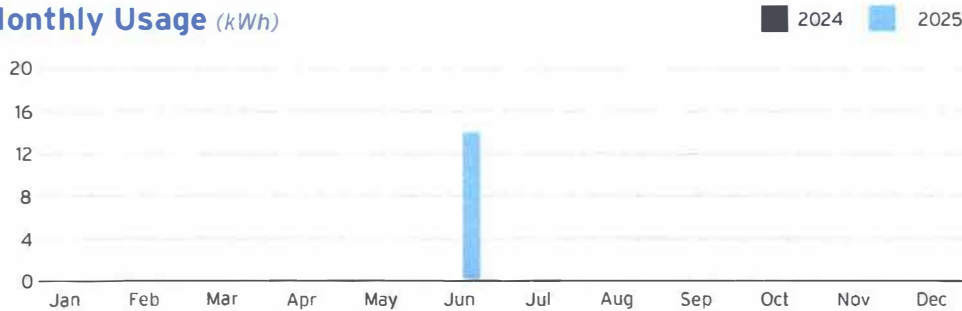
\$178.72



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



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

Account #: 211035005530

Due Date: July 11, 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: \$298.72

Payment Amount: \$ _____

611878325495

00006268 FTECO106202522571610 00000 02 01000000 13249 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.

6118783254952110350055300000000298721



Service For:
35644 BIG HAWK DR
MP, ZEPHYRHILLS, FL 33541-1713

Agenda Page 62
Account #: 211035005530
Statement Date: June 20, 2025
Charges Due: July 11, 2025

Meter Read

Meter Location: METER POLE

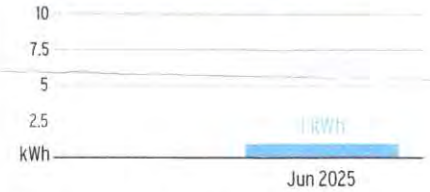
Service Period: Jun 05, 2025 - Jun 16, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944138	06/16/2025	14		0		14 kWh	1	12 Days

Charge Details

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

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	12 days @ \$0.63000	\$7.56
Energy Charge	14 kWh @ \$0.08641/kWh	\$1.21
Fuel Charge	14 kWh @ \$0.03391/kWh	\$0.47
Storm Protection Charge	14 kWh @ \$0.00577/kWh	\$0.08
Clean Energy Transition Mechanism	14 kWh @ \$0.00418/kWh	\$0.06
Storm Surcharge	14 kWh @ \$0.02121/kWh	\$0.30
Florida Gross Receipt Tax		\$0.25
Electric Service Cost		\$9.93
State Tax		\$0.79
Total Electric Cost, Local Fees and Taxes		\$10.72

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	\$298.72
--------------------------------------	-----------------

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

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.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- 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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TWO RIVERS WEST CDDMEETING DATE: June 17, 2025

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

DMS Staff Signature Jayna Cooper

TWO RIVERS WEST CDDMEETING DATE: June 17, 2025

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

DMS Staff Signature Jayna Cooper

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. 27787
Date 06/02/2025*

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: June 17, 2025

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

DMS Staff Signature Jayna Cooper

INVOICE

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.: 10092-B
Terms: Net 30
Invoice date: 06/01/2025
Due date: 07/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Lake Maintenance: 54 Waterways			
2.		Aquatic Maintenance	13 waterways	1	\$1,770.00	\$1,770.00
3.		Aquatic Maintenance	B1/B2 16 waterways	1	\$1,990.00	\$1,990.00
4.		Aquatic Maintenance	B3 18 waterways	1	\$2,039.00	\$2,039.00
5.		Aquatic Maintenance	E 3 Waterways	1	\$509.00	\$509.00
6.		Aquatic Maintenance	13 Waterways at Taylor Morrison	1	\$1,852.00	\$1,852.00
Total						\$8,160.00

TWO RIVERS WEST CDDMEETING DATE: June 17, 2025

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

DMS Staff Signature Jayna Cooper



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE Agenda Page 69

Advertising Run Dates		Advertiser Name	
5/7/25-5/28/25		TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account	
5/14/2025	Deirdre Bonett	TB320442	
Total Amount Due		Invoice Number	
\$780.00		36182-050725	

Invoice 2 of 4

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
5/14/25	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

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	
5/14/2025	Deirdre Bonett	TB320442	
Total Amount Due		Invoice Number	
\$780.00		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

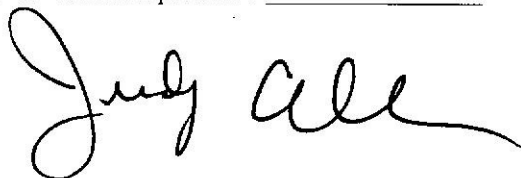
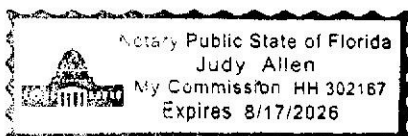


Sworn to and subscribed before me this 05/28/2025

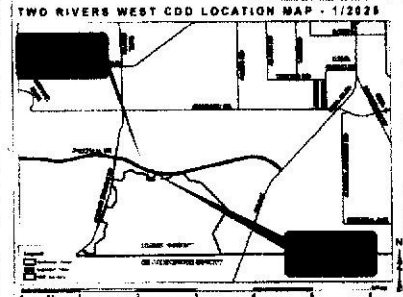
Signature of Notary of Public

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.

LEGAL NOTICE

CITY OF ST. PETE BEACH
REQUEST FOR BIDS
AERIAL (DRONE)
VIDEOGRAPHY

The City of St. Pete Beach is soliciting bids for an Aerial Video (Drone) videography Company for Disaster and Non-Disaster Events. Specifications can be downloaded directly from the City of St. Pete Beach website. Refer to <https://www.stpetebeach.org/> , and click on Government, then Bids and Proposals - <https://www.stpetebeach.org/Bids.aspx>.

All submitters must contact the City's Procurement Manager, in writing via e-mail (jtaylor@stpetebeach.org), with their intention to bid, along with their company name and contact information at least five (5) business days before the bid package is due.

All bids should be submitted electronically to either Bonfire or DemandStar no later than 9:00 a.m. on Wednesday, June 11, 2025 (Deadline). Only electronic bids will be accepted.

5/14/2025

36922-1

LEGAL NOTICE

CITY OF ST PETE BEACH
REQUEST FOR PROPOSALS
DISASTER RECOVERY/
ASSISTANCE

The City of St. Pete Beach is requesting proposals from vendors that can work as Disaster Recovery/ Assistance after Natural or Man-Made Disasters for the City. Specifications can be downloaded directly from the City of St. Pete Beach website. Refer to <https://www.stpetebeach.org/>, and click on Government, then Bids and Proposals - <https://www.stpetebeach.org/Bids.aspx>.

All submitters must contact the City's Procurement Manager, in writing via e-mail (jtaylor@stpetebeach.org), with their intention to bid, along with their company name and contact information at least ten (10) business days before the bid package is due.

All bids should be submitted electronically to either Bonfire or DemandStar no later than 9:00 a.m. on Wednesday, June 11, 2025 (Deadline). Only electronic bids will be accepted.

05/14/25

36781-1

LEGAL NOTICE

CITY OF ST PETE BEACH
REQUEST FOR PROPOSALS
COMMUNITY DEVELOPMENT
PERSONNEL

The City of St. Pete Beach is requesting proposals for personnel in the Community Development office during Emergency and Non-emergency periods. Specifications can be downloaded directly from the City of St. Pete Beach website. Refer to <https://www.stpetebeach.org/>, and click on Government, then Bids and Proposals - <https://www.stpetebeach.org/Bids.aspx>.

All submitters must contact the City's Procurement Manager, in writing via e-mail (jtaylor@stpetebeach.org), with their intention to bid, along with their company name and contact information at least ten (10) business days before the bid package is due.

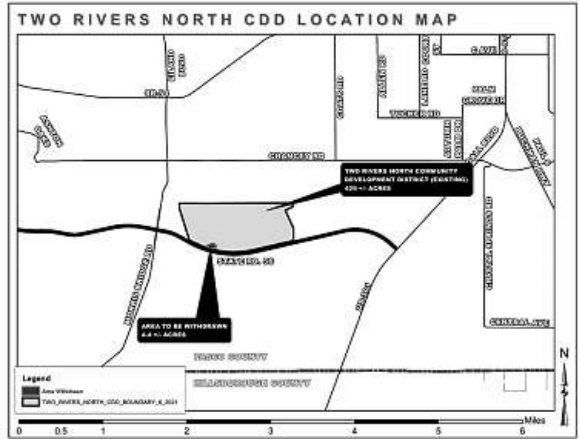
All bids should be submitted electronically to either Bonfire or DemandStar no later than 9:00 a.m. on Wednesday, June 11, 2025 (Deadline). Only electronic bids will be accepted.

5/13/2025

36776-1

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
FOR THE CONSIDERATION
OF THE PETITION AND
ORDINANCE TO CONTRACT
THE BOUNDARIES OF THE TWO
RIVERS NORTH 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 (V) 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.

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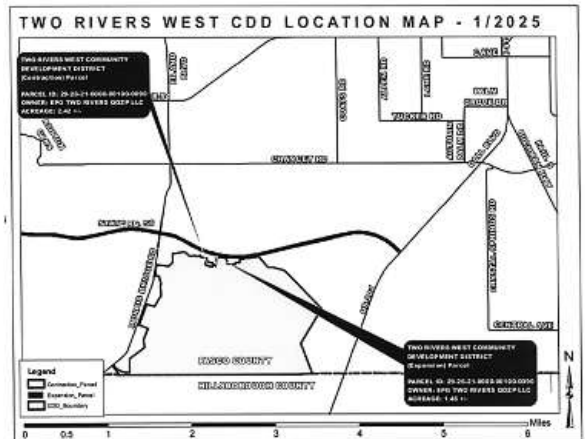
CONSULT PASCO COUNTY'S WEBSITE AT WWW.PASCOCOUNTYFL.NET FOR THE LATEST INFORMATION ON THE DATE, TIME, AND PLACE OF THIS MEETING.

5/7, 5/14, 5/21 and 5/28/25 DB

36186-1

LEGAL NOTICE

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 (V) 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.

5/7, 5/14, 5/21 and 5/28/25 DB

36182-1

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
FOR THE CONSIDERATION
OF THE PETITION AND
ORDINANCE TO CONTRACT
THE BOUNDARIES OF THE TWO
RIVERS EAST 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 contract the boundaries of the Two Rivers East Community Development District.

The above map outlines the land to be removed by contracting the boundaries of the Two Rivers East Community Development District. The petitioner has proposed contracting the boundaries of the Two Rivers East Community Development District 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, Development and Economic Growth Department, 8731 Citizens Drive, Suite 200, New Port Richey, Florida 34654, or anytime on our website: www.pascocountyfl.net. To make an appointment or for further information, you may call 727-847-8140 x1953. 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>.

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5/7, 5/14, 5/21 and 5/28/25 DB

36179-1

Down to Earth

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



Invoice: #143281
Agenda Page 473

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

Adjust timer and all irrigation
head's along Blvd

Invoice Date

5/27/2025

Date Due

6/11/2025

Terms

Net 15

Customer PO #

Estimate # 118713

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#118713 - Adjust timer and all irrigation head's along Blvd				\$1,950.00
- New timer has been installed (reprogram times) - Adjust all popups and rotors along Two Rivers Blvd.				

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				\$1,950.00
Irrigation Labor (Labor)				\$1700.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$250.00	\$250.00

Billing Questions

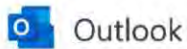
JoEllen.Brown@Down2Earthinc.com
(352)396-6746

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	\$1,950.00
Sales Tax	\$0.00
Total	\$1,950.00
Credits/Payments	(\$0.00)
Balance Due	\$1,950.00



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





2002 West Grand Parkway North
Suite 100
Katy, TX 77449

BILL TO

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

INVOICE#

151880

CUSTOMER ID

C2411

PO#**DATE**

6/17/2025

NET TERMS

Net 30

DUE DATE

7/17/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	23	Ea	0.69		15.87
Subtotal					15.87

Subtotal

\$15.87

Tax

\$0.00

Total Due

\$15.87

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.

Two Rivers West

DISTRICT CHECK REQUEST

Today's Date	<u>6/2/2025</u>
Check Amount	<u>\$6,822.73</u>
Payable To	<u>Two Rivers West CDD</u>
Check Description	<u>FY 25 Off-Roll Debt Service Assessments <i>Series 2022</i></u>
Code:	<u>200.103200.1000</u>
Check Amount	<u>\$0.00</u>
Payable To	<u>Two Rivers West CDD</u>
Check Description	<u>FY 25 Off-Roll Debt Service Assessments <i>Series 2023</i></u>
Code:	<u>200.103200.1000</u>
Check Amount	<u>\$0.00</u>
Payable To	<u>Two Rivers West CDD</u>
Check Description	<u>FY 25 Off-Roll Debt Service Assessments <i>Series 2024</i></u>
Code:	<u>200.103200.1000</u>

(Please attach all supporting documentation: invoices, receipts, etc.)

Authorization

Eric

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Agenda Page 77

Date: 6/2/2025
 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>
Homeowner	47791	5/19/2025	\$	115.09
Homeowner	47995	5/23/2025	\$	111.65
Homeowner	47680	5/19/2025	\$	115.07

Total Deposit from Closings:	\$	341.81
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Chk Date	Unit	Lot #	Address	FY 25 O&M Assessment	Total
5/19/2025	SF 70'	9/13	35482 Big Hawk Drive, Zephyrhills	\$268.89	\$ 115.09
5/23/2025	SF 70'	11/13a	35454 Big Hawk Drive, Zephyrhills	\$268.89	\$ 111.65
5/19/2025	SF 70'	12/13	35436 Big Hawk Drive, Zephyrhills	\$189.88	\$ 115.07
		0		\$189.88	
		0		\$189.88	
				Total	\$ 341.81

Agenda Page 78

29-26-21-0120-01300-0090
29-26-21-0120-01300-0110h
29-26-21-0120-01300-0120

	Unit	Phase/Parcel	Address	Check Date O&M	Check Date DS	SERIES	Total Off Roll Assessment	O&M \$	O&M Check #	Series DS \$	DS Check #	Builder
9/13	SF 70'	C1A	35482 Big Hawk Drive, Zephyrhills	5/19/2025	5/19/2025	\$2022	\$ 2,389.48	\$ 115.09	47791	\$ 2,274.39	47791	Homeowner
11/13a	SF 70'	C1A	35454 Big Hawk Drive, Zephyrhills	5/23/2025	5/23/2025	\$2022	\$ 2,385.60	\$ 111.65	47995	\$ 2,273.95	47995	Homeowner
12/13	SF 70'	C1A	35436 Big Hawk Drive, Zephyrhills	5/19/2025	5/19/2025	\$2022	\$ 2,389.46	\$ 115.07	47680	\$ 2,274.39	47680	Homeowncr
							\$ -					
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							\$ -					
							\$ -					
							\$7,164.54	\$341.81		\$6,822.73		

TWO RIVERS WEST CDD
DISTRICT CHECK REQUEST

Today's Date 6/3/2025

Payable To **Two Rivers West CDD**

Check Amount **\$149,132.88**

Check Description 2023 Debt Service
Off Roll Payment from Homes by West Bay

Special Instructions Do not mail. Please give to Eric

(Please attach all supporting documentation: invoices, receipts, etc.)

Natasha Sowani

Authorization

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		
Object Code			
Chk	#	Date	

Two Rivers West

INVOICE

COMMUNITY DEVELOPMENT DISTRICT

2005 Pan Am Circle Suite 300 ~ Tampa, FL 33607
(954) 603-0034

DATE: December 17, 2024
INVOICE #: TRW112924DS1-DRP
DUE DATE: Upon Receipt

BILL TO:
DRP Multistate 1 LLC
ATTN: Allison Martin
amartin@westbaytampa.com

REMIT TO:
US Bank
Per Wire Instructions Below

Description			Total										
Fiscal Year 2025 CDD Debt Service Assessment:													
Annual Debt Service Assessments (Series 2023 Bonds):													
<u>Product Type</u>	<u>Unit Count</u>	<u>Annual Assessment</u>											
Twin Villas	108	\$1,380.86	\$ 149,132.88										
			\$ -										
TOTAL DEBT SERVICE ASSESSMENT			\$ 149,132.88										
1st INSTALLMENT (50% OF OBLIGATION)			\$ 74,566.44										
WIRING INSTRUCTIONS US Bank must receive funds prior to 10:30 A.M. CST to ensure DTCC receives funds prior to their same day settlement deadline of 2:00 P.M. CST. Any payments received by DTCC after the 2:00 P.M. deadline will be allocated the next day. <table><tr><td>ABA:</td><td>091000022</td></tr><tr><td>BBK:</td><td>U.S. Bank N.A.</td></tr><tr><td>A/C:</td><td>180121167365</td></tr><tr><td>BNF:</td><td>U.S. Bank Trust N.A.</td></tr><tr><td>OBI:</td><td>TWORIVERWCDD2022</td></tr></table>			ABA:	091000022	BBK:	U.S. Bank N.A.	A/C:	180121167365	BNF:	U.S. Bank Trust N.A.	OBI:	TWORIVERWCDD2022	
ABA:	091000022												
BBK:	U.S. Bank N.A.												
A/C:	180121167365												
BNF:	U.S. Bank Trust N.A.												
OBI:	TWORIVERWCDD2022												
TOTAL			\$ 74,566.44										

Sowani, Natasha

From: District Invoices
Sent: Thursday, May 29, 2025 2:23 PM
To: Sowani, Natasha; Popelka, Leah
Subject: Fw: Two Rivers West Community Dev - EFT Payment 10002-ET036029 From Homes By West Bay, LLC is in Process

FYI, received this by email. Were either one of you expecting this? Has not made it to the bank yet though.

Teresa Farlow |Development Services Coordinator



2005 Pan Am Circle Ste 300 | Tampa, FL 33607
 (O) 813.873.7300 ext. 340
www.inframarkims.com

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronic message and do not act upon, forward, copy or otherwise disseminate it or its contents

From: accountspayable@westbaytampa.com <accountspayable@westbaytampa.com>
Sent: Thursday, May 29, 2025 1:25 PM
To: District Invoices <districtinvoices@inframark.com>
Cc: accountspayable@westbaytampa.com <accountspayable@westbaytampa.com>
Subject: Two Rivers West Community Dev - EFT Payment 10002-ET036029 From Homes By West Bay, LLC is in Process

You don't often get email from accountspayable@westbaytampa.com. [Learn why this is important](#)

This Message Is From an External Sender

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

Hello Two Rivers West Community Development District,

EFT Payment 10002-ET036029 From Homes By West Bay, LLC in the amount of \$149132.88 is in Process. You will find the details for this payment below.

Check Memo:

TWORIVW Two Rivers West Community Devel
 2005 Pan Am Circle Suite 300
 Tampa, FL 33607

Homes By West Bay, LLC
 Check Number 10002-ET036029
 Check Date May 29, 2025

Date	Invoice	Reference	Total Invoice	Payment Amt	Retention	Discount	Lic. WHold.	Total Payment

N1000 North Homes by WestBay							
11/29/2024 TRW112924DS-DRP	N049.35-Two Rivers Paired Villa	149,132.88	149,132.88	.00	.00	.00	149,132.88
Total Remittance		149,132.88	149,132.88	.00	.00	.00	149,132.88

Cross Reference number: ET036029
Amount: \$149132.88
Scheduled Payment Date: May 29, 2025
Payment Reference Date: May 29, 2025

Two Rivers West

DISTRICT CHECK REQUEST

Today's Date 6/20/2025
Check Amount **\$26,696.37**
Payable To Two Rivers West CDD
Check Description FY 25 Off-Roll Debt Service Assessments *Series 2022*
Code: 200.103200.1000

Check Amount ~~\$2,938.30~~
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 84

Date: 6/20/2025
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>
	2022		
HBWB	048836	6/6/2025	\$ 64.20
HBWB	048836	6/6/2025	\$ 64.20
HBWB	048836	6/6/2025	\$ 64.20
HBWB	048836	6/6/2025	\$ 64.20
HBWB	048836	6/6/2025	\$ 64.20
HBWB	048836	6/6/2025	\$ 64.20
HBWB	048836	6/6/2025	\$ 64.20
Homeowner	32046005	6/10/2025	\$ 82.88
HBWB	048849	6/6/2025	\$ 85.84
HBWB	048849	6/6/2025	\$ 85.84
HBWB	048849	6/6/2025	\$ 99.63
HBWB	048849	6/6/2025	\$ 99.63
HBWB	048849	6/6/2025	\$ 99.63
HBWB	048849	6/6/2025	\$ 85.84
Homeowner	048200	5/28/2025	\$ 107.36
HBWB	048849	6/6/2025	\$ 99.63
	2023		
HBWB	048836	6/6/2025	\$ 64.20
HBWB	048836	6/6/2025	\$ 64.20

2024

Total Deposit from Closings: \$	1,488.24
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Chk Date	Unit	Lot #	Address	FY 25 O&M Assessment	Total
6/6/2025	Villa	5/75A	35534 Stableton Lane, Zephyrhills	\$ 64.20	
6/6/2025	Villa	6/75A	35522 Stableton Lane, Zephyrhills	\$ 64.20	
6/6/2025	Villa	7/75A	35514 Stableton Lane, Zephyrhills	\$ 64.20	
6/6/2025	Villa	8/75A	35506 Stableton Lane, Zephyrhills	\$ 64.20	
6/6/2025	Villa	9/75A	35498 Stableton Lane, Zephyrhills	\$ 64.20	
6/6/2025	Villa	10/75A	35490 Stableton Lane, Zephyrhills	\$ 64.20	
6/6/2025	Villa	11/75A	35486 Stableton Lane, Zephyrhills	\$ 64.20	
6/6/2025	Villa	12/75A	35482 Stableton Lane, Zephyrhills	\$ 64.20	
6/10/2025	SF 60'	46/40	1503 Valier Point, Zephyrhills	\$ 82.88	
6/6/2025	SF 60'	3/11	2058 Arching Branch, Zephyrhills	\$ 85.84	
6/6/2025	SF 60'	3/12	2001 Arching Branch, Zephyrhills	\$ 85.84	
6/6/2025	SF 70'	11/12	1905 Arching Branch, Zephyrhills	\$ 99.63	

6/6/2025	SF 70'	12/12	1891 Arching Branch, Zephyrhills	\$	99.63
6/6/2025	SF 70'	1/13	35576 Big Hawk Drive, Zephyrhills	\$	99.63
6/6/2025	SF 60'	2/13	35564 Big Hawk Drive, Zephyrhills	\$	85.84
5/28/2025	SF 70'	9/12	1929 Arching Branch, Zephyrhills	\$	107.36
6/6/2025	SF 70'	14/12	1869 Arching Branch, Zephyrhills	\$	99.63

2023

6/6/2025	Villa	Parcel E	35509 Stableton Lane, Zephyrhills	\$	64.20
6/6/2025	Villa	Parcel E	35517 Stableton Lane, Zephyrhills	\$	64.20

2024

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/

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\$ 1,488.24

Two Rivers West

FOLIO	Lot	Block	Unit	Phase/Parcel	Address	Total Off Roll Assessment	Check Date O&M	O&M \$	O&M Check #	SERIES	Check Date DS	2022 Series DS \$	DS Check #	Builder
32-26-21-0130-75A00-0050	5	75A	Villa	Parcel E	35534 Stableton Lane, Zephyrhills	\$ 1,533.35	6/6/2025	\$ 64.20	048836	S2022	6/6/2025	\$ 1,469.15	048836	HBWB
32-26-21-0130-75A00-0060	6	75A	Villa	Parcel E	35522 Stableton Lane, Zephyrhills	\$ 1,533.35	6/6/2025	\$ 64.20	048836	S2022	6/6/2025	\$ 1,469.15	048836	HBWB
32-26-21-0130-75A00-0070	7	75A	Villa	Parcel E	35514 Stableton Lane, Zephyrhills	\$ 1,533.35	6/6/2025	\$ 64.20	048836	S2022	6/6/2025	\$ 1,469.15	048836	HBWB
32-26-21-0130-75A00-0080	8	75A	Villa	Parcel E	35506 Stableton Lane, Zephyrhills	\$ 1,533.35	6/6/2025	\$ 64.20	048836	S2022	6/6/2025	\$ 1,469.15	048836	HBWB
32-26-21-0130-75A00-0090	9	75A	Villa	Parcel E	35498 Stableton Lane, Zephyrhills	\$ 1,533.35	6/6/2025	\$ 64.20	048836	S2022	6/6/2025	\$ 1,469.15	048836	HBWB
32-26-21-0130-75A00-0100	10	75A	Villa	Parcel E	35490 Stableton Lane, Zephyrhills	\$ 1,533.35	6/6/2025	\$ 64.20	048836	S2022	6/6/2025	\$ 1,469.15	048836	HBWB
32-26-21-0130-75A00-0110	11	75A	Villa	Parcel E	35486 Stableton Lane, Zephyrhills	\$ 1,533.35	6/6/2025	\$ 64.20	048836	S2022	6/6/2025	\$ 1,469.15	048836	HBWB
32-26-21-0130-75A00-0120	12	75A	Villa	Parcel E	35482 Stableton Lane, Zephyrhills	\$ 1,533.35	6/6/2025	\$ 64.20	048836	S2022	6/6/2025	\$ 1,469.15	048836	HBWB
32-26-21-0020-04000-0460	46	40	SF 60'	D-2	1503 Valier Point, Zephyrhills	\$ 2,031.98	6/10/2025	\$ 82.88	32046005	S2022	6/10/2025	\$ 1,949.10	320459999	Homeowner
29-26-21-0120-01100-0030	3	11	SF 60'	C 1A	2058 Arching Branch, Zephyrhills	\$ 2,034.95	6/6/2025	\$ 85.84	048849	S2022	6/6/2025	\$ 1,949.11	048849	HBWB
29-26-21-0120-01200-0030	3	12	SF 60'	C 1A	2001 Arching Branch, Zephyrhills	\$ 2,034.95	6/6/2025	\$ 85.84	048849	S2022	6/6/2025	\$ 1,949.11	048849	HBWB
29-26-21-0120-01200-0110	11	12	SF 70'	C1A	1905 Arching Branch, Zephyrhills	\$ 2,373.59	6/6/2025	\$ 99.63	048849	S2022	6/6/2025	\$ 2,273.96	048849	HBWB
29-26-21-0120-01200-0120	12	12	SF 70'	C1A	1891 Arching Branch, Zephyrhills	\$ 2,373.59	6/6/2025	\$ 99.63	048849	S2022	6/6/2025	\$ 2,273.96	048849	HBWB
29-26-21-0120-01300-0010	1	13	SF 70'	C1A	35576 Big Hawk Drive, Zephyrhills	\$ 2,373.59	6/6/2025	\$ 99.63	048849	S2022	6/6/2025	\$ 2,273.96	048849	HBWB
29-26-21-0120-01300-0020	2	13	SF 60'	C1A	35564 Big Hawk Drive, Zephyrhills	\$ 2,034.95	6/6/2025	\$ 85.84	048849	S2022	6/6/2025	\$ 1,949.11	48849	HBWB
29-26-21-0120-01200-0090	9	12	SF 70'	C1A	1929 Arching Branch, Zephyrhills	\$ 2,381.31	5/28/2025	\$ 107.36	048200	S2022	5/28/2025	\$ 2,273.95	048199	Homeowner
29-26-21-0120-01200-0140	14	12	SF 70'	C1A	1869 Arching Branch, Zephyrhills	\$ 2,373.59	6/6/2025	\$ 99.63	048849	S2022	6/6/2025	\$ 2,273.96	048849	HBWB
						\$ -								
						\$ -								
						\$32,279.27		\$1,359.85				\$30,919.42		

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S2022 \$26,696.37 17
S2023 \$ - 0
S2024 \$ - 0

Agenda Page 87

32-26-21-0130-74A00-0010
32-26-21-0130-74A00-0020

	Unit	Phase/Parcel	Address	Check Date O&M	Check Date DS	SERIES	Total Off Roll Assessment	O&M \$	O&M Check #	Series DS \$	DS Check #	Builder
1/74A	Villa	Parcel E	35509 Stableton Lane, Zephyrhills	6/6/2025	6/6/2025	\$2023	\$ 1,533.35	\$ 64.20	048836	\$ 1,469.15	048836	HBWB
2/74A	Villa	Parcel E	35517 Stableton Lane, Zephyrhills	6/6/2025	6/6/2025	\$2023	\$ 1,533.35	\$ 64.20	048836	\$ 1,469.15	048836	HBWB
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							\$3,066.69	\$128.39		\$2,938.30		

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 June 30, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION					SERIES 2022	SERIES 2023				
					(PROJECT)	(PROJECT)				
	GENERAL	SERIES 2022	SERIES 2023	SERIES 2024	CAPITAL	CAPITAL	CAPITAL	GENERAL	GENERAL	
	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE		PROJECTS	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
ASSETS										
Cash - Operating Account	\$ 4,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,560
Cash In Bank	74,990	-	-	-	-	-	-	-	-	74,990
Cash in Transit	-	26,696	-	-	-	-	-	-	-	26,696
Due From Developer	34,289	-	-	-	-	-	-	-	-	34,289
Due From Other Funds	175,829	-	-	-	-	-	1,169	-	-	176,998
Investments:										
Acq. & Const. (Offsite Project)	-	-	-	-	2,042	-	-	-	-	2,042
Acquisition & Construction Account	-	-	-	-	1,746	1,173	25,795	-	-	28,714
Interest Account	-	-	-	-	665,398	-	-	-	-	665,398
Reserve Fund	-	719,844	415,488	1,282,791	-	-	-	-	-	2,418,123
Revenue Fund	-	346,725	367,468	171,946	-	-	-	-	-	886,139
Deposits - Electric	580	-	-	-	-	-	-	-	-	580
Deposits - Water	10,741	-	-	-	-	-	-	-	-	10,741
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	\$ 306,727	\$ 1,093,265	\$ 782,956	\$ 1,454,737	\$ 669,186	\$ 1,173	\$ 26,964	\$ 40,218,733	\$ 30,800,000	\$ 75,353,741

LIABILITIES

Accounts Payable	\$ 99,142	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,142
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	-	27,345	149,133	519	-	-	-	-	-	176,997
Loans Payable - Valley LOC	-	-	-	-	-	-	-	-	300,000	300,000
TOTAL LIABILITIES	104,342	27,345	149,133	519	-	-	-	-	48,830,000	49,111,339

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

		SERIES 2022 (PROJECT)	SERIES 2023 DEBT SERVICE	SERIES 2024 DEBT SERVICE	SERIES 2022 (PROJECT) CAPITAL PROJECTS	SERIES 2023 (PROJECT) CAPITAL PROJECTS	SERIES 2024 CAPITAL PROJECTS	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT FUND	
ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	FUND	FUND	FUND	FUND	DEBT FUND	TOTAL
<u>FUND BALANCES</u>										
Restricted for:										
Debt Service	-	1,065,920	633,823	1,454,218	-	-	-	-	-	3,153,961
Capital Projects	-	-	-	-	669,186	1,173	26,964	-	-	697,323
Unassigned:	202,385	-	-	-	-	-	-	40,218,733	(18,030,000)	22,391,118
TOTAL FUND BALANCES	202,385	1,065,920	633,823	1,454,218	669,186	1,173	26,964	40,218,733	(18,030,000)	26,242,402
TOTAL LIABILITIES & FUND BALANCES	\$ 306,727	\$ 1,093,265	\$ 782,956	\$ 1,454,737	\$ 669,186	\$ 1,173	\$ 26,964	\$ 40,218,733	\$ 30,800,000	\$ 75,353,741

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	520,845	531,608	10,763	102.07%
Developer Contribution	-	57,953	57,953	0.00%
TOTAL REVENUES	520,845	589,561	68,716	113.19%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,400	4,600	61.67%
ProfServ-Dissemination Agent	19,500	8,267	11,233	42.39%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	100	2,300	4.17%
ProfServ-Tax Collector	1,200	-	1,200	0.00%
ProfServ-Trustee Fees	6,500	8,512	(2,012)	130.95%
District Counsel	9,500	45,952	(36,452)	483.71%
District Engineer	9,500	16,008	(6,508)	168.51%
Administrative Services	4,500	2,542	1,958	56.49%
District Manager	25,000	15,660	9,340	62.64%
Accounting Services	9,000	11,175	(2,175)	124.17%
Auditing Services	6,000	8,000	(2,000)	133.33%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	500	32	468	6.40%
Rentals & Leases	600	443	157	73.83%
Public Officials Insurance	2,574	2,574	-	100.00%
Legal Advertising	3,500	3,473	27	99.23%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	333	867	27.75%
Meeting Expense	1,000	87	913	8.70%
Website Administration	1,200	100	1,100	8.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	118,599	132,483	(13,884)	111.71%
<u>Electric Utility Services</u>				
Utility - Electric	-	125,075	(125,075)	0.00%
Total Electric Utility Services	-	125,075	(125,075)	0.00%
<u>Utility Services</u>				
Utility - Water	-	16,656	(16,656)	0.00%
Total Utility Services	-	16,656	(16,656)	0.00%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Contracts-Aquatic Control	38,000	47,284	(9,284)	124.43%
Insurance - General Liability	3,146	2,834	312	90.08%
R&M-Other Landscape	25,000	11,679	13,321	46.72%
Landscape Maintenance	300,000	246,058	53,942	82.02%
Total Other Physical Environment	372,246	307,855	64,391	82.70%
<u>Contingency</u>				
Misc-Contingency	30,000	95,772	(65,772)	319.24%
Loan Expense	-	5,763	(5,763)	0.00%
Total Contingency	30,000	101,535	(71,535)	338.45%
TOTAL EXPENDITURES	520,845	683,604	(162,759)	131.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(94,043)	(94,043)	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	\$ -	\$ 205,957	\$ 205,957	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(3,572)		
FUND BALANCE, ENDING		\$ 202,385		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2022 (Project) Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 55,062	\$ 55,062	0.00%
Special Assmnts- CDD Collected	1,439,013	1,217,297	(221,716)	84.59%
TOTAL REVENUES	1,439,013	1,272,359	(166,654)	88.42%
<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	-	(173,741)	(173,741)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	3,046	3,046	0.00%
Operating Transfers-Out	-	(719,844)	(719,844)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(716,798)	(716,798)	0.00%
Net change in fund balance	\$ -	\$ (890,539)	\$ (890,539)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,956,459		
FUND BALANCE, ENDING		\$ 1,065,920		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2023 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 34,622	\$ 34,622	0.00%
Special Assmnts- CDD Collected	829,481	417,849	(411,632)	50.37%
TOTAL REVENUES	829,481	452,471	(377,010)	54.55%
<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)	(299,060)	(299,059)	29906000.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(415,143)	(415,143)	0.00%
Contribution to (Use of) Fund Balance	(1)	-	1	0.00%
TOTAL FINANCING SOURCES (USES)	(1)	(415,143)	(415,142)	41514300.00%
Net change in fund balance	\$ (1)	\$ (714,203)	\$ (714,200)	71420300.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,348,026		
FUND BALANCE, ENDING		\$ 633,823		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2024 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 47,487	\$ 47,487	0.00%
Special Assmnts- CDD Collected	-	968,184	968,184	0.00%
TOTAL REVENUES	-	1,015,671	1,015,671	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	-	(212,704)	(212,704)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,666,922		
FUND BALANCE, ENDING		\$ 1,454,218		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2022 (Project) Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 22,201	\$ 22,201	0.00%
TOTAL REVENUES	-	22,201	22,201	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	22,201	22,201	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	719,844	719,844	0.00%
Construction in Progress	-	(719,844)	(719,844)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 22,201</u>	<u>\$ 22,201</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		646,985		
FUND BALANCE, ENDING		<u>\$ 669,186</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2023 (Project) Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,298	\$ 2,298	0.00%
TOTAL REVENUES	-	2,298	2,298	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	2,298	2,298	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	415,143	415,143	0.00%
Construction in Progress	-	(477,930)	(477,930)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(62,787)	(62,787)	0.00%
Net change in fund balance	\$ -	\$ (60,489)	\$ (60,489)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		61,662		
FUND BALANCE, ENDING		\$ 1,173		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2025
Series 2024 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 144,181	\$ 144,181	0.00%
TOTAL REVENUES	-	144,181	144,181	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	144,181	144,181	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(5,703,214)	(5,703,214)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(5,703,214)	(5,703,214)	0.00%
Net change in fund balance	\$ -	\$ (5,559,033)	\$ (5,559,033)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,585,997		
FUND BALANCE, ENDING		\$ 26,964		

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

Statement No. 06-25

Statement Date

06/30/2025

G/L Account No. 101001 Balance	4,559.99	Statement Balance	5,737.90
		Outstanding Deposits	50,507.82
Positive Adjustments	0.00		
Subtotal	4,559.99	Subtotal	56,245.72
Negative Adjustments	0.00	Outstanding Checks	-51,685.73
Ending G/L Balance	4,559.99	Ending Balance	4,559.99

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/03/2025	Payment	BD00042	Special Assmnts-CDD Collected	Deposit No. BD00042	7,164.54	7,164.54	0.00
Total Deposits					7,164.54	7,164.54	0.00
Checks							
							0.00
05/28/2025	Payment	1261	PASCO COUNTY UTILITIES	Check for Vendor V00031	-3,418.63	-3,418.63	0.00
05/28/2025	Payment	1262	TAMPA ELECTRIC	Check for Vendor V00047	-765.27	-765.27	0.00
05/29/2025	Payment	1263	TWO RIVERS WEST CDD	Check for Vendor V00009	-11,566.90	-11,566.90	0.00
06/04/2025	Payment	1264	TWO RIVERS WEST CDD	Check for Vendor V00009	-155,955.61	-155,955.61	0.00
Total Checks					-171,706.41	-171,706.41	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

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

Statement No. 06-25

Statement Date

06/30/2025

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
06/26/2025		JE000823		Truist Bank	-46,666.67
Total Outstanding Checks					-51,685.73

Outstanding Deposits

01/16/2025	Payment	BD00018	Deposit No. BD00018	884.36
01/16/2025	Payment	BD00019	Deposit No. BD00019	243.87
03/25/2025	Payment	BD00031	Deposit No. BD00031	2,459.71
03/25/2025	Payment	BD00032	Deposit No. BD00032	160.58
05/14/2025	Payment	BD00040	Deposit No. BD00040	92.63
06/19/2025	Payment	BD00043	Deposit No. BD00043	46,666.67
Total Outstanding Deposits				50,507.82

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906

Statement No. 06-25

Statement Date

06/30/2025

G/L Account No. 101002 Balance	74,989.52	Statement Balance	148,354.78
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	74,989.52	Subtotal	148,354.78
Negative Adjustments	0.00	Outstanding Checks	-73,365.26
Ending G/L Balance	74,989.52	Ending Balance	74,989.52

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/20/2025	Payment	BD00044	Special Assmnts-CDD Collected	Deposit No. BD00044	31,122.87	31,122.87	0.00
06/26/2025		JE000823		Valley Bank	46,666.67	46,666.67	0.00
Total Deposits					77,789.54	77,789.54	0.00
Checks							
							0.00
06/20/2025	Payment	1036	TAMPA ELECTRIC	Check for Vendor V00047	-22,321.84	-22,321.84	0.00
06/20/2025	Payment	1037	ANGIE GRUNWALD	Payment of Invoice 000675	-200.00	-200.00	0.00
06/20/2025	Payment	1038	CARLOS DE LA OSSA	Payment of Invoice 000672	-200.00	-200.00	0.00
06/20/2025	Payment	1039	NICHOLAS J. DISTER	Payment of Invoice 000673	-200.00	-200.00	0.00
06/20/2025	Payment	1040	THOMAS R. SPENCE	Payment of Invoice 000674	-200.00	-200.00	0.00
06/23/2025	Payment	1041	SITEX AQUATICS LLC	Check for Vendor V00035	-24,480.00	-24,480.00	0.00
06/23/2025	Payment	1042	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00049	-66,700.00	-66,700.00	0.00
06/26/2025	Payment	1048	Down To Earth	Check for Vendor V00043	-109,369.92	-109,369.92	0.00
Total Checks					-223,671.76	-223,671.76	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/09/2025	Payment	1028	INFRAMARK LLC	Check for Vendor V00015			-35,268.14
06/25/2025	Payment	1043	PASCO COUNTY UTILITIES	Check for Vendor V00031			-2,512.88
06/25/2025	Payment	1044	TAMPA ELECTRIC	Check for Vendor V00047			-290.46
06/25/2025	Payment	1045	TWO RIVERS WEST CDD	Check for Vendor V00009			-26,696.37

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906

Statement No. 06-25

Statement Date

06/30/2025

06/26/2025	Payment	1046	JAYMAN ENTERPRISES, LLC	Check for Vendor V00050	-2,450.00
06/30/2025	Payment	1049	GRAU & ASSOCIATES	Check for Vendor V00033	-4,000.00
06/30/2025	Payment	1050	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,779.79
06/30/2025	Payment	1051	TAMPA ELECTRIC	Check for Vendor V00047	-367.62
Total Outstanding Checks					-73,365.26

Outstanding Deposits

Total Outstanding Deposits

**Down to Earth**

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

Estimate: #120989

Customer Address

Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Inframark CCD
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Physical Job Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Job

Ground breaking landscaping

Estimated Job Start Date

June 18, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$75.00
Pentas #1 Installed (E)	1 Gallon	50	\$13.51	\$675.59
Fountain Grass "Red" Installed (E)	3 Gallon	32	\$28.50	\$912.00
Cocoa Mulch Installed (E)	2 Cubic Foot Bag	75	\$11.26	\$844.49
Subtotal				\$2,507.08
Estimated Tax				\$0.00
Job Total				\$2,507.08

- Install temporary plant material for ground breaking ceremony requested by Carlos.
- Plant material will be planted in pots to be reused as replacements within the community
- Mulch around plant material

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

Proposed By:

Dave Towsley
Down to Earth

06/16/2025

Date

Agreed & Accepted By:

Jayna Cooper 6-19-25
Two Rivers West Date

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



Down to Earth

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

Estimate: #120988

Customer Address

Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Inframark CCD
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Physical Job Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Job

Top dressing mulch & Detail.
Ground breaking

Estimated Job Start Date

June 13, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$750.00
Cocoa Mulch Installed (E)	2 Cubic Foot Bag	750	\$11.26	\$8,444.94
Subtotal				\$9,194.94
Estimated Tax				\$0.00
Job Total				\$9,194.94

- Top dress coco brown mulch 1-2' along edges of center median along Two Rivers Blvd. This was requested by Carlos for the ground breaking of the amenity center.
- Additional Labor for hand pulling weeds and prep work for ground breaking.

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

Proposed By:

Agreed & Accepted By:

Dave Towsley

Down to Earth

06/16/2025

Date

Jayna Cooper

6-19-25

Two Rivers West

Date

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

**Down to Earth**

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

Estimate: #121071

Customer Address

Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Inframark CCD
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Physical Job Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Job

Additional mowing of Colston

Estimated Job Start Date

June 16, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$1,500.00
			Subtotal	\$1,500.00
			Estimated Tax	\$0.00
			Job Total	\$1,500.00

- Additional mowing of Colston Rd from the villas to the power lines. This is prior to contract signing requested by Carlos on 6/13

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

Proposed By:

Dave Towsley
Down to Earth

06/16/2025

Date

Agreed & Accepted By:

Jayna Cooper

6-19-2025

Two Rivers West

Date

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

**Down to Earth**

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

Estimate: #118718

Customer Address

Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Inframark CCD
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Physical Job Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Job

Autoflush mainline filters

Estimated Job Start Date

June 27, 2025

Proposed By

Dave Towsley

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Repairs				
Irrigation Labor (Hide)				\$1,700.00
Hunter 1 Station Battery Operated Node	Each	4	\$295.00	\$1,180.00
"NOS STANDARO VALVE BOX RECTANGLE 14 IN. X 19 IN. X 12 IN.H PURPLE BOX/PURPLE LID OVERLAPPING RW"	Each	4	\$64.69	\$258.77
"1"" APOLLO DUAL CK VALVE #705 2/EA Loc:C2C Supp#: 4ALF3A55A"	Each	4	\$123.37	\$493.48
Miscellaneous Irrigation Parts	Each	1	\$400.00	\$400.00
Subtotal				\$4,032.25
Estimated Tax				\$0.00
Job Total				\$4,032.25

- Install automated flush valve zone on mainline.
- Install battery node
- Install adapter and drain to filter.
- This is for 3 filters along Two Rivers Blvd, 1 filter at the villas.
- 2 filters located off of Wise River and 1 on Drummin (Juniper area)

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

Proposed By:

Dave Towsley
Down to Earth

06/15/2025

Date

Agreed & Accepted By:

Jayna Cooper 6-19-2025

Two Rivers West

Date

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

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT ALLOCATING \$3,371,710 FOR THE CONSTRUCTION OF A PORTION OF COLSTON SECTION 4/5 WITH THE BOND PROCEEDS FROM THE \$18,285,000 TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (SERIES 2024 PROJECT) AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers West Community Development District (the “**District**”) intends to construct the portion of Colston Section 4/5 serving Two Rivers Community Development District; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued the \$18,285,000 Two Rivers West Community Development District Special Assessment Bonds, Series 2024 (Series 2024 Project) (the “**Series 2024 Bonds**”) to fund the construction of Colston Section 4/5; and

WHEREAS, the Board desires to allocate \$3,802,941 from the Series 2024 Bonds for the construction of Colston Section 4/5.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Authority for This Resolution. This Resolution is adopted pursuant to Chapter 190, Florida Statutes.

Section 2. Allocation for Colston Section 4/5. The District hereby allocates 3,802,941 from the Series 2024 Bonds Construction Account for the construction of Colston Section 4/5. Prior to approving any requisitions, the District Manager and District Engineer shall verify with the Trustee of the Series 2024 Bonds that there are sufficient funds remaining to cover the costs necessary to construct Colston Section 4/5.

Section 3. Effective Date. This Resolution shall become effective upon its adoption.

Approved and adopted July 16, 2024.

Attest:

**Two Rivers West Community
Development District**

Angie Grunwald
Assistant Secretary

By: _____
Carlos de la Ossa
Chair of the Board of Supervisors

Fifth Order of Business



ARTURO GANDARILLA.
DISTRICT FIELD COORDINATOR

TWO RIVERS WEST JULY FIELD INSPECTION REPORT, 7/5/25, 8:29 AM

TWO RIVERS WEST CDD, DOWN TO EARTH

Saturday, July 5, 2025

Prepared For Board Of Supervisors

19 Items Identified

Green- completed

Orange- Scheduled

Red- Not completed

ITEM 1- 2RIVERS BLVD

Due By: Monday, July 14, 2025

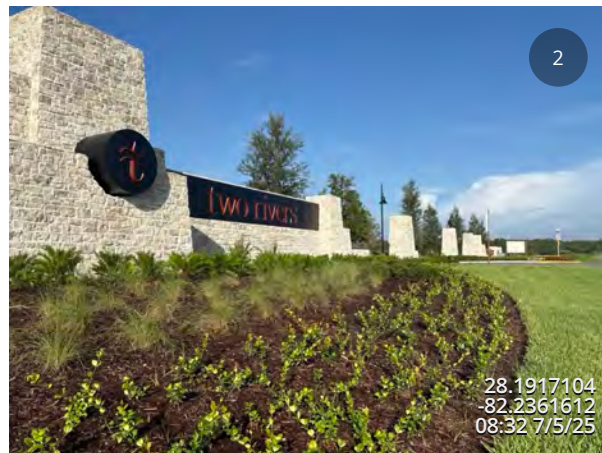
Assigned To: Down To Earth.

Photos 1 and 2:

These photos show the monument located at the intersection of State Road 56 and Two Rivers Boulevard. The monument itself is in good condition, and the landscaping in front of it is well-maintained. There are a few weeds present in the bed, **but it looks like they have already been treated.**

Photos 3 and 4:

These photos show the center island just inside the entrance to the community off Two Rivers Boulevard. This area has a significant amount of weeds growing both between the plants and throughout the bed. It requires immediate attention and should be treated with weed control to improve its appearance and prevent further overgrowth.



ITEM 2-2RIVERS BLVD.

Due By: Monday, July 14, 2025

Assigned To: DOWN TO EARTH.

Photo 1:

The flowers at the main entrance of Two Rivers off 2 Rivers Blvd are in excellent condition. They are vibrant, healthy, and add great visual appeal to the entryway.

Photos 2, 3, and 4:

The center island along Two Rivers Boulevard, approaching Big Hawk Dr, has a noticeable amount of weeds throughout the area. These need to be addressed promptly and treated with appropriate weed control measures to maintain the community's appearance.



ITEM 3-BIG HAWK DR.

Due By: Monday, July 14, 2025

Assigned To: DOWN TO EARTH.

Photos 1 and 2:

Off Two Rivers Boulevard, just past Big Hawk Drive heading toward Colston, the turf is in good condition.

Photos 3 and 4:

Off Two Rivers Boulevard, just past Big Hawk Drive heading toward Colston, the center island and pocket parks have weeds growing between plants and throughout the beds. The Blue Daze is also being overtaken by larger weeds. These areas need immediate attention and weed control.



ITEM 4- WISE RIVER LN.

Due By: Monday, July 21, 2025

Assigned To: DOWN TO EARTH.

Tamara Rack – Wise River Lane Entrance

Photo 1: Confederate Jasmine is overgrown onto the wall and curb. Needs trimming for better appearance.

Tamara Rack – Main Entrance

Photo 2: Weeds are growing in the bed and around the azalea at the center island. Needs weed control.

Tamara Rack – Just Past Entrance Monuments

Photo 3: Remove the dead from the Crinum lily, and weeds are present in the Liriope. Needs attention for improved appearance.



ITEM 5- WISE RIVER LN.

Due By: Monday, July 21, 2025

Assigned To: DOWN TO EARTH.

Tamara Rack – Landscape Bed Along Community Wall

Photos 1 and 2: The landscape bed running from Wise River Lane along the left side of the community wall out to Two Rivers Boulevard is overrun with grass and weeds. It needs immediate attention and weed control treatment.

**ITEM 6- B10 POND.**

Assigned To: SITEX AQUATICS.

Tamara Rack – Pond Area

Photos 1 and 2: The pond was recently treated for primrose weeds, and torpedo grass, which are now dying off as a result of the treatment.



ITEM 7- WISE RIVER LN.

Assigned To: DOWN TO EARTH.

Turf Condition –

Photo 1 (Current) vs. Photo 2 (Last Month): Turf has shown a significant improvement since last month's inspection. Photo 1 from today highlights healthier, greener turf compared to Photo 2 taken during the previous inspection.



ITEM 8- WISE RIVER LN.

Due By: Monday, July 21, 2025

Assigned To: DOWN TO EARTH.

Tree & Bed Maintenance

Photos 1 and 2: Crepe myrtles still have tree sprouts at the base that were previously requested to be removed but have not yet been addressed. In Photo 2, there are also weeds visible in the Liriope that need to be removed.

Palm Maintenance

Photos 3 and 4: The Coontie palms need dead material removed, and approximately six palms need to be replaced.



ITEM 9- WISE RIVER LN.

Due By: Monday, July 21, 2025

Assigned To: DOWN TO EARTH.

Overspray Awareness

Photo 1: The photo shows that while crack weeds along the sidewalk were sprayed, some overspray reached the turf. The crew should take extra care when spraying near the grass to avoid turf damage.

Photo 2: Weeds are growing between the plants in front of the mailboxes and should be removed.

Photo 3: A large weed is growing between the ornamental grasses and needs to be removed.

Photo 4: The Coontie palm needs dead material removed, and four palms require replacement.



ITEM 10- WISE RIVER LN & COLSTON AVE

Due By: Monday, July 21, 2025

Assigned To: LANDSCAPE MAINTENANCE PROFESSIONAL. & JUNIPER LANDSCAPING.

Turf Replacement Needed – Tamara Rack Entrance

Photos 1 and 2: Turf is dead and needs to be replaced on both sides of the entrance at Wise River Lane and Colston Avenue.

Weed Control – Tamara Rack Entrance

Photos 3 and 4: A significant amount of weeds is growing on both sides of the entrance. These areas should be addressed as soon as possible and treated with weed control where needed.



ITEM 11- WISE RIVER LN & COLSTON AVE.

Due By: Monday, July 21, 2025

Assigned To: LANDSCAPE MAINTENANCE PROFESSIONAL & JUNIPER LANDSCAPING

Jasmine Beds – Maintenance & Replacement

Photos 1, 2, and 3: There is a significant amount of weeds in the jasmine beds that need to be addressed as soon as possible. Additionally, some areas require new jasmine to be installed.



ITEM 12- DRUMMOND PT. & COLSTON AVE.

Due By: Monday, July 21, 2025

Assigned To: LANDSCAPE MAINTENANCE PROFESSIONALS & JUNIPER LANDSCAPING.

New Planting Bed – Colston Ave & Drummond PT.

Photo 1: Recently installed jasmine and juniper look good, but the bed has a significant amount of weeds that need to be removed before mulch can be applied.

Jasmine Bed Maintenance

Photos 2 and 3: There is a significant amount of weeds growing in the jasmine bed. Photo 2 also shows areas where jasmine is missing and needs to be added to complete the bed.

Weed Control – Near MI Homes Model Center

Photo 4: The bed next to the MI Homes Model Center, heading toward Morris Bridge Road, is full of weeds and needs to be taken care of as soon as possible.



ITEM 13- COLSTON AVE & MORRIS BRIDGE RD.

Due By: Monday, July 28, 2025

Assigned To: LANDSCAPE MAINTENANCE PROFESSIONALS & JUNIPER LANDSCAPING.

Plant Replacement – Entrance at Colston Ave & Morris Bridge Road

Photos 1 and 2: Three dead azaleas are visible at the entrance and need to be replaced.

Photos 3 and 4: A significant amount of weeds is growing in the jasmine beds at the entrance of Two Rivers West off Morris Bridge Road and Colston Avenue. These areas need to be addressed as soon as possible.



ITEM 14- COLSTON AVE.

Due By: Monday, July 28, 2025

Assigned To: JUNIPER LANDSCAPING.

Photos 1, 2, and 3: Several dead trees are visible along Colston Avenue heading toward Two Rivers Boulevard. Juniper is aware and is working on a plan to have them replaced as soon as possible.



ITEM 15- EMBERVUE DR.

Due By: Monday, July 21, 2025

Assigned To: DOWN TO EARTH.

Liriope Damage

Photo 1: Weeds in the bed were taken care of, but some Liriope was also damaged—likely by a weed eater. A few plants need to be replaced and installed as soon as possible.

Turf & Sidewalk Condition

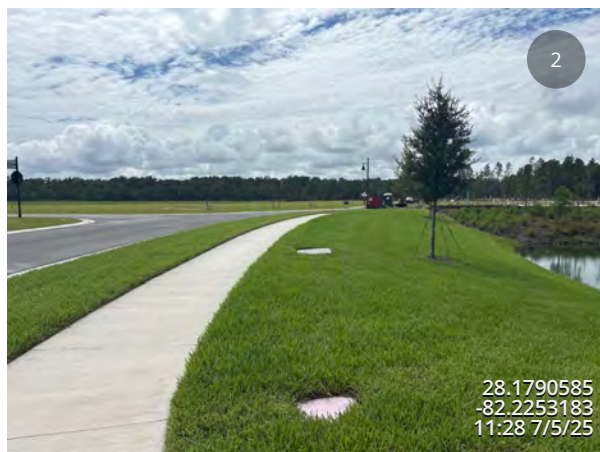
Photo 2: The turf appears green, healthy, and well-maintained. The sidewalk is neatly edged and free of weeds, showing good overall maintenance.

Plant Replacement – Mailbox Area by Pond

Photo 3: To the left of the mailboxes, next to the pond, there are three dead Simpson's stoppers that need to be replaced.

Mailbox Area – General Condition

Photo 4: While there are a few minor details to address—such as plant replacements, trimming, and some weeds—the overall landscape near the mailboxes looks well-maintained. The pond area is clean, and the beds are in good condition.



ITEM 16- EMBerview DR.

Due By: Monday, July 28, 2025

Assigned To: DOWN TO EARTH.

Weed Control – Lift Station Area

Photos 1, 2, and 3: There is a significant amount of weeds throughout the beds next to the lift station that need to be addressed as soon as possible and treated with weed control where needed. The crew should also be careful when spraying around plants—as seen in Photo 1, there is some overspray on the Liriope that caused damage.



ITEM 17- STABLETON LN.

Due By: Monday, July 28, 2025

Assigned To: DOWN TO EARTH.

Weed Control – Stableton Ln. Cul-de-Sac

Photos 1, 2, and 3: Although some weeds were sprayed, the landscape beds at the end of Stableton Lane (cul-de-sac) still have a significant amount of weeds growing between the plants and throughout the bed. Further treatment is needed.

Tree Support Needed

Photo 4: A tree is still laying on the grass and has not yet been straightened or securely strapped down. This was noted in the previous report and remains incomplete.



ITEM 18- STABLETON LN.

Due By: Monday, July 28, 2025

Assigned To: DOWN TO EARTH.

Landscape Bed – Stableton Lane Cul-de-Sac

Photo1- The bed located between Colston Avenue and Stableton Lane has a significant amount of weeds. In addition, the ornamental grasses need to be separated from the Viburnum hedge to improve definition and appearance.

Tree Support Needed – Ornamental Grass Area

Photo 2: A tree is still laying on top of the ornamental grasses and has not been straightened or secured. This item was noted in the previous report and remains incomplete.

Tree & Bed Maintenance – Colston Ave to Stableton (toward Webstone Way)

Photo 3: There are two dead pine trees in the landscape bed between Colston Avenue and Stableton, heading toward Webstone Way, that need to be removed and replaced.

Additionally, the area behind the Viburnum hedge, between the hedge and the silt fence, should be weed-eated and treated with weed control to maintain a clean appearance.



ITEM 19- BIG HAWK DR.

Assigned To: SITEX AQUATICS .

POND 3-was treated for filamentous, algae, and shoreline weeds that are now beginning to die off.

