

**TWO RIVER WEST
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 19, 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, August 19, 2025, at 11:00 a.m.

The Public Hearing and Regular Meetings of Two Rivers West Community Development District will be held on **August 19, 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. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
 - B. Discussion on Fiscal Year 2026 Budget
 - C. Close Public Hearing on Adopting FY 2026 Final Budget
 - D. Consideration of Resolution 2025-13; Adopting Final Fiscal Year 2026 Budget
 - E. Consideration of Resolution 2025-14; Levying O&M Assessment for FY 2025-2026 Budget
4. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-15; Setting Fiscal Year 2026 Meeting Schedule
 - B. Consideration of Fiscal Year 2025 Grau Audit Engagement Letter
 - C. Consideration of Infrastructure Cost Sharing Agreement with Outside Owner Parcel
 - D. Consideration of Easement Encroachment Agreement for 1878 DRUMMOND POINT
5. **CONSENT AGENDA**
 - A. Approval of Minutes of the July 15, 2025 Meeting
 - B. Consideration of Operation and Maintenance Expenditures July 2025
 - C. Acceptance of the Financials and Approval of the Check Register for July 2025
 - D. Ratification of Addendum No. 2 to Master Landscape Maintenance Agreement with DTE
 - E. Ratification of Addendum No. 3 to Master Landscape Maintenance Agreement with DTE
 - F. Ratification of Addendum No. 4 to Master Landscape Maintenance Agreement with DTE
 - G. Ratification of Addendum No. 5 to Master Landscape Maintenance Agreement with DTE
 - H. Ratification of Job #123494 Down to Earth
 - I. Ratification of Job #123493 Down to Earth
 - J. Ratification of Job #123492 Down to Earth
6. **STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - i. Community Inspection Report
 - ii. Field Report
 - C. District Engineer

7. BOARD MEMBERS COMMENTS

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8. ADJOURNMENT

The next Meeting is scheduled for Tuesday, September 16, 2025 at 11:00 a.m.

Third Order of Business

Two Rivers West
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



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

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

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
Loan Repayment		\$ 100,000
Total Financial and Administrative	\$ 116,025	\$ 254,575

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

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

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Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2022 Bonds

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- Sep-25	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -		\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	1,439,688		1,439,688	\$ 1,439,688	1,439,688
Special Assmnts- CDD Collected	-		-	\$ -	-
TOTAL REVENUES	\$ 1,439,688	\$ -	\$ 1,439,688	\$ 1,439,688	\$ 1,439,688
EXPENDITURES					
<i>Debt Service</i>					
Principal Prepayments	\$ -		\$ -	\$ -	\$ -
Principal Debt Retirement	270,000		270,000	270,000	270,000
Interest Expense	1,176,100		1,176,100	1,176,100	1,176,100
TOTAL EXPENDITURES	\$ 1,446,100	\$ -	\$ 1,446,100	\$ 1,446,100	\$ 1,446,100
Excess (deficiency) of revenues Over (under) expenditures	(6,412)		(6,412)	(6,412)	(6,412)
Net change in fund balance	\$ (12,823.85)		\$ (6,412)	\$ (6,412)	\$ (12,824)
FUND BALANCE, BEGINNING	\$ 353	\$ (12,471)	\$ (12,471)	\$ (12,471)	\$ (18,883)
FUND BALANCE, ENDING	\$ (12,471)	\$ (12,471)	\$ (18,883)	\$ (18,883)	\$ (31,707)
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2025				11/1/2026
Series 2022 Bonds:	\$ 19,495,000			\$	19,225,000

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Community Development District

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

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

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

Two Rivers West

Community Development District

Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2023 Bonds

Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 4/30/2025	PROJECTED May- Sep-25	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ -		\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	1,439,688		1,439,688	1,439,688	1,439,688
Special Assmnts- CDD Collected	-		-	-	-
TOTAL REVENUES	\$ 1,439,688	\$ -	\$ 1,439,688	\$ 1,439,688	\$ 1,439,688
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	28,794		28,794	28,794	28,794
<i>Total Administrative</i>	<i>\$28,794</i>	<i>\$0</i>	<i>\$28,794</i>	<i>\$28,794</i>	<i>\$28,794</i>
<i>Debt Service</i>					
Principal Prepayments	\$ -		\$ -	\$ -	\$ -
Principal Debt Retirement	80,000		80,000	80,000	80,000
Interest Expense	671,531		671,531	671,531	671,531
TOTAL EXPENDITURES	\$ 751,531	\$ -	\$ 751,531	\$ 751,531	\$ 751,531
Excess (deficiency) of revenues					
Over (under) expenditures	688,157	-	688,157	688,157	688,157
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	\$ 688,156.82		\$ -	\$ -	\$ 688,157
TOTAL OTHER SOURCES (USES)	\$ 688,157	\$ -	\$ -	\$ -	\$ 688,157
Net change in fund balance	\$ 1,376,314	\$ -	\$ 688,157	\$ 688,157	\$ 1,376,314
FUND BALANCE, BEGINNING	\$ 1,823,000	\$ 3,199,314	\$ 3,199,314	\$ 3,199,314	\$ 3,887,470
FUND BALANCE, ENDING	\$ 3,199,314	\$ 3,199,314	\$ 3,887,470	\$ 3,887,470	\$ 5,263,784
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT					
	11/1/2025				11/1/2026
Series 2023 Bonds:	\$ 11,190,000				\$ 11,030,000

Two Rivers West

Community Development District

Series 2016A-2 Debt Service Fund

**Series 2016A-2 Special Assessment Revenue Bonds Amortization
Schedule**

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

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Community Development District

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

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

Two Rivers West

Community Development District

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

Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025												
ASSESSMENT ALLOCATION												
Assessment Area One- Series 2022 Phases B1-B2, B3, B4, C1												
Product	DS Units	General Fund				Debt Service Series 2022				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
SF 50'	338	\$ 1,443.66	\$238.20	\$1,205.46	506%	\$1,728.26	\$1,728.26	\$0.00	0%	\$3,171.92	\$1,966.46	\$ 1,205.46
SF 60'	262	\$ 1,732.39	\$285.84	\$1,446.55	506%	\$2,073.91	\$2,073.91	\$0.00	0%	\$3,806.30	\$2,359.75	\$ 1,446.55
SF 65'	42	\$ 1,882.53	\$310.62	\$1,571.91	506%	\$2,246.74	\$2,246.74	\$0.00	0%	\$4,129.27	\$2,557.36	\$ 1,571.91
SF 70'	128	\$ 2,021.12	\$333.49	\$1,687.63	506%	\$2,419.56	\$2,419.56	\$0.00	0%	\$4,440.68	\$2,753.05	\$ 1,687.63
	770											
Assessment Area Two- Series 2023 E-Villas, C1-B, C2, D4												
Product	DS Units	O&M Per Unit				Debt Service Series 2023				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
Twin Villa 42.5	89	\$ 1,224.22	\$202.00	\$1,022.22	506%	\$1,469.00	\$1,469.00	\$0.00	0%	\$2,693.22	\$1,671.00	\$ 1,022.22
SF 50'	88	\$ 1,443.66	\$238.20	\$1,205.46	506%	\$1,728.26	\$1,728.26	\$0.00	0%	\$3,171.92	\$1,966.46	\$ 1,205.46
SF 60'	165	\$ 1,732.39	\$285.84	\$1,446.55	506%	\$2,073.91	\$2,073.91	\$0.00	0%	\$3,806.30	\$2,359.75	\$ 1,446.55
SF 70'	107	\$ 2,021.12	\$333.49	\$1,687.63	506%	\$2,419.56	\$2,419.56	\$0.00	0%	\$4,440.68	\$2,753.05	\$ 1,687.63
	449											
Future Units												
Product	DS Units	O&M Per Unit				Future Units				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025		Percent Change	FY 2026	FY 2025	Dollar Change
Townhome 25'	248	\$ 808.45	\$133.39	\$675.06	506%	\$0.00	\$0.00	\$0.00	0%	\$808.45	\$133.39	\$ 675.06
Twin Villa 42.5'	19	\$ 1,224.22	\$202.00	\$1,022.22	506%	\$0.00	\$0.00	\$0.00	0%	\$1,224.22	\$202.00	\$ 1,022.22
SF 50'	366	\$ 1,443.66	\$238.20	\$1,205.46	506%	\$0.00	\$0.00	\$0.00	0%	\$1,443.66	\$238.20	\$ 1,205.46
SF 60'	292	\$ 1,732.39	\$285.84	\$1,446.55	506%	\$0.00	\$0.00	\$0.00	0%	\$1,732.39	\$285.84	\$ 1,446.55
SF 65'	0	\$ 1,882.53	\$310.62	\$1,571.91	506%	\$0.00	\$0.00	\$0.00	0%	\$1,882.53	\$310.62	\$ 1,571.91
SF 70'	41	\$ 2,021.12	\$333.49	\$1,687.63	506%	\$0.00	\$0.00	\$0.00	0%	\$2,021.12	\$333.49	\$ 1,687.63
	966											

RESOLUTION 2025-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Two Rivers West Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Two

Rivers West Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Reserve Fund [if Applicable]	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2025.

Attested By:

**Two Rivers West
Community Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

RESOLUTION 2025-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers West Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to directly collect the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the

Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. Direct Bill for All O&M Assessments.

- i. The O&M Assessments on all lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- b. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 5. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 6. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 7. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 8. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 19, 2025.

Attested By:

**Two Rivers West
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Fourth Order of Business

RESOLUTION 2025-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 19TH DAY OF AUGUST 2025

ATTEST:

**TWO RIVERS WEST
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR

EXHIBIT A**BOARD OF SUPERVISORS MEETING DATES TWO RIVERS WEST COMMUNITY
DEVELOPMENT DISTRICT FISCAL YEAR 2026**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Two Rivers West Community Development District are scheduled to be held at **1:00 PM. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638** as follows:

**October 22, 2025
November 18, 2025
December 16, 2025
January 20, 2026
February 17, 2026
March 17, 2026
April 21, 2026
May 19, 2026
June 16, 2026
July 21, 2026
August 18, 2026
September 15, 2026**

*** Meeting may be rescheduled or canceled due to the holiday.**

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark at 813-873-7300, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
District Manager



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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

August 8, 2025

To Board of Supervisors
 Two Rivers West Community Development District
 2005 Pan Am Circle, Suite 300
 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Two Rivers West Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Two Rivers West Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$8,100 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Two Rivers West Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Two Rivers West Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

This instrument was prepared by:
 John M. Vericker, Esq.
 Straley Robin Vericker
 1510 W. Cleveland St.
 Tampa, Florida 33606

Two Rivers West Community Development District **Drainage Infrastructure Cost Sharing Agreement**

This Two Rivers West Community Development District Drainage Infrastructure Cost Sharing Agreement (this “**Agreement**”) is made and entered into as of the ____ day of _____, 2025 by and between the **Two Rivers West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”), **EPG-Two Rivers, LLC**, a Florida limited liability company, and **EPG Two Rivers QOZP, LLC**, a Florida limited liability company (collectively “**Owner**”).

Background Information

Owner owns a commercial parcel that is partially located outside of the boundaries of the District (the “**Commercial Parcel**”). Once developed, the Commercial Parcel will benefit from a stormwater pond that will be owned and maintained by the District and that is located within the boundaries of the District. The District is in the process of amending the boundaries of the District so that the Commercial Parcel is completely outside of the District and once the Commercial Parcel is removed from the boundaries of the District, it cannot be assessed by the District for any benefits or services received from the District. The parties desire to enter into this Agreement to share in the costs of the drainage infrastructure and related maintenance that they benefit from and incorporate other terms related to such infrastructure as described in this Agreement. This Agreement is intended to become effective once the boundary amendment is approved, and the Commercial Parcel is completely removed from the District’s boundaries.

NOW THEREFORE in consideration of the mutual covenants herein contained, and for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, and subject to the terms and conditions hereof, the parties agree as follows:

1. **Background Information.** The foregoing Background Information is true and correct and is hereby incorporated into this Agreement by this reference.
2. **Maintenance Responsibilities.**
 - a. The District agrees to be responsible for the installation, operation, maintenance, repair and replacement of the stormwater pond adjacent to the Commercial Parcel which will receive its stormwater runoff (the “**Stormwater Pond**”) as shown on the planned development plans attached hereto as **Exhibit “B”** (the “**Civil Infrastructure Site Plans**”).
 - b. All work will be performed in a neat and professional manner and shall be in accordance with industry standards and all operational, safety, insurance, and other compliance requirements imposed by federal, state, county, or regulatory bodies.
3. **Damage.** In the event that any party causes damage to any improvements or property maintained by any other party, they shall coordinate to diligently pursue the restoration or reimbursement of the same and the improvements so damaged to, as nearly as practical, the original condition.

4. **Payment of Vendors.** The District agrees to pay its contracted vendors in a timely manner for invoices for services rendered.
5. **Methodology for Cost Sharing Amount.**
 - a. The District utilizes an Equivalent Assessment Units (“EAUs”) basis for its budget. The District assigns 1 EAU for a 50' residential lot.
 - b. The District will assign 15.20 EAUs for the Commercial Parcel as the calculation of benefit received from the Stormwater Pond (which takes into account the benefit the Commercial Parcel receives from the Stormwater Pond).
 - c. The District shall not assign any EAUs on the Commercial Parcel for any other District services (services provided to residents and not the Commercial Parcel).
 - d. The methodology is further described in the sample build out budget based on the current development plan attached hereto as **Exhibit “C”**.
6. **Annual Payment to the District.**
 - a. The District’s fiscal year runs from October 1 - September 30th each year. The District’s budget may vary from year to year, and as such the amount owed by Owner will correspond to the final adopted budget utilizing the above methodology.
 - b. The District shall submit an invoice to Owner by October 1 of each year for the upcoming year’s services.
 - c. Owner agrees to pay the invoice to the District by December 31st of each year.
7. **Term.** This Agreement shall commence and be effective on the date that the Commercial Parcel is completely removed from the District’s boundaries and shall remain in effect until mutually terminated in writing by both the District and Owner.
8. **Relationship.** The parties to this Agreement are not partners, joint ventures, employees or agents of any other party, and no one party shall have the authority to bind any other party. No party shall have the right to make any contract or commitments for, or on behalf of, another party without the prior written approval of any other party.
9. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the parties.
10. **Assignment.** No party may assign their obligations or rights in this Agreement or any monies to become due hereunder without the prior written approval of the other parties. Any assignment entered into without such written approval shall be invalid and unenforceable.
11. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.
12. **Enforcement of Agreement.** A default by any party under this Agreement shall entitle any other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event any party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to

reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

13. **Covenants Running with the Land; Binding Effect.** The rights and burdens created hereby shall be appurtenant to and shall constitute covenants running with the land, shall bind the parties or their successors, and shall inure to the parties' benefit.
14. **Public Records.** The parties understand and agree that all documents of any kind provided in connection with this Agreement may be considered public records in accordance with Chapter, 119, Florida Statutes.
15. **Limitations on Governmental Liability.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
16. **No Third-Party Beneficiaries and No Public Dedication.** No person or entity shall be deemed a beneficiary of the terms of this Agreement. The terms and conditions of this Agreement shall not constitute dedications to the public and no member of the public shall have any rights hereunder.
17. **Waiver.** No waiver by any party of another party's breach of any term, covenant or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or condition of this Agreement.
18. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
19. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
20. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
21. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.
22. **Notice.** Whenever any party desires to give notice to any other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to any other parties shall be made.

To the District:
c/o Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

To EPG-Two Rivers, LLC:
111 S Armenia Avenue
Tampa, FL 33609
Attn: _____,
Email: _____

Attn: Brian K. Lamb
brian.lamb@inframark.com

EPG Two Rivers QOZP, LLC:
111 S Armenia Avenue
Tampa, FL 33609
Attn: _____,
Email: _____

23. Entire Agreement. This Agreement contains the entire agreement, and no party is to rely upon any oral representations made by any other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

[Signature Pages to follow]

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

Witnesses

**Two Rivers West Community
Development District**

Name: _____
Address: _____

Name: _____
Chair of the Board of Supervisors

Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025 by Carlos de la Ossa as Chair of the Board of Supervisors of the **Two Rivers West Community Development District**, on behalf of the district, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public Signature

Notary Stamp

Witnesses

EPG-Two Rivers, LLC a Florida limited liability company

Name: _____
Address: _____

By: **Eisenhower Management, Inc.**
a Florida corporation
Its Manager

Name: _____
Address: _____

By: _____
Nicholas J. Dister
Vice President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025 by Nicholas J. Dister as Vice President of Eisenhower Management, Inc., a Florida corporation, as Manager of EPG-Two Rivers, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

Notary Public Signature

Notary Stamp

Witnesses

EPG Two Rivers QOZP, LLC a Florida limited liability company

Name: _____
Address: _____

By: **Eisenhower Management, Inc.**
a Florida corporation
Its Manager

Name: _____
Address: _____

By: _____
Nicholas J. Dister
Vice President

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025 by Nicholas J. Dister as Vice President of Eisenhower Management, Inc., a Florida corporation, as Manager of EPG Two Rivers QOZP, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

Notary Public Signature

Notary Stamp

Exhibit "A"**COMMERCIAL PARCEL LEGAL DESCRIPTION**

A parcel of land lying in Sections 29 and 30, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the West 1/4 corner of said Section 29, run thence along the West boundary of the Southwest 1/4 of said Section 29, S.01°09'24"E., 479.92 feet to a point on a curve on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida, for the POINT OF BEGINNING; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 179.44 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 01°45'22" (chord bearing S.75°26'47"E., 179.43 feet) to the Northwest corner of Pasco County Drainage Easement (Parcel 802D), as recorded in Official Records Book 9430, Page 401, of the Public Records of Pasco County, Florida; thence along the Westerly and Southerly boundaries of said Pasco County Drainage Easement (Parcel 802D), the following two (2) courses: 1) S.13°40'31"W., 20.00 feet to a point on a curve; 2) Easterly, 6.92 feet along the arc of a curve to the left having a radius of 5874.58 feet and a central angle of 00°04'03" (chord bearing S.76°21'30"E., 6.92 feet); thence S.15°21'55"W., 306.09 feet to a point on a curve; thence Southerly, 61.85 feet along the arc of a curve to the right having a radius of 64.67 feet and a central angle of 54°48'06" (chord bearing S.12°18'45"E., 59.52 feet) to a point of tangency; thence S.15°05'18"W., 78.64 feet to a point of curvature; thence Southeasterly, 15.62 feet along the arc of a curve to the left having a radius of 10.00 feet and a central angle of 89°31'22" (chord bearing S.29°40'23"E., 14.08 feet) to a point of tangency; thence S.74°26'05"E., 101.02 feet; thence N.60°33'55"E., 20.79 feet to a point on a curve; thence Southerly, 87.09 feet along the arc of a curve to the right having a radius of 3929.00 feet and a central angle of 01°16'12" (chord bearing S.13°27'19"W., 87.09 feet); thence N.74°26'05"W., 136.25 feet to a point of curvature; thence Southwesterly, 39.28 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'45" (chord bearing S.60°33'33"W., 35.36 feet) to a point of tangency; thence S.15°33'11"W., 111.11 feet; thence N.74°31'53"W., 394.87 feet; thence N.57°48'24"W., 109.74 feet; thence N.18°31'09"E., 154.32 feet; thence N.15°46'49"E., 200.35 feet; thence S.82°54'52"E., 24.52 feet; thence N.27°30'09"E., 24.54 feet to the Southeast corner of Florida Department of Transportation Parcel 105B, according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Easterly boundary of said Florida Department of Transportation Parcel 105B, N.18°22'31"E., 265.16 feet to a point on a curve on the aforesaid Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), also being the Northeast corner of said Florida Department of Transportation Parcel 105B; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 264.82 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 02°35'30" (chord bearing S.73°16'21"E., 264.80 feet) to the POINT OF BEGINNING.

Prepared by and return to:
 Kathryn "KC" Hopkinson, Esq.
 Straley Robin Vericker
 1510 W. Cleveland St.
 Tampa, FL 33606
 Parcel No.: 31-26-21-0130-02500-0340

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of July 17, 2025 (the "**Effective Date**"), between the **Two Rivers West Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2654 Cypress Ridge Blvd., Suite 101, Wesley Chapel, FL 33544, and **SHANNON BUYAKI and CRAIG BUYAKI** (the "**Landowner**"), whose mailing address is 1878 DRUMMOND POINT, Zephyrhills, Florida 33541.

WITNESSETH:

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

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 34, Block 25, TWO RIVERS PARCEL B3 (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 95, Pages 74-86 (the "**Plat**"), of the Public Records of Pasco County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 25.5' (CDD) Drainage and Access Easement (the "**Easement**") on the North-Northeast side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 4-foot-tall black aluminum fence around the back perimeter of the Property (the "**Improvements**"). The Improvements may only encroachment into the Easement by a total of ten (10) feet.
3. **Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables
4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or

interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine cleaning and pressure washing of the portion of the District's boundary wall which falls between the Improvements. The Landowner shall allow the District access to the portion of the boundary wall which falls between the Improvements for the purposes of repainting or repairing the boundary wall.

5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect until terminated by either party.
 - b. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
 - c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
 - d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.
7. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.
8. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

11. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments.** This Agreement may only be amended in writing by the parties.
14. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

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

[SIGNATURES TO FOLLOW]

Witnesses:

**Two Rivers West
Community Development District**

Print Name: _____
Address: _____

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

Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF PASCO

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

Notary Public Signature

Notary Stamp

Witnesses:

Name: SHANNON BUYAKI
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

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

Notary Public Signature

Notary Stamp

Witnesses:

Name: CRAIG BUYAKI
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF PASCO

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

Notary Public Signature

Notary Stamp

Fifth Order of Business

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

Agenda Page 46

The regular meeting of the Board of Supervisors of Two Rivers West Community Development District was held on Tuesday, July 15, 2025, and called to order at 11:32 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
Tom Spence	Assistant Secretary
Angie Grunwald	Assistant Secretary
Ryan Motko	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 2025-12; Adopting a No Fishing Policy

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Resolution 2025-12; Adopting a No Fishing Policy, was adopted. 5-0

B. Consideration of Fence Application & Easement Agreement 1878 Drummond Point

Ms. Grunwald commented on a plot regarding an easement line and suggested a partial grant to the stipulation of the agreement. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Fence Application & Easement Agreement 1878 Drummond Point, as discussed, was approved. 5-0

FORTH ORDER OF BUSINESS**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**

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

FIFTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel**
- B. District Manager**

There being no reports, the next item followed.

- i. Community Inspection Report**
- ii. Field Report**

The Community Inspection and Field reports were presented, copies of which were included in the agenda package. Mr. Gandarilla commented on ensuring proper landscaping maintenance repair and replace requests. Discussion ensued.

- C. District Engineer**

There being no report, 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. Spence, with all in favor, the meeting was adjourned at 11:42 am. 5-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
Down To Earth	7/1/2025	146782	\$44,356.72	\$44,356.72	LANDSCAPE CONTRACT July 2025
Down To Earth	7/16/2025	148338	\$12,104.70	\$12,104.70	LANDSCAPE CONTRACT
Down To Earth	7/28/2025	149615	\$4,679.99	\$4,679.99	LANDSCAPE CONTRACT
INFRAMARK LLC	7/1/2025	153046	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	7/1/2025	153046	\$375.00		ADMINISTRATION
INFRAMARK LLC	7/1/2025	153046	\$2,083.33		DISTRICT MANAGEMENT
INFRAMARK LLC	7/1/2025	153046	\$50.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	7/1/2025	153046	\$100.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	7/1/2025	153046	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	7/1/2025	153046	\$50.00		RENTAL & LEASES
INFRAMARK LLC	7/1/2025	153046	\$1,625.00		DISSEMINATION SERVICES
INFRAMARK LLC	7/1/2025	153046	\$416.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	7/1/2025	153046	\$1,333.33		FIELD MANAGEMENT
INFRAMARK LLC	7/1/2025	153046	\$500.00	\$7,483.33	CONSTRUCTION ACCOUNTING
LANDSCAPE MAINTENTENANCE PROFESSIONALS, INC.	6/1/2025	340132	\$4,900.00	\$4,900.00	Landscape Contract June 2025
LANDSCAPE MAINTENTENANCE PROFESSIONALS, INC.	4/1/2025	326407	\$4,900.00	\$4,900.00	Landscape Contract April 2025
LANDSCAPE MAINTENTENANCE PROFESSIONALS, INC.	5/1/2025	332750	\$4,900.00	\$4,900.00	Landscape Contract May 2025
LANDSCAPE MAINTENTENANCE PROFESSIONALS, INC.	7/1/2025	344156	\$4,900.00	\$4,900.00	LANDSCAPE CONTRACT
SITEX AQUATICS LLC	7/1/2025	9955-B	\$8,160.00	\$8,160.00	AQUATIC MAINTENANCE
Monthly Contract Subtotal			\$96,384.74	\$96,384.74	
Variable Contract					
STRALEY ROBIN VERICKER	6/10/2025	26644	\$6,633.69	\$6,633.69	District Counsel May 2025
Variable Contract Subtotal			\$6,633.69	\$6,633.69	
Utilities					
PASCO COUNTY UTILITIES	6/19/2025	22567404	\$379.08	\$379.08	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES	6/19/2025	22566732	\$1,159.11	\$1,159.11	Reclaim 5-6-25 - 6-5-25
PASCO COUNTY UTILITIES	6/11/2025	22522098	\$61.68	\$61.68	Hydrant Meter 4-30-25 - 5-30-25
PASCO COUNTY UTILITIES	6/11/2025	22522133	\$39.28	\$39.28	Hydrant Meter 5-16-25 - 5-30-25
PASCO COUNTY UTILITIES	6/19/2025	22568494	\$112.76	\$112.76	SERVICE 05/06/25 - 06/05/25
PASCO COUNTY UTILITIES	7/11/2025	22687850	\$92.91	\$92.91	WATER
PASCO COUNTY UTILITIES	7/11/2025	22687817	\$67.85	\$67.85	WATER
PASCO COUNTY UTILITIES	7/21/2025	22730645	\$10.60	\$10.60	SERVICE 06/05/25 - 07/07/25

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PASCO COUNTY UTILITIES	7/21/2025	22729797	\$19.44	\$19.44	SERVICE 06/17/25 - 07/07/2025
PASCO COUNTY UTILITIES	6/16/2025	22568668	\$114.18	\$114.18	SERVICE 05/06/25 - 06/05/25
PASCO COUNTY UTILITIES	6/19/2025	22568669	\$48.60	\$48.60	SERVICE 05/06/25 - 06/05/25
PASCO COUNTY UTILITIES	7/21/2025	22729786	\$125.55	\$125.55	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729181	\$177.39	\$177.39	WATER
PASCO COUNTY UTILITIES	7/21/2025	22730906	\$135.32	\$135.32	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729791	\$319.14	\$319.14	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729115	\$537.03	\$537.03	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729790	\$198.45	\$198.45	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729106	\$81.00	\$81.00	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729447	\$36.45	\$36.45	WATER
PASCO COUNTY UTILITIES	7/21/2025	22730903	\$16.20	\$16.20	WATER
PASCO COUNTY UTILITIES	7/21/2025	22730482	\$117.45	\$117.45	WATER
PASCO COUNTY UTILITIES	7/21/2025	22730481	\$16.20	\$16.20	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729793	\$40.50	\$40.50	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729792	\$7.29	\$7.29	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729116	\$124.74	\$124.74	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729179	\$2.43	\$2.43	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729789	\$17.01	\$17.01	WATER
PASCO COUNTY UTILITIES	7/21/2025	22729787	\$72.90	\$72.90	WATER
TAMPA ELECTRIC	6/19/2025	061925 221009418650	\$43.91	\$43.91	Electric 5-15-25 - 6-13-25
TAMPA ELECTRIC	6/25/2025	062525-8668	\$22,650.23	\$22,650.23	TECO 5-21-25 - 6-19-25
TAMPA ELECTRIC	6/20/2025	221009530827 062025	\$2,328.42	\$2,328.42	SERVICE 05/22/25 - 06/13/25
TAMPA ELECTRIC	7/15/2025	071525 211035097206	\$109.72	\$109.72	ELECTRIC
TAMPA ELECTRIC	7/15/2025	071525 211034856826	\$28.51	\$28.51	ELECTRIC
TAMPA ELECTRIC	7/15/2025	071525 211034856834	\$69.90	\$69.90	ELECTRIC
TAMPA ELECTRIC	7/15/2025	071525 211035135774	\$100.72	\$100.72	ELECTRIC
TAMPA ELECTRIC	7/21/2025	072125 211035125395	\$170.46	\$170.46	ELECTRIC
TAMPA ELECTRIC	7/22/2025	072225 2211009539331	\$308.21	\$308.21	ELECTRIC
TAMPA ELECTRIC	7/22/2025	072225 211035150245	\$307.86	\$307.86	ELECTRIC
TAMPA ELECTRIC	7/22/2025	072225 221009530827	\$2,719.75	\$2,719.75	ELECTRIC
TAMPA ELECTRIC	7/21/2025	072125 211035174120	\$153.62	\$153.62	ELECTRIC
TAMPA ELECTRIC	7/22/2025	072225 211035184756	\$159.86	\$159.86	ELECTRIC
Utilities Subtotal			\$33,281.71	\$33,281.71	

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
ANGIE GRUNWALD	7/15/2025	AG-071525	\$200.00	\$200.00	BOARD 7/15/25
CARLOS DE LA OSSA	7/15/2025	CO-071525	\$200.00	\$200.00	BOARD 7/15/25
INFRAMARK LLC	7/16/2025	154354	\$18.20	\$18.20	POSTAGE
MIKE FASANO TAX COLLECTOR	7/11/2025	292621 WIRE	\$414.30	\$414.30	TAX BILL
NICHOLAS J. DISTER	7/15/2025	ND-071525	\$200.00	\$200.00	BOARD 7/15/25
RYAN MOTKO	7/15/2025	RM-071525	\$200.00	\$200.00	BOARD 7/15/25
STRALEY ROBIN VERICKER	7/9/2025	26811	\$4,535.54	\$4,535.54	PROF SVCS
THOMAS R. SPENCE	7/15/2025	TS-071525	\$200.00	\$200.00	BOARD 7/15/25
TIMES PUBLISHING COM	7/9/2025	43930-070925B	\$782.00	\$782.00	LEGAL AD
TIMES PUBLISHING COM	7/16/2025	43930-070925A	\$780.00	\$780.00	LEGAL AD
TIMES PUBLISHING COM	7/23/2025	47093-072325	\$1,250.00	\$1,250.00	LEGAL AD
U.S. BANK	10/25/2024	7516277	\$4,256.13	\$4,256.13	TRUSTEE FEES 10/01/24-09/30/25
U.S. BANK	6/25/2025	7795766	\$4,256.13	\$4,256.13	TRUSTEE FEES
Regular Services Subtotal			\$17,292.30	\$17,292.30	
Additional Services					
Down To Earth	6/27/2025	146972	\$2,507.08	\$2,507.08	Groundbreaking Landscaping
Down To Earth	6/27/2025	146971	\$9,194.94	\$9,194.94	Groundbreaking Mulch and Detail Work
Down To Earth	6/27/2025	146973	\$1,500.00	\$1,500.00	One Time Service - Mowing
Down To Earth	6/30/2025	147113	\$1,875.00	\$1,875.00	One Time Service - Mowing
Down To Earth	6/30/2025	147112	\$3,750.00	\$3,750.00	One Time Service - Mowing
LANDSCAPE MAINTENTENANCE PROFESSIONALS, INC.	7/21/2025	345614	\$258.71	\$258.71	IRRIGATION REPAIRS
TWO RIVERS WEST CDD	7/11/2025	07112025 - 01	\$3,275.83	\$3,275.83	SERIES 2022 FY25 OFF ROLL DS
TWO RIVERS WEST CDD	7/28/2025	07282025 - 01	\$1,949.48	\$1,949.48	SERIES 2022 FY25 OFF ROLL DS
Additional Services Subtotal			\$24,311.04	\$24,311.04	
TOTAL			\$177,903.48	\$177,903.48	

Down to Earth

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



Invoice: #146782

July 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

7/1/2025

Date Due

7/31/2025

Terms

Net 30

Customer PO #

Estimate # 103495

Invoice Details

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

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

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



Invoice: #148338
July 2025

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

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

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers West Contract (2025)	7/16/2025	8/15/2025	Net 30	

Estimate # 103495

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103495 - Two Rivers West Contract (2025)				\$12,104.70
LCR003: Added Areas - Start 7/1/25				\$12,104.70

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.propertyserviceportal.com)

Subtotal	\$12,104.70
Sales Tax	\$0.00
Total	\$12,104.70
Credits/Payments	(\$0.00)
Balance Due	\$12,104.70

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

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



Invoice: #149615
July 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

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Two Rivers West Contract (2025)	7/28/2025	8/27/2025	Net 30	

Estimate # 103495

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103495 - Two Rivers West Contract (2025)				\$4,679.99
LCR003: Additional Common Areas - Start 7/21/25				\$4,679.99

<u>Billing Questions</u> Francine.Martinez@Down2Earthinc.com (352) 523-4954 Visit us at https://dtelandscape.com for all other questions or concerns.	To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments. DTElandscape.propertyserviceportal.com To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added. https://huntington.billeriq.com/ebpp/DownToEarth/	Subtotal	\$4,679.99
		Sales Tax	\$0.00
		Total	\$4,679.99
		Credits/Payments	(\$0.00)
		Balance Due	\$4,679.99



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

153046

CUSTOMER ID

C2411

PO#**DATE**

7/1/2025

NET TERMS

Due On Receipt

DUE DATE

7/1/2025

BILL TO

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

Services provided for the Month of: July 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.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 340132

Bill To
Two Rivers West CDD c/o Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

Date	Due Date
06/01/25	7/1/2025
Account Owner	PO#
ROYAL CONRAD	

Item	Amount
#334194 - W. COLSTON AVE, PH.1: 1-Year Maint Agreement - SC June 2025	\$4,900.00

Subtotal	\$4,900.00
Less Payments/Credits	(\$0.00)
Balance Due	\$4,900.00

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 326407

Bill To
Two Rivers West CDD c/o Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

Date	Due Date
04/01/25	5/1/2025
Account Owner	PO#
SCOTT CARLSON	

Item	Amount
#334194 - W. COLSTON AVE, PH.1: 1-Year Maint Agreement - SC April 2025	\$4,900.00

Subtotal	\$4,900.00
Less Payments/Credits	(\$0.00)
Balance Due	\$4,900.00

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 332750

Bill To
Two Rivers West CDD c/o Inframark 2654 Cypress Ridge Blvd Suite 101 Wesley Chapel, FL 33544

Date	Due Date
05/01/25	5/31/2025
Account Owner	PO#
SCOTT CARLSON	

Item	Amount
#334194 - W. COLSTON AVE, PH.1: 1-Year Maint Agreement - SC May 2025	\$4,900.00

Subtotal	\$4,900.00
Less Payments/Credits	(\$0.00)
Balance Due	\$4,900.00

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 344156

Bill To
Two Rivers West CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
07/01/25	7/31/2025
Account Owner	PO#
ROYAL CONRAD	

Item	Amount
#334194 - W. COLSTON AVE, PH.1: 1-Year Maint Agreement - SC July 2025	\$4,900.00

Subtotal	\$4,900.00
Less Payments/Credits	(\$0.00)
Balance Due	\$4,900.00

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

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.: 9955-b
Terms: Net 30
Invoice date: 07/01/2025
Due date: 07/31/2025

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Agenda Page 60

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

June 10, 2025

Client: 001578

Matter: 000001

Invoice #: 26644

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/6/2025	MB	REVIEW TWO RIVERS WEST BLVD ENTRY, TWO RIVERS M/I HOMES AND TWO RIVERS PARK SQUARE LANDSCAPE ADDENDUM PROPOSALS; PREPARE ADDENDUM #2 TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT.	1.9	\$636.50
5/8/2025	WAS	RESEARCH AND PREPARE ARGUMENTS FOR ZIP CODE BOUNDARY AMENDMENT REQUEST.	0.3	\$100.50
5/8/2025	MB	REVIEW DTE PROPOSALS FOR D2-COMMONS AND D4-TAYLOR MORRISON COMMONS; REVIEW AND REVISE ADDENDUM #2 TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT.	1.7	\$569.50
5/12/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.1	\$445.50
5/12/2025	LC	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER RE SAME.	0.5	\$97.50
5/12/2025	KCH	DISCUSS AND REVIEW DRAFT REQUEST FOR ZIP CODE WITH W.SOUSA.	0.2	\$67.00
5/14/2025	CAW	REVIEW PROPOSED PLAT FOR COLSTON AVENUE AND COST ESTIMATE FOR CONSTRUCTION; RESEARCH PUBLIC RECORDS TO VERIFY OWNERSHIP OF COLSTON AVENUE; RESEARCH PASCO COUNTY AND STATUTORY REQUIREMENTS FOR PERFORMANCE BONDS.	0.8	\$268.00

SERVICES

Date	Person	Description of Services	Hours	Amount
5/15/2025	JMV	CONFERENCE CALL RE: CDD ASSESSMENT BILLING ISSUES; REVIEW CDD ASSESSMENT INVOICES; CONFERENCE CALL AND REVIEW OF MAINTENANCE BOND ISSUES; PREPARE DRAFT NOTICE RE: REFUND REQUEST; DRAFT EMAIL TO C. DE LA OSSA.	2.1	\$850.50
5/15/2025	WAS	REVIEW INVOICE FOR DEBT ASSESSMENTS; CONFERENCE CALL WITH B. LAMB AND C. DE LA OSSA REGARDING SAME; DRAFT LETTER TO DR HORTON COUNSEL REGARDING DISPUTED INVOICE ON DEBT ASSESSMENTS.	1.0	\$335.00
5/16/2025	CAW	RESEARCH PASCO COUNTY LAND DEVELOPMENT CODE AND REQUIREMENTS, AND PRIOR EXAMPLES TO GUARANTEE COMPLETION OF IMPROVEMENTS.	1.0	\$335.00
5/16/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON; DISCUSS ZIP CODE PROJECT WITH C. DELAOSSA AND A. GRUNWALD.	0.5	\$167.50
5/19/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; FINALIZE DEMAND LETTER; TELEPHONE CALL WITH C. DE LA OSSA.	0.9	\$364.50
5/19/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE AMENDMENT.	0.2	\$67.00
5/20/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
5/20/2025	WAS	TEAMS CALL WITH K. HOPKINSON, C. DELAOSSA, A. GRUNWALD, AND S. MOORE REGARDING ZIP CODE PETITION TO POSTMASTER; RESEARCH REGARDING ZIP CODE PETITION.	0.5	\$167.50
5/21/2025	CAW	REVIEW PROPOSED RECIPROCAL ACCESS EASEMENT BETWEEN BUILDERS WITHIN THE DISTRICT; REVIEW PROPOSED CHANGES TO DRAINAGE EASEMENT WITH PUBLIX AND PROVIDE FEEDBACK ON CHANGES.	1.2	\$402.00
5/21/2025	WAS	REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	0.1	\$33.50
5/21/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$390.00
5/21/2025	KCH	PREPARE RESOLUTION AUTHORIZING SPENDING AUTHORITY FOR CHAIR AND DISTRICT MANAGER WITH BOS RATIFICATION.	0.5	\$167.50

SERVICES

Date	Person	Description of Services	Hours	Amount
5/27/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM M. SPADA REGARDING PUBLIX EASEMENT; EMAIL CORRESPONDENCE TO DISTRICT ENGINEER REGARDING EASEMENT; REVIEW TWO RIVERS PARCEL B4 PLAT AND SAVE TO FILE; PREPARE SPECIAL WARRANTY DEED FROM MI HOMES OF TAMPA, LLC TO DISTRICT FOR PARCEL B4 COMMON AREAS; REVIEW TITLE REPORT FOR B4 PLAT; EMAIL CORRESPONDENCE WITH MI HOMES REGARDING DEED.	1.3	\$435.50
5/28/2025	CAW	REVIEW CORRESPONDENCE FROM L. JOHNSON WITH REVISED EASEMENT; REVIEW REVISED EASEMENT; REVIEW EMAIL CORRESPONDENCE FROM B. LAMB ON STATUS OF BOUNDARY AMENDMENT.	0.3	\$100.50
5/29/2025	JMV	REVIEW POST OFFICE PETITION ISSUES; REVIEW TWO RIVERS, FLORIDA PRESENTATION.	0.3	\$121.50
5/29/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE AMENDMENT AND REVIEW MARKETING MATERIALS.	0.3	\$100.50
5/30/2025	WAS	REVIEW INFORMATION FROM CLIENT REGARDING TWO RIVERS COMMUNITY AND REVISE PETITION FOR ZIP CODE AMENDMENT.	0.5	\$167.50
Total Professional Services			19.8	\$6,633.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/19/2025	Postage	\$0.69
Total Disbursements		\$0.69

Total Services	\$6,633.00
Total Disbursements	\$0.69
Total Current Charges	\$6,633.69
Previous Balance	\$19,200.85
Less Payments	(\$2,646.40)
PAY THIS AMOUNT	\$23,188.14

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25956	February 05, 2025	\$9,845.00	\$109.45	\$0.00	\$0.00	\$16,588.14
26354	April 14, 2025	\$3,997.50	\$0.00	\$0.00	\$0.00	\$10,631.19
26484	May 06, 2025	\$2,602.50	\$0.00	\$0.00	\$0.00	\$9,236.19
Total Remaining Balance Due						\$23,188.14

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$6,633.69	\$6,600.00	\$0.00	\$9,954.45



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2281 TWO RIVERS BOULEVARD**

Bill Number: 22567404

Billing Date: 6/19/2025

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

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	5/6/2025	1184	6/5/2025	1652	30	468

Usage History
Reclaimed

June 2025	468
May 2025	464
April 2025	322
March 2025	271
February 2025	108
January 2025	11

Transactions

Previous Bill	375.84
Payment 06/04/25	-375.84 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	468 Thousand Gals X \$0.81
	379.08
Total Current Transactions	379.08
TOTAL BALANCE DUE	\$379.08

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Account #	1254990
Customer #	01547952
Balance Forward	0.00
Current Transactions	379.08

Total Balance Due	\$379.08
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
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

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015479523125499082256740460000379083



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22566732

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579116	5/6/2025	1503	6/5/2025	2934	30	1431

Usage History

Reclaimed

June 2025 1431
May 2025 189

Transactions

Previous Bill 153.09
Payment 06/04/25 -153.09 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 1,431 Thousand Gals X \$0.81 1,159.11
Total Current Transactions 1,159.11
TOTAL BALANCE DUE \$1,159.11

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Account # 1230070
Customer # 01547952
Balance Forward 0.00
Current Transactions 1,159.11

Total Balance Due \$1,159.11
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
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

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015479523123007072256673210001159118



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54-99105

INFRAMARK

Service Address: **2772 WISE RIVER LANE**

Bill Number: 22522098

Billing Date: 6/11/2025

Billing Period: 4/30/2025 to 5/30/2025

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

Two Rivers West

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	180091434	4/30/2025	8554	5/30/2025	8554	30	0

Usage History

	Water
May 2025	0
April 2025	0

Transactions

Previous Bill	16.45
Payment 05/30/25	-16.45 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68

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Two Rivers West

INFRAMARK
2005 PAN AM CIRCLE 300
TAMPA FL 33607



Account #	1304850
Customer #	01552784
Balance Forward	0.00
Current Transactions	61.68

Total Balance Due	\$61.68
Due Date	6/30/2025

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: **0 STATE ROAD 56 & TWO RIVERS HYDRANT BOULEVARD**

Bill Number: 22522133

Billing Date: 6/11/2025

Billing Period: 5/16/2025 to 5/30/2025

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

Account #	Customer #
1307330	01554193
Please use the 15-digit number below when making a payment through your bank	
130733001554193	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	20849263	5/16/2025	19774	5/30/2025	19779	14	5

Usage History

May 2025
Water 5

Transactions

Payment	-1,665.00 CR
Balance Forward	-1,665.00 CR
Current Transactions	
Water	
Water Base Charge	28.78
Water Tier 1	5.0 Thousand Gals X \$2.10 10.50
Adjustments	
1"-2" Hydrant/Jumper Meter Install or Re	160.00
Deposit Owing	1,505.00
Total Current Transactions	1,704.28
TOTAL BALANCE DUE	\$39.28

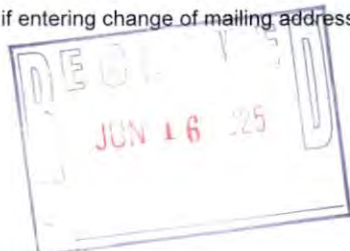
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TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Account # 1307330
Customer # 01554193
Balance Forward -1,665.00 CR
Current Transactions 1,704.28

Total Balance Due \$39.28
Due Date 6/30/2025

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

EPG TWO RIVERS CLUB LLC

Service Address: **35140 COLSTON AVENUE**

Bill Number: 22568494

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 additional details.

Account #	Customer #
1293980	01546655
Please use the 15-digit number below when making a payment through your bank	
129398001546655	

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

Transactions

Current Transactions

Water

Water Base Charge 112.76

Total Current Transactions 112.76

TOTAL BALANCE DUE \$112.76

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

Account # 1293980
Customer # 01546655
Balance Forward 0.00
Current Transactions 112.76

Total Balance Due	\$112.76
Due Date	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: 0 STATE ROAD 56 & TWO RIVERS HYDRANT BOULEVARD

Bill Number: 22687850

Billing Date: 7/11/2025

Billing Period: 5/30/2025 to 6/30/2025

Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.

Account #	Customer #
1307330	01554193
Please use the 15-digit number below when making a payment through your bank	
130733001554193	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	20849263	5/30/2025	19779	6/30/2025	19792	31	13

Usage History

	Water
June 2025	13
May 2025	5

Transactions

Previous Bill	39.28
Payment 07/10/25	-39.28 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	13.0 Thousand Gals X \$2.10 27.30
Adjustments	
Late Payment Charge	3.93
Total Current Transactions	92.91
TOTAL BALANCE DUE	\$92.91

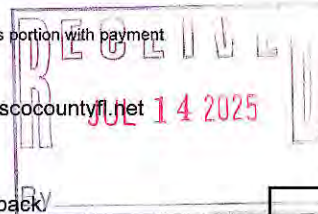
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Account # 1307330
Customer # 01554193
Balance Forward 0.00
Current Transactions 92.91

Total Balance Due \$92.91
Due Date 7/28/2025

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
TAMPA FL 33607

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TWO RIVERS WEST CDD

Service Address: **2772 WISE RIVER LANE**

Bill Number: 22687817

Billing Date: 7/11/2025

Billing Period: 5/30/2025 to 6/30/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	180091434	5/30/2025	8554	6/30/2025	8554	31	0

Usage History

June 2025	0
May 2025	0
April 2025	0

Transactions

Previous Bill	61.68
Payment 07/10/25	-61.68 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Adjustments	
Late Payment Charge	6.17
Total Current Transactions	67.85
TOTAL BALANCE DUE	\$67.85

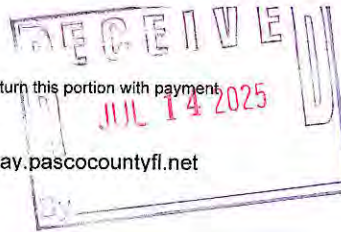
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Account # 1304850
Customer # 01552784
Balance Forward 0.00
Current Transactions 67.85

Total Balance Due \$67.85
Due Date 7/28/2025

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 CDD
2005 PAN AM CIRCLE 300
TAMPA FL 33607

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015527846130485072268781710000067856



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TWO RIVERS WEST

EPG TWO RIVERS HOLDINGS VII LLC

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

Bill Number: 22730645

Billing Date: 7/21/2025

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

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/5/2025	0	7/7/2025	0	32	0

Usage History

	Water
July 2025	0
June 2025	0

Transactions

Previous Bill	2.83
Payment 07/08/25	-2.83 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	10.60
Total Current Transactions	10.60
TOTAL BALANCE DUE	\$10.60

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

Account # 1287235
Customer # 01542092
Balance Forward 0.00
Current Transactions 10.60

Total Balance Due	\$10.60
Due Date	8/7/2025

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

EPG TWO RIVERS LLC

Service Address: **35888 STABLETON LN RECLAIM-2 INCH**

Bill Number: 22729797

Billing Date: 7/21/2025

Billing Period: 6/17/2025 to 7/7/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1255150	01526788
Please use the 15-digit number below when making a payment through your bank	
125515001526788	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579120	6/17/2025	0	7/7/2025	24	20	24

Usage History
Water
July 2025 24

Transactions	
Payment 09/15/23	-1,275.00 CR
Balance Forward	-1,275.00 CR
Current Transactions	
Reclaimed	
Meter Set Fee	1,275.00
Reclaimed 24 Thousand Gals X \$0.81	19.44
Total Current Transactions	1,294.44
TOTAL BALANCE DUE	\$19.44

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

Account # 1255150
Customer # 01526788
Balance Forward -1,275.00 CR
Current Transactions 1,294.44

Total Balance Due	\$19.44
Due Date	8/7/2025

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

MI HOMES OF TAMPA LLC

Service Address: 1508 SUTTONSET TRAIL RECLAIM TR

Bill Number: 22568668

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 #
1299715	01152853
Please use the 15-digit number below when making a payment through your bank	
129971501152853	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606791	5/6/2025	471	6/5/2025	649	30	178

Usage History
Reclaimed

June 2025 178
May 2025 260
April 2025 211

Transactions

Previous Bill 227.69
Payment 06/11/25 -227.69 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 178 Thousand Gals X \$0.81 144.18
Total Current Transactions 144.18
TOTAL BALANCE DUE **\$144.18**

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Account # 1299715
Customer # 01152853
Balance Forward 0.00
Current Transactions 144.18

Total Balance Due	\$144.18
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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MI HOMES OF TAMPA LLC
4211 WEST BOY SCOUT BOULEVARD SUITE 300
TAMPA FL 33607

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TWO RIVERS WEST

MI HOMES OF TAMPA LLC

Service Address: 1873 DRUMMOND POINT RECLAIM TR

Bill Number: 22568669

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 #
1299720	01152853
Please use the 15-digit number below when making a payment through your bank	
129972001152853	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606790	5/6/2025	182	6/5/2025	242	30	60

Usage History

Reclaimed

June 2025	60
May 2025	68
April 2025	114

Transactions

Previous Bill	64.31
Payment 06/11/25	-64.31 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	60 Thousand Gals X \$0.81 48.60
Total Current Transactions	48.60
TOTAL BALANCE DUE	\$48.60

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Account #	1299720
Customer #	01152853
Balance Forward	0.00
Current Transactions	48.60
Total Balance Due	\$48.60
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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4211 WEST BOY SCOUT BOULEVARD SUITE 300
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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22729786

Billing Date: 7/21/2025

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

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/5/2025	1121	7/7/2025	1276	32	155

Usage History		
Water		
July 2025	155	
June 2025	70	

Transactions		
Previous Bill		419.70
Payment 07/08/25		-419.70 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	155 Thousand Gals X \$0.81	125.55
Total Current Transactions		125.55
TOTAL BALANCE DUE		\$125.55

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DISTRICT
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

Account # 1254940
Customer # 01547952
Balance Forward 0.00
Current Transactions 125.55

Total Balance Due	\$125.55
Due Date	8/7/2025

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: 22729181

Billing Date: 7/21/2025

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

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579123	6/5/2025	844	7/7/2025	1063	32	219

Usage History		
	Water	
July 2025		219
June 2025		32

Transactions		
Previous Bill		569.92
Payment 07/07/25		-569.92 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	219 Thousand Gals X \$0.81	177.39
Total Current Transactions		177.39
TOTAL BALANCE DUE		\$177.39

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DISTRICT
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

Account # 1236655
Customer # 01547952
Balance Forward 0.00
Current Transactions 177.39

Total Balance Due	\$177.39
Due Date	8/7/2025

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

EPG TWO RIVERS CLUB LLC

Service Address: **35140 COLSTON AVENUE**

Bill Number: 22730906

Billing Date: 7/21/2025

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

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

Account #	Customer #
1293980	01546655
Please use the 15-digit number below when making a payment through your bank	
129398001546655	

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

Transactions

Previous Bill	112.76
Past Due	112.76
Current Transactions	
Water	
Water Base Charge	112.76
Adjustments	
Late Payment Charge	11.28
Total Current Transactions	124.04

TOTAL BALANCE DUE \$236.80

*Past due balance is delinquent and subject to further fees and immediate disconnect. **\$135.32**

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\$135.32 DUE

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TWO RIVERS WEST

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

Account # 1293980
Customer # 01546655
Past Due 112.76
Current Transactions 124.04

Total Balance Due	\$236.80
Due Date	8/7/2025

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: 22729791

Billing Date: 7/21/2025

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

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take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579036	6/5/2025	942	7/7/2025	1336	32	394

Usage History
Reclaimed

July 2025	394
June 2025	10
May 2025	75
April 2025	157
March 2025	453
February 2025	246
January 2025	1

Transactions

Previous Bill	8.10
Payment 07/08/25	-8.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	394 Thousand Gals X \$0.81 319.14
Total Current Transactions	319.14
TOTAL BALANCE DUE	\$319.14

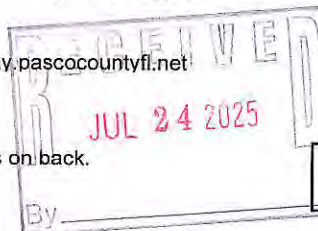
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Account # 1254995
Customer # 01547952
Balance Forward 0.00
Current Transactions 319.14

Total Balance Due \$319.14
Due Date 8/7/2025

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

Round-Up Donations to Charity

Amount Enclosed

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2005 PAN AM SUITE 300 CIRCLE
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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22729115

Billing Date: 7/21/2025

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

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take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579116	6/5/2025	2934	7/7/2025	3597	32	663

Usage History

Reclaimed

July 2025 663
June 2025 1431
May 2025 189

Transactions

Previous Bill 1,159.11
Payment 07/10/25 -1,159.11 CR

Balance Forward 0.00

Current Transactions

Reclaimed

Reclaimed 663 Thousand Gals X \$0.81 537.03

Total Current Transactions 537.03

TOTAL BALANCE DUE \$537.03

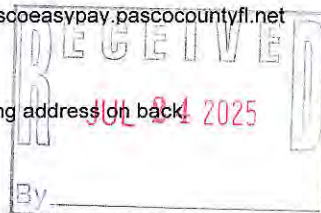
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Account # 1230070
Customer # 01547952

Balance Forward 0.00
Current Transactions 537.03

Total Balance Due \$537.03
Due Date 8/7/2025

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: 2281 TWO RIVERS BOULEVARD

Bill Number: 22729790

Billing Date: 7/21/2025

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

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take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	6/5/2025	1652	7/7/2025	1897	32	245

Usage History

Reclaimed

July 2025	245
June 2025	468
May 2025	464
April 2025	322
March 2025	271
February 2025	108
January 2025	11

Transactions

Previous Bill	379.08
Payment 07/10/25	-379.08 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	245 Thousand Gals X \$0.81 198.45
Total Current Transactions	198.45
TOTAL BALANCE DUE	\$198.45

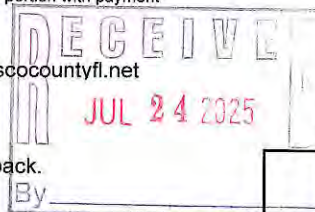
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Account #	1254990
Customer #	01547952
Balance Forward	0.00
Current Transactions	198.45
Total Balance Due	\$198.45
Due Date	8/7/2025

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

Bill Number: 22729106

Billing Date: 7/21/2025

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

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/5/2025	1199	7/7/2025	1299	32	100

Usage History		
Water		
July 2025	100	
June 2025	49	

Transactions		
Previous Bill		402.69
Payment 07/07/25		-402.69 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	100 Thousand Gals X \$0.81	81.00
Total Current Transactions		81.00
TOTAL BALANCE DUE		\$81.00

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DISTRICT
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

Account # 1229210
Customer # 01547952
Balance Forward 0.00
Current Transactions 81.00

Total Balance Due	\$81.00
Due Date	8/7/2025

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: 22729447

Billing Date: 7/21/2025

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

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/5/2025	492	7/7/2025	537	32	45

Usage History			Transactions		
Water			Previous Bill		228.39
July 2025	45		Payment 07/07/25		-228.39 CR
June 2025	19		Balance Forward		0.00
			Current Transactions		
			Reclaimed		
			Reclaimed	45 Thousand Gals X \$0.81	36.45
			Total Current Transactions		36.45
			TOTAL BALANCE DUE		\$36.45

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

Account # 1246095
Customer # 01547952
Balance Forward 0.00
Current Transactions 36.45

Total Balance Due	\$36.45
Due Date	8/7/2025

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: 22730903

Billing Date: 7/21/2025

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

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/5/2025	470	7/7/2025	490	32	20

Usage History
Reclaimed

July 2025 20
June 2025 110
May 2025 4

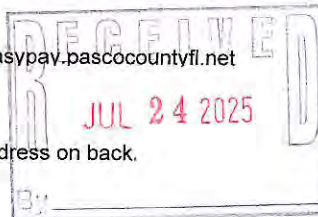
Transactions

Previous Bill 89.10
Payment 07/07/25 -89.10 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 20 Thousand Gals X \$0.81 16.20
Total Current Transactions 16.20
TOTAL BALANCE DUE \$16.20

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Account # 1293945
Customer # 01547952
Balance Forward 0.00
Current Transactions 16.20

Total Balance Due \$16.20
Due Date 8/7/2025

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: 22730482

Billing Date: 7/21/2025

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

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607012	6/5/2025	1261	7/7/2025	1406	32	145

Usage History
Reclaimed

July 2025 145
June 2025 240
May 2025 8

Transactions

Previous Bill 194.40
Payment 07/07/25 -194.40 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 145 Thousand Gals X \$0.81 117.45
Total Current Transactions 117.45
TOTAL BALANCE DUE \$117.45

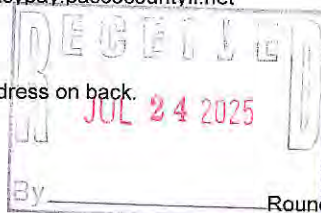
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Account # 1283800
Customer # 01547952
Balance Forward 0.00
Current Transactions 117.45

Total Balance Due \$117.45
Due Date 8/7/2025

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

By _____ Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Service Address: **1828 TRAILHEAD LANE RECLAIM METER1 INCH**
Bill Number: 22730481
Billing Date: 7/21/2025
Billing Period: 6/5/2025 to 7/7/2025

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

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606771	6/5/2025	301	7/7/2025	321	32	20

Usage History
Reclaimed

July 2025 20
June 2025 24
May 2025 3

Transactions

Previous Bill 19.44
Payment 07/07/25 -19.44 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 20 Thousand Gals X \$0.81 16.20
Total Current Transactions 16.20
TOTAL BALANCE DUE \$16.20

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Account # 1283795
Customer # 01547952
Balance Forward 0.00
Current Transactions 16.20

Total Balance Due \$16.20
Due Date 8/7/2025

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: 22729793

Billing Date: 7/21/2025

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

Account #	Customer #
1255005	01547952
Please use the 15-digit number below when making a payment through your bank	
125500501547952	

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579040	6/5/2025	665	7/7/2025	715	32	50

Usage History

Reclaimed

July 2025	50
June 2025	336
May 2025	45
April 2025	57
March 2025	104
February 2025	110
January 2025	13

Transactions

Previous Bill	272.16
Payment 07/08/25	-272.16 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	50 Thousand Gals X \$0.81 40.50
Total Current Transactions	40.50
TOTAL BALANCE DUE	\$40.50

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Account # 1255005
Customer # 01547952
Balance Forward 0.00
Current Transactions 40.50

Total Balance Due \$40.50
Due Date 8/7/2025

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: **2124 WISE RIVER LANE**

Bill Number: 22729792

Billing Date: 7/21/2025

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

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579044	6/5/2025	61	7/7/2025	70	32	9

Usage History

Reclaimed

July 2025	9
June 2025	0
May 2025	21
April 2025	30
March 2025	10
February 2025	0
January 2025	0

Transactions

Current Transactions

Reclaimed	
Reclaimed	9 Thousand Gals X \$0.81
Total Current Transactions	7.29

TOTAL BALANCE DUE \$7.29

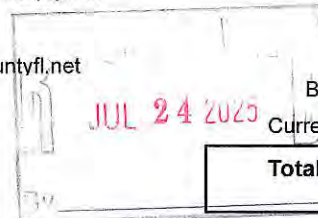
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Account # 1255000
Customer # 01547952
Balance Forward 0.00
Current Transactions 7.29

Total Balance Due \$7.29
Due Date 8/7/2025

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: **DRUMMOND AND COLSTON**

Bill Number: 22729116

Billing Date: 7/21/2025

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

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

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	220600002	6/5/2025	50	7/7/2025	204	32	154

Usage History
Reclaimed

July 2025 154
June 2025 50
May 2025 0

Transactions

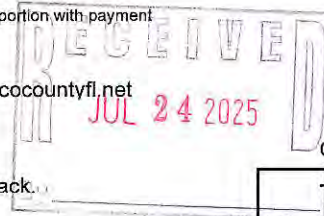
Previous Bill 40.50
Payment 07/07/25 -40.50 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 154 Thousand Gals X \$0.81 124.74
Total Current Transactions 124.74
TOTAL BALANCE DUE \$124.74

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Account # 1230075
Customer # 01547952
Balance Forward 0.00
Current Transactions 124.74

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Total Balance Due \$124.74
Due Date 8/7/2025

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: 22729179

Billing Date: 7/21/2025

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

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

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	6/5/2025	94	7/7/2025	97	32	3

Usage History
Reclaimed

July 2025 3
June 2025 12

Transactions

Previous Bill	222.72
Payment 07/08/25	-222.72 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$0.81 2.43
Total Current Transactions	2.43
TOTAL BALANCE DUE	\$2.43

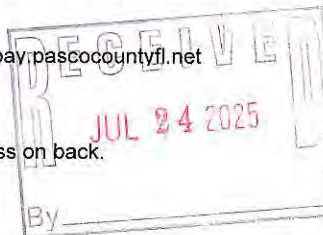
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Account #	1236630
Customer #	01554193
Balance Forward	0.00
Current Transactions	2.43

Total Balance Due	\$2.43
Due Date	8/7/2025

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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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: 2221 TWO RIVERS BOULEVARD

Bill Number: 22729789
Billing Date: 7/21/2025
Billing Period: 6/5/2025 to 7/7/2025

**Pending Board of County Commissioners approval new rates, fees, and charges
take effect Oct. 1, 2025.**

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	6/5/2025	2348	7/7/2025	2369	32	21

Usage History
Reclaimed

July 2025 21
June 2025 319
May 2025 375
April 2025 443
March 2025 349
February 2025 426
January 2025 425

Transactions

Previous Bill 258.39
Payment 07/08/25 -258.39 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 21 Thousand Gals X \$0.81 17.01
Total Current Transactions 17.01
TOTAL BALANCE DUE \$17.01

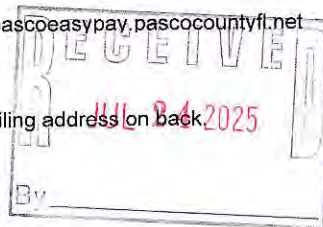
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Account # 1254985
Customer # 01547952
Balance Forward 0.00
Current Transactions 17.01

Total Balance Due \$17.01
Due Date 8/7/2025

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

Bill Number: 22729787

Billing Date: 7/21/2025

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

Pending Board of County Commissioners approval new rates, fees, and charges take effect Oct. 1, 2025.

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	6/5/2025	3084	7/7/2025	3174	32	90

Usage History
Reclaimed

July 2025	90
June 2025	477
May 2025	378
April 2025	485
March 2025	810
February 2025	371
January 2025	10

Transactions

Previous Bill	386.37
Payment 07/07/25	-386.37 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	90 Thousand Gals X \$0.81
	72.90
Total Current Transactions	72.90
TOTAL BALANCE DUE	\$72.90

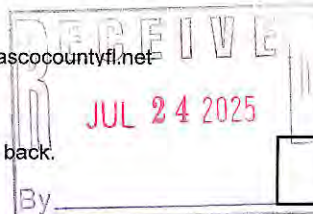
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Account # 1254945
Customer # 01547952
Balance Forward 0.00
Current Transactions 72.90

Total Balance Due \$72.90
Due Date 8/7/2025

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: **2281 TWO RIVERS BOULEVARD**

Bill Number: 22567404

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	5/6/2025	1184	6/5/2025	1652	30	468

Usage History
Reclaimed

June 2025	468
May 2025	464
April 2025	322
March 2025	271
February 2025	108
January 2025	11

Transactions

Previous Bill	375.84
Payment 06/04/25	-375.84 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	468 Thousand Gals X \$0.81
	379.08
Total Current Transactions	379.08
TOTAL BALANCE DUE	\$379.08

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 #	1254990
Customer #	01547952
Balance Forward	0.00
Current Transactions	379.08

Total Balance Due	\$379.08
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

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015479523125499082256740460000379083



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Agenda Page 94



4160 1 1
14-92800

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 22566732

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579116	5/6/2025	1503	6/5/2025	2934	30	1431

Usage History

Reclaimed

June 2025	1431
May 2025	189

Transactions

Previous Bill	153.09
Payment 06/04/25	-153.09 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1,431 Thousand Gals X \$0.81
	1,159.11
Total Current Transactions	1,159.11
TOTAL BALANCE DUE	\$1,159.11

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Account # 1230070
Customer # 01547952
Balance Forward 0.00
Current Transactions 1,159.11

Total Balance Due \$1,159.11
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
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NEW PORT RICHEY, FL 34656-2139

015479523123007072256673210001159118



PASCO COUNTY UTILITIES
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Agenda Page 95



44 1 1
54-99105

TWO RIVERS WEST CDD

Service Address: **0 STATE ROAD 56 & TWO RIVERS HYDRANT BOULEVARD**

Bill Number: 22522133

Billing Date: 6/11/2025

Billing Period: 5/16/2025 to 5/30/2025

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

Account #	Customer #
1307330	01554193
Please use the 15-digit number below when making a payment through your bank	
130733001554193	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	20849263	5/16/2025	19774	5/30/2025	19779	14	5

Usage History

May 2025
Water 5

Transactions

Payment	-1,665.00 CR
Balance Forward	-1,665.00 CR
Current Transactions	
Water	
Water Base Charge	28.78
Water Tier 1	5.0 Thousand Gals X \$2.10 10.50
Adjustments	
1"-2" Hydrant/Jumper Meter Install or Re	160.00
Deposit Owing	1,505.00
Total Current Transactions	1,704.28
TOTAL BALANCE DUE	\$39.28

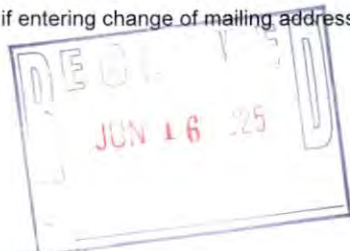
Annual Water Quality Report: The 2024 Consumer Confidence Report is available online at bit.ly/PascoRegional2024. To request a paper copy, please call (813) 929-2733.



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TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Account # 1307330
Customer # 01554193
Balance Forward -1,665.00 CR
Current Transactions 1,704.28

Total Balance Due \$39.28
Due Date 6/30/2025

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

015541932130733032252213340000039280



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Pay By Phone: 1-855-786-5344

Agenda Page 96



43 1 1
54-99105

INFRAMARK

Service Address: **2772 WISE RIVER LANE**

Bill Number: 22522098

Billing Date: 6/11/2025

Billing Period: 4/30/2025 to 5/30/2025

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

Two Rivers West

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	180091434	4/30/2025	8554	5/30/2025	8554	30	0

Usage History

	Water
May 2025	0
April 2025	0

Transactions

Previous Bill	16.45
Payment 05/30/25	-16.45 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68

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Two Rivers West

INFRAMARK
2005 PAN AM CIRCLE 300
TAMPA FL 33607



Account #	1304850
Customer #	01552784
Balance Forward	0.00
Current Transactions	61.68

Total Balance Due	\$61.68
Due Date	6/30/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
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NEW PORT RICHEY, FL 34656-2139

015527846130485072252209880000061681



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

Statement Date: June 19, 2025
Agenda Page 97

Amount Due: \$43.91

Due Date: July 10, 2025

Account #: 221009418650

Account Summary

Current Service Period: May 15, 2025 - June 13, 2025

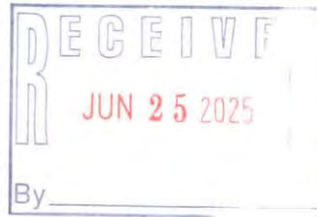
Previous Amount Due \$144.99

Payment(s) Received Since Last Statement -\$144.99

Current Month's Charges \$43.91

Amount Due by July 10, 2025 \$43.91

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



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Your average daily kWh used was **25% higher** than it was in your previous period.



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Monthly Usage (kWh)



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

Account #: 221009418650

Due Date: July 10, 2025



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

Amount Due: \$43.91

Payment Amount: \$ _____

676075578548

00004831 FTECO106192522244110 00000 02 01000000 11671 002

TWO RIVERS WEST CDD
C/O INFRAMARK
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

6760755785482210094186500000000043916



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

Account #: 221009418650
Statement Date: June 19, 2025
Charges Due: July 10, 2025

Meter Read

Service Period: May 15, 2025 - Jun 13, 2025

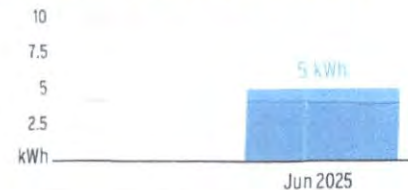
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000937577	06/13/2025	240	103	137 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	137 kWh @ \$0.08641/kWh	\$11.84
Fuel Charge	137 kWh @ \$0.03391/kWh	\$4.65
Storm Protection Charge	137 kWh @ \$0.00577/kWh	\$0.79
Clean Energy Transition Mechanism	137 kWh @ \$0.00418/kWh	\$0.57
Storm Surcharge	137 kWh @ \$0.02121/kWh	\$2.91
Florida Gross Receipt Tax		\$1.02
Electric Service Cost		\$40.68
State Tax		\$3.23
Total Electric Cost, Local Fees and Taxes		\$43.91

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$43.91

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Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

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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](https://www.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](https://www.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
WISE RIVER LANE, LIGHTS
ZEPHYRHILLS, FL 33541

Statement Date: June 25, 2025

Agenda Page 99

Amount Due: \$22,650.23

Due Date: July 16, 2025

Account #: 221009418668

Account Summary

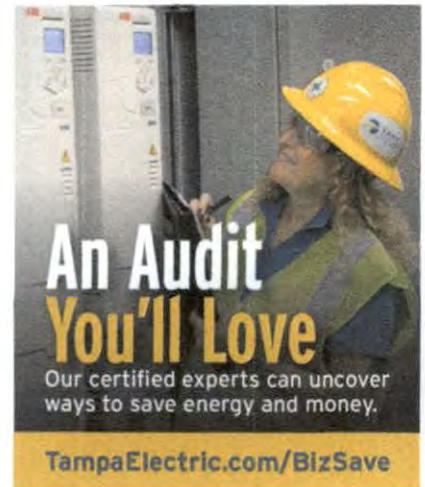
Previous Amount Due	\$22,287.04
Payment(s) Received Since Last Statement	-\$22,287.04
Current Month's Charges	\$22,650.23

Amount Due by July 16, 2025 \$22,650.23

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



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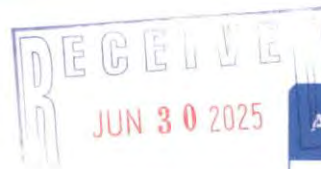
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Account #: 221009418668

Due Date: July 16, 2025

Amount Due: \$22,650.23

Payment Amount: \$ _____

634100487607



00006269 FTECO108252523403410 00000 02 01000000 13521 006

TWO RIVERS WEST CDD
C/O INFRAMARK
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

6341004876072210094186680000022650238



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

Agenda Page 100

Account #: 221009418668
Statement Date: June 25, 2025
Charges Due: July 16, 2025

Service Period: May 21, 2025 - Jun 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	2040 kWh @ \$0.03412/kWh	\$69.60
Monthly Charge		\$3474.01
Lighting Fuel Charge	2040 kWh @ \$0.03363/kWh	\$68.61
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		\$4.50

Lighting Charges **\$3,654.09**



Other Fees and Charges

Lighting Late Payment Fee \$54.72

Total Other Fees and Charges **\$54.72**

Billing information continues on next page →

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All Other Correspondences:
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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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Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Agenda Page 101
Account #: 221009418668
Statement Date: June 25, 2025
Charges Due: July 16, 2025

Service Period: May 21, 2025 - Jun 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	540 kWh @ \$0.03412/kWh	\$18.42
Monthly Charge		\$1624.62
Lighting Fuel Charge	540 kWh @ \$0.03363/kWh	\$18.16
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		\$1.19

Lighting Charges **\$1,672.28**



Other Fees and Charges

Lighting Late Payment Fee	\$25.06
Total Other Fees and Charges	\$25.06

Billing information continues on next page →





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

Agenda Page 102
Account #: 221009418668
Statement Date: June 25, 2025
Charges Due: July 16, 2025

Service Period: May 21, 2025 - Jun 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	975 kWh @ \$0.03412/kWh	\$33.27
Monthly Charge		\$2933.34
Lighting Fuel Charge	975 kWh @ \$0.03363/kWh	\$32.79
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		\$2.15
Lighting Charges		\$3,019.41

 Other Fees and Charges		
Lighting Late Payment Fee		\$45.25
Total Other Fees and Charges		\$45.25

Billing information continues on next page →

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

Agenda Page 103
Account #: 221009418668
Statement Date: June 25, 2025
Charges Due: July 16, 2025

Service Period: May 21, 2025 - Jun 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	1920 kWh @ \$0.03412/kWh	\$65.51
Monthly Charge		\$3269.66
Lighting Fuel Charge	1920 kWh @ \$0.03363/kWh	\$64.57
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		\$4.24

Lighting Charges **\$3,439.16**



Other Fees and Charges

Lighting Late Payment Fee	\$51.50
Total Other Fees and Charges	\$51.50

Billing information continues on next page →





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

Account #: 221009418668
Statement Date: June 25, 2025
Charges Due: July 16, 2025

Service Period: May 21, 2025 - Jun 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	510 kWh @ \$0.03412/kWh	\$17.40
Monthly Charge		\$1534.36
Lighting Fuel Charge	510 kWh @ \$0.03363/kWh	\$17.15
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		\$1.13

Lighting Charges **\$1,579.38**



Other Fees and Charges

Lighting Late Payment Fee	\$23.67
Total Other Fees and Charges	\$23.67

Billing information continues on next page →



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

Agenda Page 105
Account #: 221009418668
Statement Date: June 25, 2025
Charges Due: July 16, 2025

Service Period: May 21, 2025 - Jun 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	705 kWh @ \$0.03412/kWh	\$24.05
Monthly Charge		\$2121.03
Lighting Fuel Charge	705 kWh @ \$0.03363/kWh	\$23.71
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		\$1.56
Lighting Charges		\$2,183.26

 Other Fees and Charges		
Lighting Late Payment Fee		\$32.72
Total Other Fees and Charges		\$32.72

Billing information continues on next page →

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

Agenda Page 106
Account #: 221009418668
Statement Date: June 25, 2025
Charges Due: July 16, 2025

Service Period: May 21, 2025 - Jun 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	900 kWh @ \$0.03412/kWh	\$30.71
Monthly Charge		\$1532.65
Lighting Fuel Charge	900 kWh @ \$0.03363/kWh	\$30.27
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		\$1.99

Lighting Charges **\$1,612.11**



Other Fees and Charges

Lighting Late Payment Fee	\$24.14
Total Other Fees and Charges	\$24.14

Billing information continues on next page →



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

Agenda Page 107

Account #: 221009418668
Statement Date: June 25, 2025
Charges Due: July 16, 2025

Service Period: May 21, 2025 - Jun 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	420 kWh @ \$0.03412/kWh	\$14.33
Monthly Charge		\$1263.59
Lighting Fuel Charge	420 kWh @ \$0.03363/kWh	\$14.12
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		\$0.93

Lighting Charges **\$1,300.67**



Other Fees and Charges

Lighting Late Payment Fee	\$19.49
---------------------------	---------

Total Other Fees and Charges **\$19.49**

Billing information continues on next page →





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

Agenda Page 108
Account #: 221009418668
Statement Date: June 25, 2025
Charges Due: July 16, 2025

Service Period: May 21, 2025 - Jun 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 days

Lighting Energy Charge	1245 kWh @ \$0.03412/kWh	\$42.48
Monthly Charge		\$3745.64
Lighting Fuel Charge	1245 kWh @ \$0.03363/kWh	\$41.87
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		\$2.75

Lighting Charges **\$3,855.55**



Other Fees and Charges

Lighting Late Payment Fee	\$57.77
Total Other Fees and Charges	\$57.77

Total Current Month's Charges

\$22,650.23



TWO RIVERS WEST CDD
 COLSTON AVE/TRAILHEAD LN, TWORVRPHD4
 ZEPHYRHILLS, FL 33541

Amount Due:	\$2,328.42
Due Date: July 11, 2025	
Account #: 221009530827	

Account Summary

Current Service Period: May 22, 2025 - June 13, 2025	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$2,328.42
Amount Due by July 11, 2025	\$2,328.42

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



Scan here to view your account online.



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 #: 221009530827
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:	\$2,328.42
Payment Amount:	\$ _____

600000768144

TWO RIVERS WEST CDD
 COLSTON AVE/TRAILHEAD LN, TWORVRPHD4
 ZEPHYRHILLS, FL 33541

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.

6000007681442210095308270000002328426



Service For:
COLSTON AVE/TRAILHEAD LN
TWOVRPHD4, ZEPHYRHILLS, FL 33541

Account #: 221009530827
Statement Date: June 20, 2025
Charges Due: July 11, 2025

Service Period: May 22, 2025 - Jun 13, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 23 days

Lighting Energy Charge	656 kWh @ \$0.03412/kWh	\$22.38
Monthly Charge		\$2117.67
Lighting Fuel Charge	656 kWh @ \$0.03363/kWh	\$22.06
Storm Protection Charge	656 kWh @ \$0.00559/kWh	\$3.67
Clean Energy Transition Mechanism	656 kWh @ \$0.00043/kWh	\$0.28
Storm Surcharge	656 kWh @ \$0.01230/kWh	\$8.07
Florida Gross Receipt Tax		\$1.45
State Tax		\$152.84

Lighting Charges **\$2,328.42**

Total Current Month's Charges

\$2,328.42

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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Ways To Pay Your Bill



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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TWO RIVERS WEST CDD
1861 DRUMMOND POINT, MAIL KIOSK
ZEPHYRHILLS, FL 33541

Amount Due: \$109.72

Due Date: August 05, 2025

Account #: 211035097206

Account Summary

Current Service Period: June 19, 2025 - July 09, 2025

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

Current Month's Charges	\$109.72
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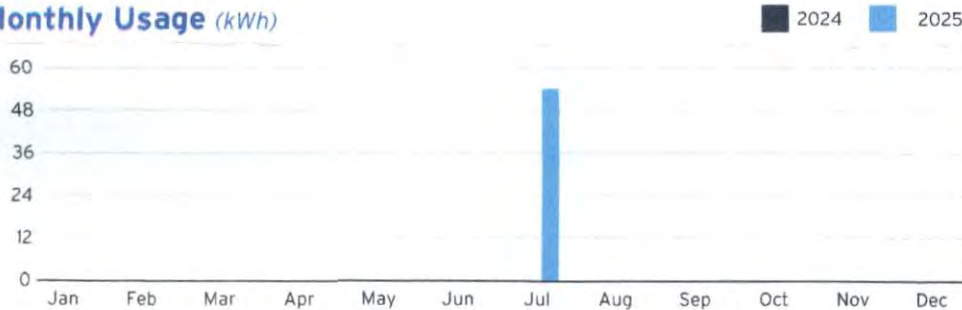
Amount Due by August 05, 2025	\$109.72
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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 #: 211035097206

Due Date: August 05, 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: \$109.72

Payment Amount: \$ _____

611878338048

TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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.

6118783380482110350972060000000109728



Service For:
1861 DRUMMOND POINT
MAIL KIOSK, ZEPHYRHILLS, FL 33541

Agenda Page 112

Account #: 211035097206
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Meter Read

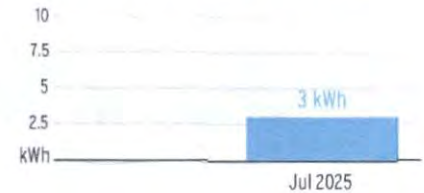
Service Period: Jun 19, 2025 - Jul 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916314	07/09/2025	424	370	54 kWh	1	21 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	21 days @ \$0.63000	\$13.23
Energy Charge	54 kWh @ \$0.08641/kWh	\$4.67
Fuel Charge	54 kWh @ \$0.03391/kWh	\$1.83
Storm Protection Charge	54 kWh @ \$0.00577/kWh	\$0.31
Clean Energy Transition Mechanism	54 kWh @ \$0.00418/kWh	\$0.23
Storm Surcharge	54 kWh @ \$0.02121/kWh	\$1.15
Florida Gross Receipt Tax		\$0.55

Electric Service Cost **\$21.97**

State Tax \$1.75

Total Electric Cost, Local Fees and Taxes **\$23.72**

Other Fees and Charges

Electric Security Deposit	\$71.00
Elec Connection Chrg Subsq	\$15.00

Total Other Fees and Charges **\$86.00**

Total Current Month's Charges

\$109.72

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

Ways To Pay Your Bill

Bank Draft
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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

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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
2113 N DRUMMOND POINT
ZEPHYRHILLS, FL 33541

Amount Due: \$28.51

Due Date: August 05, 2025

Account #: 211034856826

Account Summary

Current Service Period: June 10, 2025 - July 09, 2025

Previous Amount Due	\$146.09
Payment(s) Received Since Last Statement	-\$146.09
Miscellaneous Credits	-\$0.82
Credit balance after payments and credits	-\$0.82
Current Month's Charges	\$29.33

Amount Due by August 05, 2025 \$28.51

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

Your Energy Insight



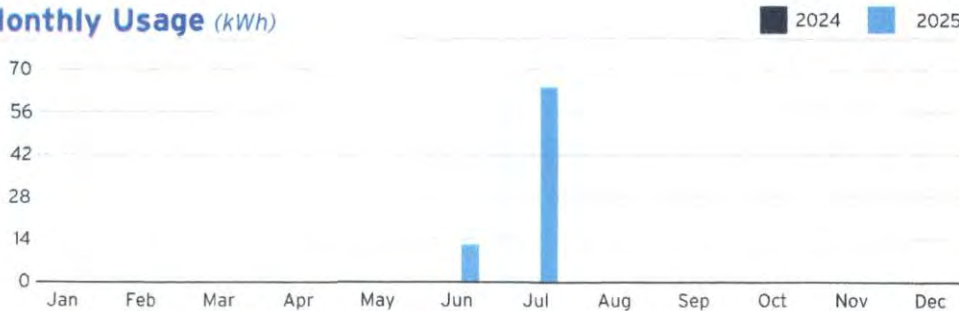
Your average daily kWh used was **122.22% higher** than it was in your previous period.



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: August 05, 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: \$28.51

Payment Amount: \$ _____

677310159251

TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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.

6773101592512110348568260000000028514



Service For:
2113 N DRUMMOND POINT
ZEPHYRHILLS, FL 33541

Agenda Page 114

Account #: 211034856826
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Meter Read

Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933946	07/09/2025	82		18		64 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	64 kWh @ \$0.08641/kWh	\$5.53
Fuel Charge	64 kWh @ \$0.03391/kWh	\$2.17
Storm Protection Charge	64 kWh @ \$0.00577/kWh	\$0.37
Clean Energy Transition Mechanism	64 kWh @ \$0.00418/kWh	\$0.27
Storm Surcharge	64 kWh @ \$0.02121/kWh	\$1.36
Florida Gross Receipt Tax		\$0.73
Electric Service Cost		\$29.33

Total Current Month's Charges

\$29.33



Miscellaneous Credits

Sales Tax Credit	-\$0.82
Total Current Month's Credits	-\$0.82

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Ways To Pay Your Bill



Bank Draft

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In-Person

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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](https://www.tampaelectric.com). Convenience fee will be charged.



Phone

Toll Free:
866-689-6469

All Other Correspondences:
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Tampa, FL 33601-0111

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Online:
[TampaElectric.com](https://www.tampaelectric.com)

Phone:
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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
35037 BIG HAWK DR
ZEPHYRHILLS, FL 33541-1712

Statement Date: July 15, 2025
Agenda Page 115

Amount Due: \$69.90

Due Date: August 05, 2025

Account #: 211034856834

Account Summary

Current Service Period: June 10, 2025 - July 09, 2025

Previous Amount Due	\$144.37
Payment(s) Received Since Last Statement	-\$144.37
Miscellaneous Credits	-\$2.16
Credit balance after payments and credits	-\$2.16
Current Month's Charges	\$72.06

Amount Due by August 05, 2025 \$69.90

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

Your Energy Insight

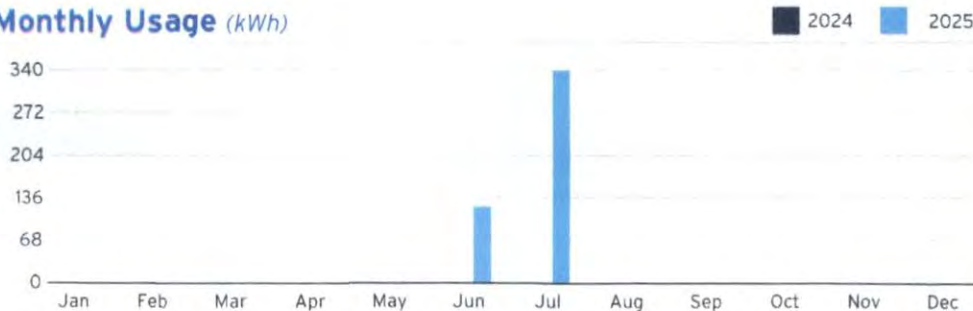


Your average daily kWh used was **22.22% higher** than it was in your previous period.



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: August 05, 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: \$69.90

Payment Amount: \$ _____

677310159252

TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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.

6773101592522110348568340000000069908



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

Agenda Page 116

Account #: 211034856834
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Meter Read

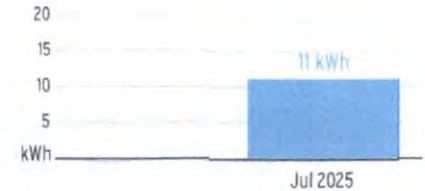
Service Period: Jun 10, 2025 - Jul 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000939675	07/09/2025	646	307		339 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	339 kWh @ \$0.08641/kWh	\$29.29
Fuel Charge	339 kWh @ \$0.03391/kWh	\$11.50
Storm Protection Charge	339 kWh @ \$0.00577/kWh	\$1.96
Clean Energy Transition Mechanism	339 kWh @ \$0.00418/kWh	\$1.42
Storm Surcharge	339 kWh @ \$0.02121/kWh	\$7.19
Florida Gross Receipt Tax		\$1.80
Electric Service Cost		\$72.06

Total Current Month's Charges

\$72.06



Miscellaneous Credits

Sales Tax Credit	-\$2.16
Total Current Month's Credits	-\$2.16

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Ways To Pay Your Bill



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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TWO RIVERS WEST CDD
2483 SUTTONSET TRL
ZEPHYRHILLS, FL 33541

Statement Date: July 15, 2025
Agenda Page 117

Amount Due: \$100.72

Due Date: August 05, 2025
Account #: 211035135774

Account Summary

Current Service Period: June 19, 2025 - July 09, 2025

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

Current Month's Charges	\$100.72
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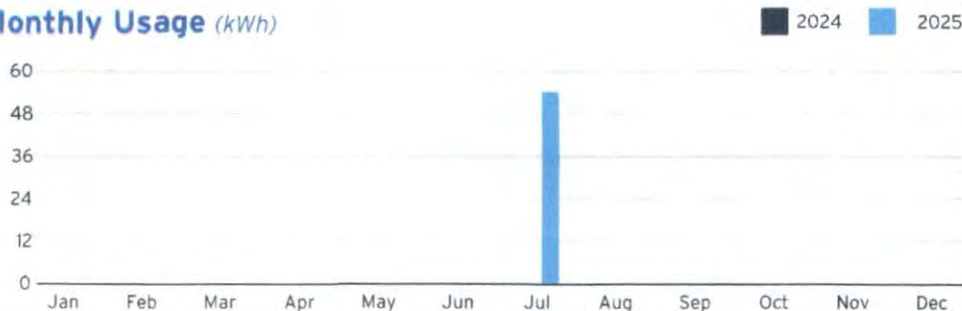
Amount Due by August 05, 2025	\$100.72
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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



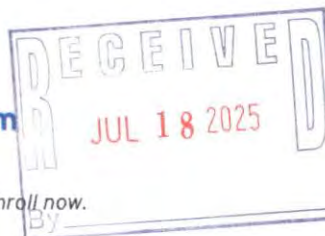
To ensure prompt credit, please return stub portion of this bill with your payment.



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.



Account #: 211035135774
Due Date: August 05, 2025

Amount Due: \$100.72

Payment Amount: \$ _____

611878338049

TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 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.

6118783380492110351357740000000100726



Service For:
2483 SUTTONSET TRL
ZEPHYRHILLS, FL 33541

Agenda Page 118

Account #: 211035135774
Statement Date: July 15, 2025
Charges Due: August 05, 2025

Meter Read

Meter Location: MAIL KIOSK

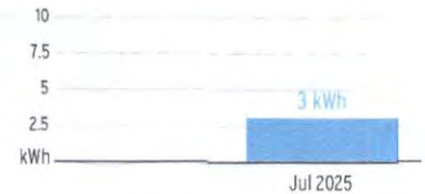
Service Period: Jun 19, 2025 - Jul 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916374	07/09/2025	262	208	54 kWh	1	21 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	21 days @ \$0.63000	\$13.23
Energy Charge	54 kWh @ \$0.08641/kWh	\$4.67
Fuel Charge	54 kWh @ \$0.03391/kWh	\$1.83
Storm Protection Charge	54 kWh @ \$0.00577/kWh	\$0.31
Clean Energy Transition Mechanism	54 kWh @ \$0.00418/kWh	\$0.23
Storm Surcharge	54 kWh @ \$0.02121/kWh	\$1.15
Florida Gross Receipt Tax		\$0.55

Electric Service Cost **\$21.97**

State Tax \$1.75

Total Electric Cost, Local Fees and Taxes **\$23.72**

Other Fees and Charges

Electric Security Deposit	\$62.00
Elec Connection Chrg Subsq	\$15.00

Total Other Fees and Charges **\$77.00**

Total Current Month's Charges

\$100.72

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

Ways To Pay Your Bill



Bank Draft

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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

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866-689-6469

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

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Commercial Customer Care:

866-832-6249

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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

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813-275-3909

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TWO RIVERS WEST CDD
2429 WISE RIVER LN
ZEPHYRHILLS, FL 33541

Amount Due: \$170.46

Due Date: August 11, 2025

Account #: 211035125395

Account Summary

Current Service Period: June 18, 2025 - July 15, 2025

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

Current Month's Charges	\$170.46
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Amount Due by August 11, 2025	\$170.46
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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 #: 211035125395

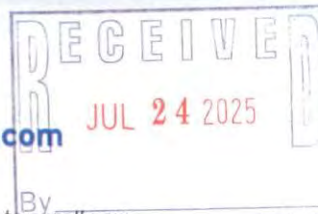
Due Date: August 11, 2025



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: \$170.46

Payment Amount: \$ _____

603236394916

00004959 FTECO10721252223310 00000 02 01000000 11792 006

TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 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.

6032363949162110351253950000000170461



Service For:
2429 WISE RIVER LN
ZEPHYRHILLS, FL 33541

Account #: 211035125395
Statement Date: July 21, 2025
Charges Due: August 11, 2025

Meter Read

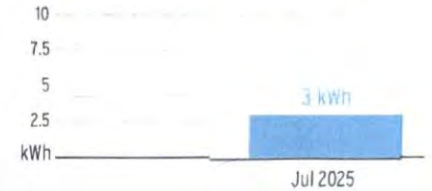
Service Period: Jun 18, 2025 - Jul 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000939709	07/15/2025	270	175	95 kWh	1	28 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.

What's Raising Your Power Bill?
We want you to know what's contributing to higher electric costs, how we can help and ways you can save energy and money. Please visit TampaElectric.com/2025Bills to learn more.



Electric Charges

Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	95 kWh @ \$0.08641/kWh	\$8.21
Fuel Charge	95 kWh @ \$0.03391/kWh	\$3.22
Storm Protection Charge	95 kWh @ \$0.00577/kWh	\$0.55
Clean Energy Transition Mechanism	95 kWh @ \$0.00418/kWh	\$0.40
Storm Surcharge	95 kWh @ \$0.02121/kWh	\$2.01
Florida Gross Receipt Tax		\$0.82

Electric Service Cost **\$32.85**

State Tax \$2.61

Total Electric Cost, Local Fees and Taxes **\$35.46**



Other Fees and Charges

Electric Security Deposit	\$120.00
Elec Connection Chrg Subsq	\$15.00

Total Other Fees and Charges **\$135.00**

Total Current Month's Charges

\$170.46

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

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TWO RIVERS WEST CDD
35001 COLSTRIP TRAIL
ZEPHYRHILLS, FL 33541

Statement Date: July 22, 2025
Agenda Page 121

Amount Due: \$308.21

Due Date: August 12, 2025

Account #: 221009539331

Account Summary

Current Service Period: June 19, 2025 - July 16, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$308.21

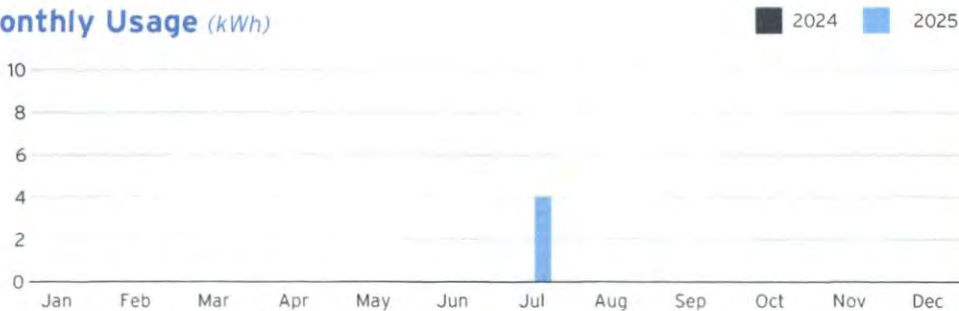
Amount Due by August 12, 2025 \$308.21

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 #: 221009539331

Due Date: August 12, 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: \$308.21

Payment Amount: \$ _____

605705518971

TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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.

6057055189712210095393310000000308216



Service For:
35001 COLSTRIP TRAIL
ZEPHYRHILLS, FL 33541

Agenda Page 122

Account #: 221009539331
Statement Date: July 22, 2025
Charges Due: August 12, 2025

Meter Read

Service Period: Jun 19, 2025 - Jul 16, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000944153	07/16/2025	4	0	4 kWh	1	28 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
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		\$0.47
Electric Service Cost		\$18.72
State Tax		\$1.49
Total Electric Cost, Local Fees and Taxes		\$20.21

Important Messages

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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

\$308.21

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

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TWO RIVERS WEST CDD
35191 COLSTRIP TRL, KIOSK
ZEPHYRHILLS, FL 33541

Statement Date: July 22, 2025
Agenda Page 123

Amount Due: \$307.86

Due Date: August 12, 2025

Account #: 211035150245

Account Summary

Current Service Period: June 19, 2025 - July 16, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$307.86

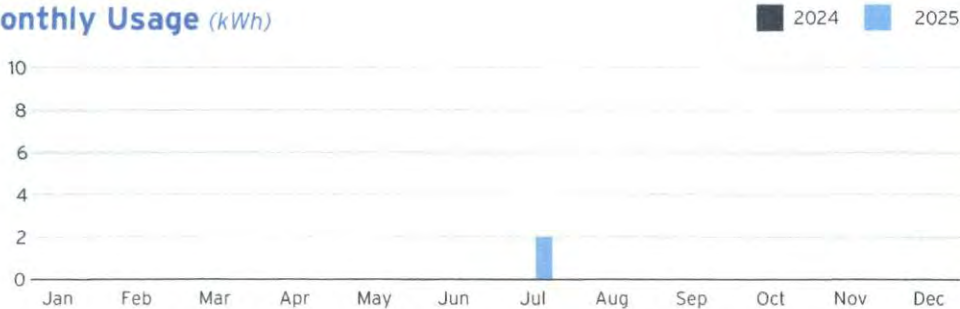
Amount Due by August 12, 2025 \$307.86

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 #: 211035150245

Due Date: August 12, 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: \$307.86

Payment Amount: \$ _____

674841039829

TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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.

6748410398292110351502450000000307867



Service For:
35191 COLSTRIP TRL
KIOSK, ZEPHYRHILLS, FL 33541

Agenda Page 124

Account #: 211035150245
Statement Date: July 22, 2025
Charges Due: August 12, 2025

Meter Read

Service Period: Jun 19, 2025 - Jul 16, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000944085	07/16/2025	2	0	2 kWh	1	28 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	28 days @ \$0.63000	\$17.64
Energy Charge	2 kWh @ \$0.08641/kWh	\$0.17
Fuel Charge	2 kWh @ \$0.03391/kWh	\$0.07
Storm Protection Charge	2 kWh @ \$0.00577/kWh	\$0.01
Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
Florida Gross Receipt Tax		\$0.46

Electric Service Cost

State Tax \$1.46

Total Electric Cost, Local Fees and Taxes \$19.86

Important Messages

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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

\$307.86

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:

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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
COLSTON AVE/TRAILHEAD LN, TWORVRPHD4
ZEPHYRHILLS, FL 33541

Statement Date: July 22, 2025
Agenda Page 125

Amount Due: \$2,719.75

Due Date: August 12, 2025
Account #: 221009530827

Account Summary

Current Service Period: June 14, 2025 - July 15, 2025

Previous Amount Due	\$2,328.42
Payment(s) Received Since Last Statement	-\$2,328.42
Miscellaneous Credits	-\$152.84
Credit balance after payments and credits	-\$152.84
Current Month's Charges	\$2,872.59

Amount Due by August 12, 2025 \$2,719.75

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



Scan here to view
your account online.



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.

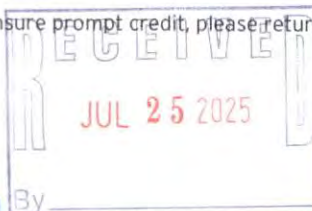
Account #: 221009530827
Due Date: August 12, 2025



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: \$2,719.75

Payment Amount: \$ _____

600000778763

TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 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.

6000007787632210095308270000002719751



Service For:
COLSTON AVE/TRAILHEAD LN
TWOVRPHD4, ZEPHYRHILLS, FL 33541

Agenda Page 126
Account #: 221009530827
Statement Date: July 22, 2025
Charges Due: August 12, 2025

Service Period: Jun 14, 2025 - Jul 15, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	855 kWh @ \$0.03412/kWh	\$29.17
Monthly Charge		\$2762.18
Lighting Fuel Charge	855 kWh @ \$0.03363/kWh	\$28.75
Storm Protection Charge	855 kWh @ \$0.00559/kWh	\$4.78
Clean Energy Transition Mechanism	855 kWh @ \$0.00043/kWh	\$0.37
Storm Surcharge	855 kWh @ \$0.01230/kWh	\$10.52
Florida Gross Receipt Tax		\$1.89
Lighting Charges		\$2,837.66



Other Fees and Charges

Lighting Late Payment Fee	\$34.93
Total Other Fees and Charges	\$34.93

Total Current Month's Charges

\$2,872.59



Miscellaneous Credits

Sales Tax Credit	-\$152.84
Total Current Month's Credits	-\$152.84

Important Messages

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

Ways To Pay Your Bill



Bank Draft

Visit [TECOaccount.com](https://www.tecoaccount.com) for free recurring or one time payments via checking or savings account.



In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.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
1745 N FALLON PASS
ZEPHYRHILLS, FL 33541

Amount Due: \$153.62

Due Date: August 11, 2025

Account #: 211035174120

Account Summary

Current Service Period: June 27, 2025 - July 15, 2025

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

Current Month's Charges	\$153.62
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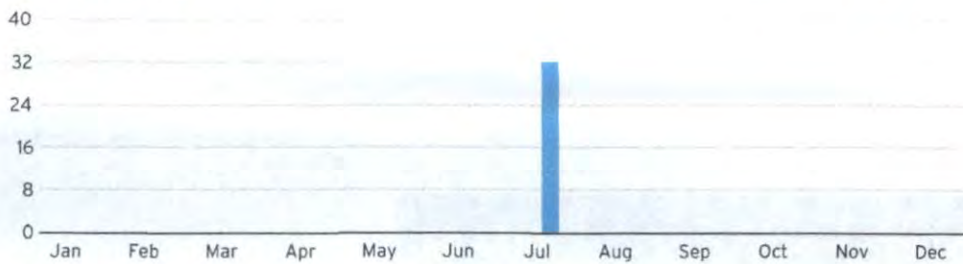
Amount Due by August 11, 2025	\$153.62
--------------------------------------	-----------------

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 #: 211035174120

Due Date: August 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: \$153.62

Payment Amount: \$ _____

603236394917

TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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.

6032363949172110351741200000000153624



Service For:
1745 N FALLON PASS
ZEPHYRHILLS, FL 33541

Account #: 211035174120
Statement Date: July 21, 2025
Charges Due: August 11, 2025

Meter Read

Meter Location: SIGN LIGHTING

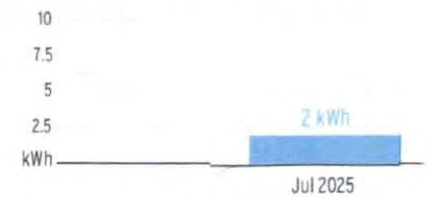
Service Period: Jun 27, 2025 - Jul 15, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000931228	07/15/2025	40	8		32 kWh	1	19 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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

What's Raising Your Power Bill?

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Electric Charges

Daily Basic Service Charge	19 days @ \$0.63000	\$11.97
Energy Charge	32 kWh @ \$0.08641/kWh	\$2.77
Fuel Charge	32 kWh @ \$0.03391/kWh	\$1.09
Storm Protection Charge	32 kWh @ \$0.00577/kWh	\$0.18
Clean Energy Transition Mechanism	32 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	32 kWh @ \$0.02121/kWh	\$0.68
Florida Gross Receipt Tax		\$0.43

Electric Service Cost **\$17.25**

State Tax **\$1.37**

Total Electric Cost, Local Fees and Taxes **\$18.62**



Other Fees and Charges

Electric Security Deposit	\$120.00
Elec Connection Chrg Subsq	\$15.00

Total Other Fees and Charges **\$135.00**

Total Current Month's Charges

\$153.62

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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

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TampaElectric.com

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

Statement Date: July 22, 2025
Agenda Page 129

Amount Due: \$159.86

Due Date: August 12, 2025

Account #: 211035184756

Account Summary

Current Service Period: June 27, 2025 - July 16, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$159.86

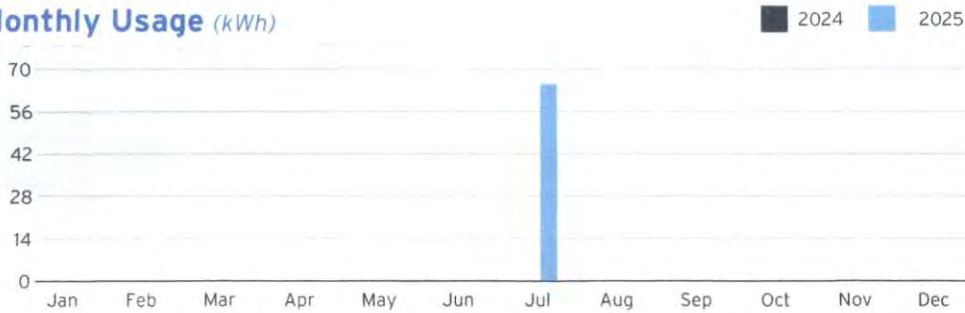
Amount Due by August 12, 2025 \$159.86

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 #: 211035184756

Due Date: August 12, 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: \$159.86

Payment Amount: \$ _____

674841039830

TWO RIVERS WEST CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

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.

6748410398302110351847560000000159866



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

Agenda Page 130

Account #: 211035184756
Statement Date: July 22, 2025
Charges Due: August 12, 2025

Meter Read

Meter Location: METER POLE

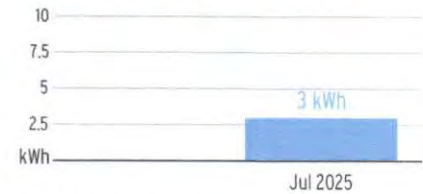
Service Period: Jun 27, 2025 - Jul 16, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000944138	07/16/2025	110	45	65 kWh	1	20 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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	Electric Charges		
	Daily Basic Service Charge	20 days @ \$0.63000	\$12.60
	Energy Charge	65 kWh @ \$0.08641/kWh	\$5.62
	Fuel Charge	65 kWh @ \$0.03391/kWh	\$2.20
	Storm Protection Charge	65 kWh @ \$0.00577/kWh	\$0.38
	Clean Energy Transition Mechanism	65 kWh @ \$0.00418/kWh	\$0.27
	Storm Surcharge	65 kWh @ \$0.02121/kWh	\$1.38
	Florida Gross Receipt Tax		\$0.58
	Electric Service Cost		\$23.03
	State Tax		\$1.83
	Total Electric Cost, Local Fees and Taxes		\$24.86

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

Total Current Month's Charges **\$159.86**

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	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
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			

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.

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: July 15, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister	X	\$200
3	Ryan Motko	X	\$200
4	Thomas Spence	X	\$200
5	Angie Grunwald	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

7.15.25

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

REVISED 7/15/2025 11:52

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: July 15, 2025

Name		In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
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3	Ryan Motko	X	\$200
4	Thomas Spence	X	\$200
5	Angie Grunwald	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

7.15.25

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

REVISED 7/15/2025 11:52



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#

154354

CUSTOMER ID

C2411

PO#**DATE**

7/16/2025

NET TERMS

Due On Receipt

DUE DATE

7/16/2025

Services provided for the Month of: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	21	Ea	0.87		18.20
Subtotal					18.20

Subtotal

\$18.20

Tax

\$0.00

Total Due

\$18.20

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.

"Thank You for allowing us to serve you."

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Agenda Page 134



POR OF PROP DESC IN OR 10466 PG
103 LYING IN NW COR OF SW 1/4 OF
SEC 29 & LESS POR DESC IN OR 10
783 PG 2694
See Additional Legal on Tax Roll

***** CERTIFIED FUNDS REQUIRED *****

Payment must be received on or before last day of month. Amount increases on first day of month. Property taxes become delinquent on April 1 each year. **A tax certificate holder may apply for a tax deed, beginning the process of selling the property, if taxes and penalties are not paid within two years from date of delinquency.**

For further information on the tax certificate issued on this property, please contact the Pasco County Tax Collector's Tax Department at (352) 521-4338 prompt #3.

Visit us online at www.pascotaxes.com to pay your current taxes & print a receipt.

Mail your tax payment to: Mike Fasano, Pasco County Tax Collector, PO Box 276, Dade City, FL 33526-0276

Call Center M - F 8:30 am - 5:00 pm (352) 521-4338 (727) 847-8032 (813) 235-6076

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

5922 D

"Thank You for allowing us to serve you."

If Received By Please Pay	JULY 31, 2025 \$414.30	AUG 29, 2025 \$414.30	SEPT 30, 2025 \$414.30
--------------------------------------	-----------------------------------	----------------------------------	-----------------------------------

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

DQRE 19/5921 1-1 *****ALL FOR AADC 335



TWO RIVERS WEST COMMUNITY DEVELOPME
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

CERTIFIED FUNDS REQUIRED

POR OF PROP DESC IN OR 10466 PG
103 LYING IN NW COR OF SW 1/4 OF
SEC 29 & LESS POR DESC IN OR 10
783 PG 2694
See Additional Legal on Tax Roll



Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: July 15, 2025

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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

7.15.25

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

REVISED 7/15/2025 11:52

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: July 15, 2025

	Name	In Attendance Please X	Paid
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Approved for payment:

Jayna Cooper

7.15.25

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

REVISED 7/15/2025 11:52

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Agenda Page 137

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

July 09, 2025

Client: 001578

Matter: 000001

Invoice #: 26811

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	WAS	DRAFT REQUEST TO USPS FOR ZIP CODE CHANGE.	1.0	\$335.00
6/2/2025	KCH	WORK ON PETITION TO USPS FOR ZIP CODE REVIEW AND NAME CHANGE.	0.3	\$112.50
6/4/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE FROM MI REGARDING EXECUTED DEED FOR PARCEL B4; EMAIL CORRESPONDENCE TO CHAIR AND DISTRICT ENGINEER REGARDING TRACTS BEING TRANSFERRED.	0.2	\$75.00
6/5/2025	JMV	PREPARE ZIP CODE PETITION.	0.4	\$162.00
6/5/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE AMENDMENT REQUEST.	0.2	\$67.00
6/6/2025	WAS	REVISIONS TO ZIP CODE BOUNDARY PETITION.	0.4	\$134.00
6/6/2025	KCH	PREPARE UPDATED RESOLUTION FOR SPENDING AUTHORITY.	0.2	\$75.00
6/6/2025	KCH	PREPARE UPDATED RESOLUTION FOR SPENDING AUTHORITY.	0.2	\$75.00
6/9/2025	CAW	REVIEW AND REVISE COMMUNITY PETITION FOR PLACE NAME CHANGE AND ZIP CODE CHANGE.	0.1	\$37.50
6/9/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE BOUNDARY PETITION.	0.2	\$67.00
6/10/2025	JMV	REVIEW AND FINALIZE PETITION.	0.3	\$121.50
6/10/2025	WAS	REVIEW AND FINALIZE PETITION FOR ZIP CODE BOUNDARY AMENDMENT.	0.4	\$134.00

SERVICES

Date	Person	Description of Services	Hours	Amount
6/12/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$39.00
6/12/2025	KCH	REVIEW AND EDIT AMENITY SHARE AGREEMENT INTO TWO RIVERS NORTH CDD.	0.4	\$150.00
6/13/2025	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING; PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.0	\$405.00
6/13/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE PETITION.	0.1	\$33.50
6/13/2025	KCH	PREPARE ENCROACHMENT AGREEMENTS FOR THE FOLLOWING THREE ADDRESSES: 1674 FALLON PASS, 1664 FALLON PASS, 1711 VALIER POINT.	3.0	\$1,125.00
6/16/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE PETITION.	0.1	\$33.50
6/17/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; FINAL PREPOF PETITION FOR ZIP CODE BOUNDARY REVIEW AND PLACE NAME CHANGE AND SEND SAME.	1.5	\$562.50
6/18/2025	CAW	REVIEW EXECUTED DEED FROM MI HOMES; EMAIL CORRESPONDENCE WITH MI HOMES CONFIRMING RECEIPT OF ORIGINAL DEED.	0.2	\$75.00
6/18/2025	WAS	REVIEW FINAL TRANSMISSION OF ZIP CODE PETITION.	0.1	\$33.50
6/19/2025	CAW	EMAIL CORRESPONDENCE WITH CHAIR, DISTRICT MANAGER, AND DISTRICT ENGINEER REGARDING ACCEPTANCE OF COMMON AREA TRACTS FROM MI HOMES WITHIN PARCEL B4; REVIEW PARCEL B4 PLAT.	0.5	\$187.50
6/19/2025	LC	RESEARCH RE FUNDING ALLOCATION RESOLUTIONS.	0.2	\$39.00
6/20/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.4	\$150.00
6/23/2025	CAW	REVIEW 2025/2026 BUDGET, NOTICES OF PUBLIC HEARING, MAILED O/M ASSESSMENT LETTER, RESOLUTION ADOPTING BUDGET, AND RESOLUTION IMPOSING ASSESSMENTS.	0.5	\$187.50
6/24/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL PUBLICATION AD AND RESOLUTIONS WITH INSTRUCTIONS.	0.2	\$39.00
6/25/2025	LC	REVIEW SPREADSHEET FROM J. COOPER RE SEAT DESIGNATIONS AND TERMS; RESEARCH RE SAME; REVISE SPREADSHEET TO CORRECT INFORMATION.	0.3	\$58.50
6/30/2025	LC	REVIEW CORRESPONDENCE FROM J. COOPER REQUESTING INFORMATION ON PROJECTED FIRST GENERAL ELECTION AND PROJECTED TURNOVER DATES; UPDATE J. COOPER'S SPREADSHEET RE SAME.	0.1	\$19.50

SERVICES

Date	Person	Description of Services	Hours	Amount
Total Professional Services			12.7	\$4,533.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
6/17/2025	Postage	\$2.04
Total Disbursements		\$2.04

Total Services	\$4,533.50
Total Disbursements	\$2.04
Total Current Charges	\$4,535.54
Previous Balance	\$23,188.14
PAY THIS AMOUNT	\$27,723.68

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25956	February 05, 2025	\$9,845.00	\$109.45	\$0.00	\$0.00	\$14,489.99
26354	April 14, 2025	\$3,997.50	\$0.00	\$0.00	\$0.00	\$8,533.04
26484	May 06, 2025	\$2,602.50	\$0.00	\$0.00	\$0.00	\$7,138.04
26644	June 10, 2025	\$6,633.00	\$0.69	\$0.00	\$0.00	\$11,169.23
Total Remaining Balance Due						\$27,723.68

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$11,169.23	\$0.00	\$6,600.00	\$9,954.45

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: July 15, 2025

	Name	In Attendance Please X	Paid
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4	Thomas Spence	X	\$200
5	Angie Grunwald	X	\$200

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

7.15.25

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

REVISED 7/15/2025 11:52



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 142

vertising Run Dates		Advertiser Name	
7/9/25-7/30/25		TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account	
7/9/2025	Jean Mitotes	TB320442	
Total Amount Due		Invoice Number	
\$782.00		43930-070925	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/9/25	7/30/25	43930	Tampa Bay Times , tampabay.com	B Section	Consideration Petition / Ordinance	1	2.00x15.00 IN	\$0.00
7/9/25	7/30/25	43930	Tampa Bay Times , tampabay.com	B Section	Consideration Petition / Ordinance	1	2.00x15.00 IN	\$780.00
					Affidavit Fee			\$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

Advertising Run Dates	A vertiser Name	
7/9/25-7/30/25	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
7/9/2025	Jean Mitotes	TB320442
Total Amount Due		Invoice Number
\$782.00		43930-070925

DO OT SE D CASH BY M IL

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



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DVERTISING INVOICE
Agenda Page 143

vertising Run Dates		Advertiser Name	
7/9/25-7/30/25		TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account	
7/16/2025	Jean Mitotes	TB320442	
Total Amount Due		Invoice Number	
\$780.00		43930-070925	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
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7/16/25	7/30/25	43930	Tampa Bay Times , tampabay.com	B Section	Consideration Petition / Ordinance	1	2.00x15.00 IN	\$0.00

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Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/9/25-7/30/25	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
7/16/2025	Jean Mitotes	TB320442
Total Amount Due		Invoice Number
\$780.00		43930-070925

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DVERTISING INVOICE
Agenda Page 144

vertising Run Dates		Advertiser Name	
7/23/25-7/23/25		TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account	
7/23/2025	Deirdre Bonett	TB320442	
Total Amount Due		Invoice Number	
\$1,250.00		47093-072325	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/23/25	7/23/25	47093	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x12.00 IN	\$1,248.00
					Affidavit Fee			\$2.00
7/23/25	7/23/25	47093	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	4.00x12.00 IN	\$0.00

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PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
7/23/25-7/23/25	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
7/23/2025	Deirdre Bonett	TB320442
Total Amount Due		Invoice Number
\$1,250.00		47093-072325

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PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

47093

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 Budget Assessments was published in said newspaper by print in the issues of 07/23/25 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.

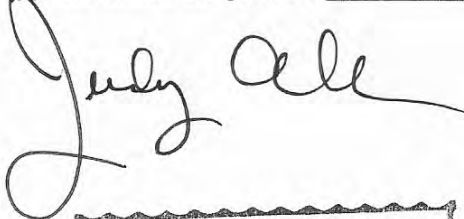
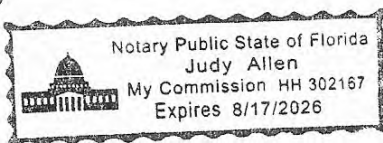
Signature of Affiant

Sworn to and subscribed before me this 07/23/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____

NOTICE OF PUBLIC HEARING AND BOARD OF SUPERVISORS MEETING OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the “Board”) of the Two Rivers West Community Development District (the “District”) will hold a public hearing and a meeting on August 19, 2025, at 11:00 a.m. at SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, Florida 34648.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “O&M Assessments”).

At the conclusion of the public hearing, the Board will, by

resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting, or may be obtained by contacting the District Manager’s office via email at jayna.cooper@inframark.com or via phone at 813-608-8242.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Assessment Summary Fiscal Year 2025 vs. Fiscal Year 2024											
ASSESSMENT ALLOCATION											
Assessment from One Series 2022 (Fuels, E-1-E, E-1, E-1, E-1)											
Product	DS Units	General Fund				Debt Service Series 2022				Total Assessments per Unit	
		FY 2024	FY 2025	Dollar Change	Percent Change	FY 2024	FY 2025	Dollar Change	Percent Change	FY 2024	FY 2025
SF 80'	338	\$ 1,443.66	\$238.17	\$1,205.49	506%	\$1,728.26	\$1,728.26	\$0.00	0%	\$3,171.92	\$1,966.43
SF 60'	282	\$ 1,732.39	\$285.81	\$1,446.58	506%	\$2,073.91	\$2,073.91	\$0.00	0%	\$3,808.30	\$2,359.72
SF 60'	42	\$ 1,882.53	\$310.88	\$1,571.65	506%	\$2,246.74	\$2,246.74	\$0.00	0%	\$4,129.27	\$2,557.32
SF 70'	123	\$ 2,021.12	\$333.44	\$1,687.68	506%	\$2,419.56	\$2,419.56	\$0.00	0%	\$4,440.68	\$2,753.02
	774										
Assessment from Two Series 2022 (E-1/E, E-1/E, E-1/E)											
Product	DS Units	O&M Per Unit				Debt Service Series 2022				Total Assessments per Unit	
		FY 2024	FY 2025	Dollar Change	Percent Change	FY 2024	FY 2025	Dollar Change	Percent Change	FY 2024	FY 2025
Twin Villa 42.8'	89	\$ 1,224.22	\$202.00	\$1,022.22	506%	\$1,469.00	\$1,469.00	\$0.00	0%	\$2,693.22	\$1,671.00
SF 80'	88	\$ 1,443.66	\$238.20	\$1,205.46	506%	\$1,728.26	\$1,728.26	\$0.00	0%	\$3,171.92	\$1,966.46
SF 60'	165	\$ 1,732.39	\$285.84	\$1,446.55	506%	\$2,073.91	\$2,073.91	\$0.00	0%	\$3,808.30	\$2,359.76
SF 70'	167	\$ 2,021.12	\$333.40	\$1,687.72	506%	\$2,419.56	\$2,419.56	\$0.00	0%	\$4,440.68	\$2,753.06
	449										
Future Units											
Product	DS Units	O&M Per Unit				Future Units				Total Assessments per Unit	
		FY 2024	FY 2025	Dollar Change	Percent Change	FY 2024	FY 2025	Dollar Change	Percent Change	FY 2024	FY 2025
Townhome 25'	348	\$ 808.45	\$132.39	\$676.06	506%	\$0.00	\$0.00	\$0.00	0%	\$808.45	\$193.39
Twin Villa 42.8'	10	\$ 1,224.22	\$202.00	\$1,022.22	506%	\$0.00	\$0.00	\$0.00	0%	\$1,224.22	\$202.00
SF 80'	388	\$ 1,443.66	\$238.20	\$1,205.46	506%	\$0.00	\$0.00	\$0.00	0%	\$1,443.66	\$238.20
SF 60'	282	\$ 1,732.39	\$285.84	\$1,446.55	506%	\$0.00	\$0.00	\$0.00	0%	\$1,732.39	\$285.84
SF 60'	0	\$ 1,882.53	\$310.82	\$1,571.71	506%	\$0.00	\$0.00	\$0.00	0%	\$1,882.53	\$310.82
SF 70'	41	\$ 2,021.12	\$333.40	\$1,687.72	506%	\$0.00	\$0.00	\$0.00	0%	\$2,021.12	\$333.40
	869										

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The county tax collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the

District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
District Manager





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

Agenda Page 147

"Copy of Previously Printed Invoice"
Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

7516277
217479000
10/25/2024
Duffy, Leanne M
(407)-835-3807

Two Rivers West Community Dev Dist
C/O District Manager
2005 Pan AM Circle
Suite 300
Tampa, FL 33607
United States

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2023 REVENUE FUND**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

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

**TWO RIVERS WEST COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2023 REVENUE FUND**

Invoice Number:	7516277
Account Number:	217479000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 217479000
Invoice # 7516277
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
"Copy of Previously Printed Invoice"

Invoice Number: 7516277
Invoice Date: 10/25/2024
Account Number: 217479000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Agenda Page 148

TWO RIVERS WEST COMMUNITY DEVELOPMENT
DISTRICT SPECIAL ASSESSMENT BONDS, SERIES
2023 REVENUE FUND

Accounts Included 217479000 217479001 217479002 217479003 217479004 217479005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 10/01/2024 - 09/30/2025				\$3,950.00
Incidental Expenses 10/01/2024 to 09/30/2025	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



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

7795766



000001724 02 SP 106481409332258 P

Two Rivers West Community Development Di
Attn District Manager
2005 Pan Am Circle
Suite 300
Tampa, FL 33607





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

Invoice Number:	7795766
Account Number:	234818000
Invoice Date:	06/25/2025
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Two Rivers West Community Development District
Attn District Manager
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
United States

**Two Rivers West Community Development District Special Assessment Bonds, Series 2024
(Series 2024 Project)**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	\$4,256.13
-------------------------	-------------------

All invoices are due upon receipt.

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

**Two Rivers West Community Development District
Special Assessment Bonds, Series 2024 (Series
2024 Project)**

Invoice Number:	7795766
Account Number:	234818000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 234818000
Invoice # 7795766
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7795766
Invoice Date: 06/25/2025
Account Number: 234818000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Agenda Page 151

Two Rivers West Community Development District
Special Assessment Bonds, Series 2024 (Series
2024 Project)

Accounts Included 234818000 234818001 234818002 234818003 234818004 234818005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 06/01/2025 - 05/31/2026				\$3,950.00
Incidental Expenses 06/01/2025 to 05/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



Down to Earth

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



Invoice: #146972

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

Ground breaking landscaping

Invoice Date

6/27/2025

Date Due

7/12/2025

Terms

Net 15

Customer PO #

Estimate # 120989

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#120989 - Ground breaking landscaping				\$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.

LCE025: Tree/Plant Installation				\$2,507.08
Cocoa Mulch Installed (E) (Kit)	2 Cubic Foot Bag	75.00	\$11.26	\$844.49
Fountain Grass "Red" Installed (E) (Kit)	3 Gallon	32.00	\$28.50	\$912.00
Pentas #1 Installed (E) (Kit)	1 Gallon	50.00	\$13.51	\$675.59
Site Prep, Removal, & Disposal (E) (Labor)				\$75.00

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	\$2,507.08
Sales Tax	\$0.00
Total	\$2,507.08
Credits/Payments	(\$0.00)
Balance Due	\$2,507.08

**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



Invoice: #146971

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

Top dressing mulch & Detail.
Ground breaking

Invoice Date

6/27/2025

Date Due

7/12/2025

Terms

Net 15

Customer PO #

Estimate # 120988

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#120988 - Top dressing mulch & Detail. Ground breaking				\$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.

LCE025: Tree/Plant Installation				\$9,194.94
Cocoa Mulch Installed (E) (Kit)	2 Cubic Foot Bag	750.00	\$11.26	\$8444.94
Site Prep, Removal, & Disposal (E) (Labor)				\$750.00

Billing Questions

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

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

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

Subtotal	\$9,194.94
Sales Tax	\$0.00
Total	\$9,194.94
Credits/Payments	(\$0.00)
Balance Due	\$9,194.94

**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:

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



Invoice #146973

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

Additional mowing of Colston

Invoice Date

6/27/2025

Date Due

7/12/2025

Terms

Net 15

Customer PO #

Estimate # 121071

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#121071 - Additional mowing of Colston				\$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.

LCE025: Tree/Plant Installation	\$1,500.00
Site Prep, Removal, & Disposal (E) (Labor)	\$1500.00

Billing Questions

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

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

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

Subtotal	\$1,500.00
Sales Tax	\$0.00
Total	\$1,500.00
Credits/Payments	(\$0.00)
Balance Due	\$1,500.00

**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



Invoice: #147113

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

Additional mowing on two rivers
blvd south of roundabout 6/25

Invoice Date

6/30/2025

Date Due

7/15/2025

Terms

Net 15

Customer PO #

Estimate # 122391

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#122391 - Additional mowing on two rivers blvd south of roundabout 6/25				\$1,875.00
Additional mowing along two rivers blvd south. Requested by Carlos on 6/10 prior to contract signing. Partial mow				

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

LCE025: Tree/Plant Installation	\$1,875.00
Site Prep, Removal, & Disposal (E) (Labor)	\$1875.00

Billing Questions

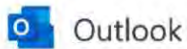
Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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/terms-and-conditions/)

Subtotal	\$1,875.00
Sales Tax	\$0.00
Total	\$1,875.00
Credits/Payments	(\$0.00)
Balance Due	\$1,875.00



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



Down to Earth

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



Invoice: #147112

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

Additional mowing along Colston
6/17

Invoice Date

6/30/2025

Date Due

7/15/2025

Terms

Net 15

Customer PO #

Estimate # 122389

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#122389 - Additional mowing along Colston 6/17				\$3,750.00
Additional Mowing along Colston from the Villas to the power lines. Approved per Carlos 6/10. This is billed separately awaiting contact signing				

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

LCE025: Tree/Plant Installation	\$3,750.00
Site Prep, Removal, & Disposal (E) (Labor)	\$3750.00

Billing Questions

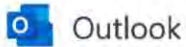
Francine.Martinez@Down2Earthinc.com
(352) 523-4954

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/terms-and-conditions/)

Subtotal	\$3,750.00
Sales Tax	\$0.00
Total	\$3,750.00
Credits/Payments	(\$0.00)
Balance Due	\$3,750.00



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



Please Remit Payment to:

Landscape Maintenance
Professional LLC
PO Box 919917
Orlando, FL 32891



Invoice 345614

Bill To
Two Rivers West CDD c/o Inframark 2654 Cypress Ridge Blvd. Suite 101, Wesley Chapel, FL 33544

Date	Due Date
07/21/25	8/20/2025
Account Owner	PO#
ROYAL CONRAD	

Item	Qty/UOM	Rate	Ext. Price	Amount
#350767 - Controller A, B MI 7-2				\$258.71

Lateral Components - 07/01/2025

Irrigation Technician Labor	3.00HR	\$70.00	\$210.00
Misc Irrigation Parts	1.00EA	\$30.00	\$30.00
Rain Bird 1806 Spray Body Side Inlet 6 in. Pop Up	1.00EA	\$16.16	\$16.16
RAINBIRD FIXED NOZZLE	1.00EA	\$2.55	\$2.55

Subtotal	\$258.71
Less Payments/Credits	(\$0.00)
Balance Due	\$258.71

***This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

Clock Type/ #	<i>R.B LX-IVM</i>						Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date	Confirm Time/ Date						Pgm A	1						
Rain Sensor	ok	bad	Battery Replaced											

Notes:

Programs						Zone Information				Technician Use Only (Use Standard Invoice forms for additional charges)			
Zone #	Type	A	B	C	D					Labor	Hrs	Rate	Amount
1	R		40			Good				Supervisor:			
2	DB 10					Good				Technician: <i>Ricardo Burgos</i>	<i>1</i>	<i>70</i>	
3	R		40			Good				Total Labor Charges \$			
4	DB 10					1 Bubbler				Materials	QTY	Unit	Extended
5	DB 10					Good				Drip Coupling	<i>4</i>		
6	DB 10					Good				Drip line	<i>2 FT</i>		
7	S		25			Good				R.B spray 16"	<i>1</i>		
8	DB 10					Good				Nozzles	<i>1</i>		
9	R		40			Good				R.B Bubbler App.	<i>1</i>		
10	DB 10					1 Drip				funny pipe elbow 1/2	<i>1</i>		
11	DB 10					Good							
12	DB 10					1 Drip							
13	S		25			1 spray							
14	DB 15					Good							
15	DB 10					Good							
16	DB 10					Good							
17	DB 10					Good							
18	S		30			Good							
19	DB 10					Good							
20	DB 10					Good							
21	S		25			Good							
22	DB 10					Good							
23	DB 10					Good							
24	DB 15					Good							
Season Adjust %										Total Materials	\$		
Run Time										Total Labor	\$		
										Grand Total	\$		

350767

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Bill To:

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.lmppro.com

Clock Type/ #							Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat	
Battery Date			Confirm Time/ Date	Y	Time/Date Adjust	Y	N	Pgm A	1						
Rain Sensor	ok	bad	Battery Replaced	Y	N				2						
Notes:								Pgm B	1						
									2						
								Pgm C	1						
									2						
								Pgm D	1						
									2						

Zone #		Type	Programs				Zone Information	Technician Use Only (Use Standard Invoice forms for additional charges)			
			A	B	C	D		Labor	Hrs	Rate	Amount
26	S			25			Good				
26	23	15					Good				
27											
28											
29											
30											
31											
32											
33											
34											
35											
36											
37											
38											
39											
40											
41											
42											
43											
44											
45											
46											
47											
48											
Season Adjust %								Total Labor Charges \$			
Run Time								Materials			
								QTY			
								Unit			
								Extended			
								Total Materials \$			
								Total Labor \$			
								Grand Total \$			

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Bill To:

P.O. 267 Seffner, Florida 33583 * (813)757-6500 Fax: (813)757-6501 * www.imppro.com

Clock Type/ #	<i>R.B LX-10M</i>					Start	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Battery Date						Pgm A	1						
Rain Sensor	ok	bad				Pgm B	1						
Confirm Time/ Date						Y							
Time/Date Adjust						Y							
Battery Replaced						Y							
						Pgm C	1						
						Pgm D	1						
							2						

Notes:

Programs					
Zone #	Type	A	B	C	D
1	DB 10				
2	S 10				
3	DB 10				
4	DB 10				
5	DB 10				
6	DB 10				
7	S 1				
8	DB 10				
9	DB 10				
10	DB 10				
11	S 2				
12	DB 10				
13	DB 10				
14	DB 10				
15					
16					
17					
18					
19					
20					
21					
22					
23					
24					

Zone Information

2 stop drip
not used for now
Good
1 funny pipe and 1 stop drip
1 stop drip
Good
not used for now
1 Drip
1 pipe
Good
not used for now
Good
1 Drip
1 pipe and 2 Drip

Technician Use Only (Use Standard Invoice forms for additional charges)			
Labor	Hrs	Rate	Amount
Supervisor:			
Technician: <i>Ricardo Burgos</i>	<i>2</i>	<i>70.00</i>	
Total Labor Charges		\$	
Materials	QTY	Unit	Extended
<i>Coupling 1"</i>	<i>2</i>		
<i>Reducer Bushing 1 x 3/4</i>	<i>2</i>		
<i>Male Adapter 3/4</i>	<i>2</i>		
<i>sch 40 pipe 3/4</i>	<i>1 ft</i>		
<i>funny pipe coupling 1/2</i>	<i>1</i>		
<i>Drip coupling</i>	<i>5</i>		
<i>Drip line</i>	<i>4 ft</i>		
<i>3/4" FPT x 1/2" barb Tee</i>	<i>4</i>		
Total Materials		\$	
Total Labor		\$	
Grand Total		\$	

Please make additional notes on the reverse side of this report - Use extra report as needed for programming information

Bill To:

Two Rivers West

DISTRICT CHECK REQUEST

Today's Date 7/11/2025
Check Amount **\$3,275.83**
Payable To Two Rivers West CDD
Check Description FY 25 Off-Roll Debt Service Assessments *Series 2022*
Code: 200.103200.1000

Check Amount **\$0.00**
Payable To Two Rivers West CDD
Check Description FY 25 Off-Roll Debt Service Assessments *Series 2023*
Code: 200.103200.1000

Check Amount **\$0.00**
Payable To Two Rivers West CDD
Check Description FY 25 Off-Roll Debt Service Assessments *Series 2024*
Code: 200.103200.1000

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

Authorization

Eric

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Agenda Page 169

Date: 7/11/2025
 To: Teresa
 From: Eric
 RE: Off-Roll: Deposit to O&M Account_FY 2025

I. Please deposit to O&M account

	<u>Check</u>	Date		Amount
		2022		
HBWB	050355	7/8/2025	\$	76.78
HBWB	050355	7/8/2025	\$	76.78
HBWB	050355	7/8/2025	\$	65.82

2023

2024

Total Deposit from Closings:	\$	219.38
-------------------------------------	-----------	---------------

Chk Date	Unit	Lot #	Address	FY 25 O&M Assessment	Total
7/8/2025	SF 70'	5/12	1977 Arching Branch, Zephyrhills	\$ 76.78	
7/8/2025	SF 70'	6/13	35522 Big Hawk Drive, Zephyrhills	\$ 76.78	
7/8/2025	SF 60'	2/16	35505 Big Hawk Drive, Zephyrhills	\$ 65.82	

2023

2024

\$	219.38
-----------	---------------

S2022	\$ 3,275.83	3
S2023	\$ -	0
S2024	\$ -	0

Two Rivers West

DISTRICT CHECK REQUEST

Today's Date	<u>7/28/2025</u>
Check Amount	<u>\$1,949.48</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 172

Date: 7/28/2025
 To: Teresa
 From: Eric
 RE: Off-Roll: Deposit to O&M Account_FY 2025

I. Please deposit to O&M account

	<u>Check</u>	Date		Amount
	2022			
Homeowner	32046794	7/25/2025	\$	268.69

2023

2024

Total Deposit from Closings:	\$	268.69
-------------------------------------	-----------	---------------

Chk Date	Unit	Lot #	Address	FY 25 O&M Assessment	Total
7/25/2025	SF 60'	52/40	1575 Valier Point, Zephyrhills	\$ 268.69	
		/			
		/			
		/			
			2023		
			2024		
		/			
		/			
		/			
				\$ 268.69	

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

Prepared by:



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

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION					SERIES 2022	SERIES 2023				TOTAL
					(PROJECT)	(PROJECT)	SERIES 2024			
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	CAPITAL	GENERAL	GENERAL	
	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	
					FUND	FUND	FUND	FUND	DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 8,549	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,549
Cash In Bank	24,854	-	-	-	-	-	-	-	-	24,854
Cash in Transit	-	29,972	-	-	-	-	-	-	-	29,972
Due From Developer	34,289	-	-	-	-	-	-	-	-	34,289
Due From Other Funds	-	3,276	-	-	-	-	1,169	-	-	4,445
Investments:										
Acq. & Const. (Offsite Project)	-	-	-	-	2,049	-	-	-	-	2,049
Acquisition & Construction Account	-	-	-	-	1,751	1,177	29,143	-	-	32,071
Interest Account	-	-	-	-	667,536	-	-	-	-	667,536
Reserve Fund	-	719,844	415,488	1,282,791	-	-	-	-	-	2,418,123
Revenue Fund	-	361,702	369,936	176,620	-	-	-	-	-	908,258
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	\$ 84,751	\$ 1,114,794	\$ 785,424	\$ 1,459,411	\$ 671,336	\$ 1,177	\$ 30,312	\$ 40,218,733	\$ 30,800,000	\$ 75,165,938

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 (PROJECT)	SERIES 2023	SERIES 2024	SERIES 2022 (PROJECT) CAPITAL PROJECTS	SERIES 2023 (PROJECT) CAPITAL PROJECTS	SERIES 2024 CAPITAL PROJECTS	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	FUND	FUND	FUND	FUND		
LIABILITIES										
Accounts Payable	\$ 197,958	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 197,958
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	3,276	-	650	519	-	-	-	-	-	4,445
Loans Payable - Valley LOC	-	-	-	-	-	-	-	-	300,000	300,000
TOTAL LIABILITIES	206,434	-	650	519	-	-	-	-	48,830,000	49,037,603
FUND BALANCES										
Restricted for:										
Debt Service	-	1,114,794	784,774	1,458,892	-	-	-	-	-	3,358,460
Capital Projects	-	-	-	-	671,336	1,177	30,312	-	-	702,825
Unassigned:	(121,683)	-	-	-	-	-	-	40,218,733	(18,030,000)	22,067,050
TOTAL FUND BALANCES	(121,683)	1,114,794	784,774	1,458,892	671,336	1,177	30,312	40,218,733	(18,030,000)	26,128,335
TOTAL LIABILITIES & FUND BALANCES	\$ 84,751	\$ 1,114,794	\$ 785,424	\$ 1,459,411	\$ 671,336	\$ 1,177	\$ 30,312	\$ 40,218,733	\$ 30,800,000	\$ 75,165,938

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Rental Income	\$ -	\$ 150	\$ 150	0.00%
Special Assmnts- CDD Collected	520,845	353,309	(167,536)	67.83%
Developer Contribution	-	57,953	57,953	0.00%
TOTAL REVENUES	520,845	411,412	(109,433)	78.99%

EXPENDITURES**Administration**

Supervisor Fees	12,000	8,400	3,600	70.00%
ProfServ-Dissemination Agent	19,500	9,892	9,608	50.73%
ProfServ-Info Technology	600	50	550	8.33%
ProfServ-Recording Secretary	2,400	300	2,100	12.50%
ProfServ-Tax Collector	1,200	414	786	34.50%
ProfServ-Trustee Fees	6,500	12,768	(6,268)	196.43%
District Counsel	9,500	50,487	(40,987)	531.44%
District Engineer	9,500	16,008	(6,508)	168.51%
Administrative Services	4,500	2,917	1,583	64.82%
District Manager	25,000	19,076	5,924	76.30%
Accounting Services	9,000	12,425	(3,425)	138.06%
Auditing Services	6,000	8,000	(2,000)	133.33%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	500	50	450	10.00%
Rentals & Leases	600	493	107	82.17%
Public Officials Insurance	2,574	2,574	-	100.00%
Legal Advertising	3,500	7,182	(3,682)	205.20%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	750	450	62.50%
Meeting Expense	1,000	87	913	8.70%
Website Administration	1,200	200	1,000	16.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	325	(150)	185.71%
Total Administration	118,599	153,898	(35,299)	129.76%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Utility - Electric	-	176,838	(176,838)	0.00%
Total Electric Utility Services	-	176,838	(176,838)	0.00%
<u>Utility Services</u>				
Utility - Water	-	14,877	(14,877)	0.00%
Total Utility Services	-	14,877	(14,877)	0.00%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Contracts-Aquatic Control	38,000	55,444	(17,444)	145.91%
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	313,303	(13,303)	104.43%
Landscape- Storm Clean Up	-	88,300	(88,300)	0.00%
Total Other Physical Environment	372,246	471,560	(99,314)	126.68%
<u>Contingency</u>				
Misc-Contingency	30,000	7,472	22,528	24.91%
Loan Expense	-	5,763	(5,763)	0.00%
Total Contingency	30,000	13,235	16,765	44.12%
TOTAL EXPENDITURES	520,845	830,408	(309,563)	159.43%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(418,996)	(418,996)	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	\$ -	\$ (118,996)	\$ (118,996)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(3,575)		
FUND BALANCE, ENDING		\$ (122,571)		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2022 (Project) Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 58,667	\$ 58,667	0.00%
Special Assmnts- CDD Collected	1,439,013	1,259,290	(179,723)	87.51%
TOTAL REVENUES	1,439,013	1,317,957	(121,056)	91.59%
<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	-	(128,143)	(128,143)	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	\$ -	\$ (844,941)	\$ (844,941)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,956,459		
FUND BALANCE, ENDING		\$ 1,111,518		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2023 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 37,089	\$ 37,089	0.00%
Special Assmnts- CDD Collected	829,481	566,333	(263,148)	68.28%
TOTAL REVENUES	829,481	603,422	(226,059)	72.75%
<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)	(148,109)	(148,108)	14810900.00%
<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)	\$ (563,252)	\$ (563,249)	56325200.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,348,026		
FUND BALANCE, ENDING		\$ 784,774		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2024 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 52,161	\$ 52,161	0.00%
Special Assmnts- CDD Collected	-	968,184	968,184	0.00%
TOTAL REVENUES	-	1,020,345	1,020,345	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	-	(208,030)	(208,030)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,666,922		
FUND BALANCE, ENDING		\$ 1,458,892		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2022 (Project) Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,351	\$ 24,351	0.00%
TOTAL REVENUES	-	24,351	24,351	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	719,844	(719,844)	0.00%
Total Construction In Progress	-	719,844	(719,844)	0.00%
TOTAL EXPENDITURES	-	719,844	(719,844)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(695,493)	(695,493)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	719,844	719,844	0.00%
TOTAL FINANCING SOURCES (USES)	-	719,844	719,844	0.00%
Net change in fund balance	\$ -	\$ 24,351	\$ 24,351	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		646,985		
FUND BALANCE, ENDING		\$ 671,336		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2023 (Project) Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,302	\$ 2,302	0.00%
TOTAL REVENUES	-	2,302	2,302	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	477,930	(477,930)	0.00%
Total Construction In Progress	-	477,930	(477,930)	0.00%
TOTAL EXPENDITURES	-	477,930	(477,930)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(475,628)	(475,628)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	415,143	415,143	0.00%
TOTAL FINANCING SOURCES (USES)	-	415,143	415,143	0.00%
Net change in fund balance	\$ -	\$ (60,485)	\$ (60,485)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		61,662		
FUND BALANCE, ENDING		\$ 1,177		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025
Series 2024 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 147,529	\$ 147,529	0.00%
TOTAL REVENUES	-	147,529	147,529	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	5,703,214	(5,703,214)	0.00%
Total Construction In Progress	-	5,703,214	(5,703,214)	0.00%
TOTAL EXPENDITURES	-	5,703,214	(5,703,214)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,555,685)	(5,555,685)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,585,997		
FUND BALANCE, ENDING		\$ 30,312		

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906

Statement No. 07-25

Statement Date

07/31/2025

G/L Account No. 101002 Balance	24,854.44	Statement Balance	66,079.16
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	24,854.44	Subtotal	66,079.16
Negative Adjustments	0.00	Outstanding Checks	-41,224.72
Ending G/L Balance	24,854.44	Ending Balance	24,854.44

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/01/2025		JE000824	Legal Advertising	Bank rec Adj JE to clear the	2,340.00	2,340.00	0.00
06/20/2025		JE000825	Legal Advertising	Bank rec Adj JE to clear the	2,340.00	2,340.00	0.00
07/23/2025	Payment	BD00046	Special Assmnts-CDD Collected	Deposit No. BD00046	268.69	268.69	0.00
07/28/2025	Payment	BD00047	Special Assmnts-CDD Collected	Deposit No. BD00047	2,218.17	2,218.17	0.00
07/30/2025	Payment	BD00048	Special Assmnts-CDD Collected	Deposit No. BD00048	268.69	268.69	0.00
07/10/2025	Payment	BD00051	Misc. Service Revenue	Deposit No. BD00051	150.00	150.00	0.00
07/14/2025	Payment	BD00052	Special Assmnts-CDD Collected	Deposit No. BD00052	3,495.21	3,495.21	0.00
07/01/2025	Payment	BD00053	Special Assmnts-CDD Collected	Deposit No. BD00053	519.24	519.24	0.00
Total Deposits					11,600.00	11,600.00	0.00
Checks							
							0.00
06/09/2025	Payment	1028	INFRAMARK LLC	Check for Vendor V00015	-35,268.14	-35,268.14	0.00
06/25/2025	Payment	1043	PASCO COUNTY UTILITIES	Check for Vendor V00031	-2,512.88	-2,512.88	0.00
06/25/2025	Payment	1044	TAMPA ELECTRIC	Check for Vendor V00047	-290.46	-290.46	0.00
06/26/2025	Payment	1046	JAYMAN ENTERPRISES, LLC	Check for Vendor V00050	-2,450.00	-2,450.00	0.00
06/30/2025	Payment	1049	GRAU & ASSOCIATES	Check for Vendor V00033	-4,000.00	-4,000.00	0.00
06/30/2025	Payment	1050	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,779.79	-1,779.79	0.00
06/30/2025	Payment	1051	TAMPA ELECTRIC	Check for Vendor V00047	-367.62	-367.62	0.00
06/01/2025		JE000824	Legal Advertising	Bank rec Adj JE to clear the	-2,340.00	-2,340.00	0.00
07/02/2025	Payment	1052	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,639.15	-1,639.15	0.00
07/02/2025	Payment	1053	TAMPA ELECTRIC	Check for Vendor V00047	-43.91	-43.91	0.00
07/02/2025	Payment	1054	U.S. BANK	Check for Vendor V00032	-4,256.13	-4,256.13	0.00
07/07/2025	Payment	1055	TIMES PUBLISHING COM	Check for Vendor V00006	-2,340.00	-2,340.00	0.00

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906

Statement No. 07-25

Statement Date

07/31/2025

06/20/2025		JE000825	Legal Advertising	Bank rec Adj JE to clear the	-2,340.00	-2,340.00	0.00
07/14/2025	Payment	1056	PASCO COUNTY UTILITIES	Check for Vendor V00031	-112.76	-112.76	0.00
07/14/2025	Payment	1057	TAMPA ELECTRIC	Check for Vendor V00047	-22,650.23	-22,650.23	0.00
07/14/2025	Payment	1058	U.S. BANK	Check for Vendor V00032	-4,256.13	-4,256.13	0.00
07/15/2025	Payment	1059	TAMPA ELECTRIC LANDSCAPE	Check for Vendor V00047	-2,328.42	-2,328.42	0.00
06/30/2025	Payment	1060	MAINTENANCE PROFESSIONALS, INC.	Check for Vendor V00051	-4,900.00	-4,900.00	0.00
Total Checks					-93,875.62	-93,875.62	0.00

Adjustments

Total Adjustments

Outstanding Checks

06/25/2025	Payment	1045	TWO RIVERS WEST CDD	Check for Vendor V00009			-26,696.37
07/30/2025	Payment	1061	PASCO COUNTY UTILITIES	Check for Vendor V00031			-353.58
07/30/2025	Payment	1062	TAMPA ELECTRIC	Check for Vendor V00047			-308.85
07/30/2025	Payment	1063	TIMES PUBLISHING COM	Check for Vendor V00006			-1,562.00
07/30/2025	Payment	1064	TWO RIVERS WEST CDD	Check for Vendor V00009			-5,225.31
07/31/2025	Payment	1066	PASCO COUNTY UTILITIES	Check for Vendor V00031			-2,008.85
07/31/2025	Payment	1067	TAMPA ELECTRIC	Check for Vendor V00047			-3,819.76
07/31/2025	Payment	1068	TIMES PUBLISHING COM	Check for Vendor V00006			-1,250.00
Total Outstanding Checks							-41,224.72

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

Statement No. 07-25

Statement Date

07/31/2025

G/L Account No. 101001 Balance	8,549.11	Statement Balance	5,123.60
		Outstanding Deposits	3,991.15
Positive Adjustments	0.00		
Subtotal	8,549.11	Subtotal	9,114.75
Negative Adjustments	0.00	Outstanding Checks	-565.64
Ending G/L Balance	8,549.11	Ending Balance	8,549.11

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/19/2025	Payment	BD00043	Developer Contribution	Deposit No. BD00043	46,666.67	46,666.67	0.00
07/01/2025		JE000879	Utility - Water	To Clear the outstanding	4,253.42	4,253.42	0.00
Total Deposits					50,920.09	50,920.09	0.00

Checks							
							0.00
01/23/2025	Payment	DD114	PASCO COUNTY UTILITIES	Payment of Invoice 000395	-149.78	-149.78	0.00
04/16/2025	Payment	DD120	PASCO COUNTY UTILITIES	Payment of Invoice 000533	-546.50	-546.50	0.00
04/16/2025	Payment	DD121	PASCO COUNTY UTILITIES	Payment of Invoice 000534	-215.50	-215.50	0.00
04/16/2025	Payment	DD122	PASCO COUNTY UTILITIES	Payment of Invoice 000535	-546.50	-546.50	0.00
04/16/2025	Payment	DD123	PASCO COUNTY UTILITIES	Payment of Invoice 000536	-546.50	-546.50	0.00
04/16/2025	Payment	DD124	PASCO COUNTY UTILITIES	Payment of Invoice 000537	-215.50	-215.50	0.00
04/16/2025	Payment	DD125	PASCO COUNTY UTILITIES	Payment of Invoice 000545	-205.19	-205.19	0.00
04/16/2025	Payment	DD126	PASCO COUNTY UTILITIES	Payment of Invoice 000539	-160.45	-160.45	0.00
05/15/2025	Payment	DD127	PASCO COUNTY UTILITIES	Payment of Invoice 000626	-1,667.50	-1,667.50	0.00
05/22/2025	Payment	1256	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
06/26/2025		JE000823		Truist Bank	-46,666.67	-46,666.67	0.00
07/11/2025	Payment	DD129	MIKE FASANO TAX COLLECTOR	Payment of Invoice 000742	-414.30	-414.30	0.00
Total Checks					-51,534.39	-51,534.39	0.00

Adjustments

Total Adjustments

Bank Account Statement

Two Rivers West CDD

Agenda Page 188
Thursday, August 7, 2025
Page 2
Z-SPAWAR

Bank Account No. 5637

Statement No. 07-25

Statement Date

07/31/2025

Outstanding Checks

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
05/22/2025	Payment	1258	RYAN MOTKO	Check for Vendor V00016	-200.00
Total Outstanding Checks					-565.64

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
07/10/2025	Payment	BD00045		Deposit No. BD00045	150.00
Total Outstanding Deposits					3,991.15

Addendum #2 to the Landscape Maintenance Services Agreement

This Addendum #2 to the Landscape Maintenance Services Agreement dated May 20, 2025, as amended by Addendum #1 to the Landscape Maintenance Services Agreement dated July 1, 2025 (this “**Addendum #2**”) is made and entered into as of July 31, 2025, by and between the **Two Rivers East Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated May 20, 2025 along with the Addendum #1 to the Landscape Maintenance Services Agreement dated July 1, 2025 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum #2. The District and the Contractor each has the authority to execute Addendum #2 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #2 so that this Addendum #2 constitutes a legal and binding obligation of each party hereto.

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

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #2.
2. **Addition to Scope of Services.** Contractor agrees to provide services according to the schedule for the additional common areas as referenced and highlighted in the Contractor’s proposals, relevant portions attached hereto as **Composite Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services.** The total additional monthly amount added to the Agreement will be **\$5,879.77**.
4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum #2 effective as of the date written above.

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

By: Tom Lazzaro
30E7F0170E534AE
 Name: Tom Lazzaro
 Title: CEO

Two Rivers East
Community Development District

Signed by: Carlos de la Ossa
660CB251E795491...
 Carlos de la Ossa
 Chair of the Board of Supervisors



Landscape Maintenance Agreement

Attn: Two Rivers East Archer
2333 Stratten Dr,
Zephyrhills, FL 33541

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers East - Archer Rough Cutting

Landscape Maintenance Summary

Lawncare Maintenance		\$ 46,019.82	Annually
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Grand Total Annually	\$ 46,019.82
Grand Total Monthly	3,834.98

Contract Start Date: _____

Two Rivers East - Archer

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature _____

Date _____

Signature _____

Date _____

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.



Two Rivers Archer Rough Cutting



Landscape Maintenance Agreement

Attn: Two Rivers East
35170 FL-56
Zephyrhills, FL 33541

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers East 301 Roadway Rough Cutting

Landscape Maintenance Summary

TR East Roadway Rough Cutting (subcontracted)	(26 services)	\$ 943.75 Per Service	\$ 24,573.50 per year
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Grand Total Annually	\$ 24,573.50
Grand Total Monthly	\$ 2,044.79

Contract Start Date: _____

Two Rivers

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature _____ Date _____

Signature _____ Date _____

Scope Calendar:

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	26
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	26
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	26
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	13
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	26
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	26

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.

Two Rivers East 301 Rough Cutting



Addendum #3 to the Landscape Maintenance Services Agreement

This Addendum #3 to the Landscape Maintenance Services Agreement dated March 17, 2025, as amended by Addendum #1 to the Landscape Maintenance Services Agreement dated April 1, 2025 and Addendum #2 to the Landscape Maintenance Services Agreement dated May 6, 2025 (this “**Addendum #3**”) is made and entered into as of July 1, 2025, by and between the **Two Rivers West Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated March 17, 2025 (the “**Agreement**”) along with the Addendum #1 to the Landscape Maintenance Services Agreement dated April 1, 2025 and the Addendum #2 to the Landscape Maintenance Services Agreement dated May 6, 2025. Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum #3. The District and the Contractor each has the authority to execute Addendum #3 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #3 so that this Addendum #3 constitutes a legal and binding obligation of each party hereto.

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

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #3.
2. **Addition to Scope of Services.** Contractor agrees to provide services according to the schedule for the additional common areas as referenced and highlighted in the Contractor’s proposal, relevant portions attached hereto as **Composite Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services.** The total additional monthly amount added to the Agreement will be **\$12,104.70**.
4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

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

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

By: Tom Lazzaro
Name: Tom Lazzaro
Title: CEO

**Two Rivers West
Community Development District**

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



Landscape Maintenance Agreement

Attn: **Inframark**
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Submitted By: **SSS Down to Earth Opco LLC (DTE)**

Two Rivers West Blvd Entryway + Roadway Maintenance Extension

Landscape Maintenance Summary

Lawncare Maintenance		\$ 43,049.83	Annually
Irrigation Inspection		\$ 2,080.00	Annually
Fertilization/Pest Control		\$ 31,014.38	Annually

Grand Total Annually	\$ 76,144.20
Grand Total Monthly	\$ 6,345.35

Contract Start Date: 7/11/2025

Two Rivers

Name Carlos de la Ossa

Title _____

Signed by:
Carlos de la Ossa
Signature CC0CB251E795481... Date _____

Down To Earth

Name Carlos de la Ossa

Title _____

DocuSigned by:
Tom Lazzaro
Signature 30E7F0170F534AE... Date _____

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization		✓		✓		✓		✓		✓		✓	6
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization	✓			✓			✓			✓			4
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.





Landscape Maintenance Agreement

Attn: Two Rivers C1A Ryals Field
35072 Big Hawk Dr,
Zephyrhills, FL 33541

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers C1A Ryals Field (Commons)

Landscape Maintenance Summary

Lawncare Maintenance		\$ 56,990.00	Annually
Irrigation Inspection		\$ 2,496.00	Annually
Fertilization/Pest Control		\$ 9,626.25	Annually

Grand Total Annually	\$ 69,112.25
Grand Total Monthly	\$ 5,759.35

Contract Start Date: _____
Initial Contract Term Date: _____

Two Rivers C1A Ryals Field

Down To Earth

Carlos de la Ossa
Name _____

Tom Lazzaro
Name _____

Title _____

Title _____

Signed by:


Signature Date

DocuSigned by:


Signature Date

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization	✓		✓		✓		✓		✓		✓		6
Pre-emergent Weed Control		✓			✓			✓			✓		4
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization	✓			✓			✓			✓			4
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.



Addendum #4 to the Landscape Maintenance Services Agreement

This Addendum #4 to the Landscape Maintenance Services Agreement dated March 17, 2025, as amended by Addendum #1 to the Landscape Maintenance Services Agreement dated April 1, 2025, Addendum #2 to the Landscape Maintenance Services Agreement dated May 6, 2025 and Addendum #3 to the Landscape Maintenance Services Agreement dated July 1, 2025 (this “**Addendum #4**”) is made and entered into as of July 21, 2025, by and between the **Two Rivers West Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated March 17, 2025 (the “**Agreement**”) along with the Addendum #1 to the Landscape Maintenance Services Agreement dated April 1, 2025, the Addendum #2 to the Landscape Maintenance Services Agreement dated May 6, 2025 and the Addendum #3 to the Landscape Maintenance Services Agreement dated July 1, 2025. Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum #4. The District and the Contractor each has the authority to execute Addendum #4 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #4 so that this Addendum #4 constitutes a legal and binding obligation of each party hereto.

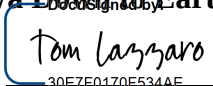
NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #4.
2. **Addition to Scope of Services.** Contractor agrees to provide services according to the schedule for the additional common areas as referenced and highlighted in the Contractor’s proposal, relevant portions attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services.** The total additional monthly amount added to the Agreement will be **\$8,189.99**.
4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

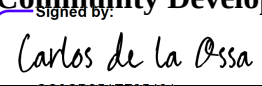
[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF the undersigned have executed this Addendum #4 effective as of the date written above.

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

By: 
30E7E0170E534AE...
Name: Tom Lazzaro
Title: CEO

Two Rivers West
Community Development District

Signed by: 
CC0CB251E795481...
Carlos de la Ossa
Chair of the Board of Supervisors



Landscape Maintenance Agreement

Attn:

Two Rivers West
2718 Wise River Ln
Zephyrhills, FL 33541

Submitted By:

SSS Down to Earth Opco LLC (DTE)

Two Rivers West Roadway Rough Cutting Addition

Landscape Maintenance Summary

Lawncare Maintenance		\$ 98,279.92	Annually
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Grand Total Annually	\$ 98,279.92
Grand Total Monthly	\$ 8,189.99

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.



Two Rivers West Roadway Rough Cutting Addition

Addendum #5 to the Landscape Maintenance Services Agreement

This Addendum #5 to the Landscape Maintenance Services Agreement dated March 17, 2025, as amended by Addendum #1 to the Landscape Maintenance Services Agreement dated April 1, 2025, Addendum #2 to the Landscape Maintenance Services Agreement dated May 6, 2025, Addendum #3 to the Landscape Maintenance Services Agreement dated July 1, 2025 and Addendum #4 to the Landscape Maintenance Services Agreement dated July 21, 2025 (this “**Addendum #5**”) is made and entered into as of July 31, 2025, by and between the **Two Rivers West Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated March 17, 2025 (the “**Agreement**”) along with the Addendum #1 to the Landscape Maintenance Services Agreement dated April 1, 2025, the Addendum #2 to the Landscape Maintenance Services Agreement dated May 6, 2025, the Addendum #3 to the Landscape Maintenance Services Agreement dated July 1, 2025 and the Addendum #4 to the Landscape Maintenance Services Agreement dated July 21, 2025. Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum #5. The District and the Contractor each has the authority to execute Addendum #5 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #5 so that this Addendum #5 constitutes a legal and binding obligation of each party hereto.

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

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #5.
2. **Addition to Scope of Services**. Contractor agrees to provide services according to the schedule for the additional common areas as referenced and highlighted in the Contractor’s proposal, relevant portions attached hereto as **Composite Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services**. The total additional monthly amount added to the Agreement will be **\$4,785.26**.
4. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF the undersigned have executed this Addendum #5 effective as of the date written above.

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

By: 
Name: Tom Lazzaro
Title: CEO

Two Rivers West
Community Development District

Signed by: 
Carlos de la Ossa
Chair of the Board of Supervisors



Landscape Maintenance Agreement

Attn: Two Rivers West
1703 Fallon Pass,
Zephyrhills, FL 33541

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers West – D2 Entrance + Main Entrance Addition

Landscape Maintenance Summary

Lawncare Maintenance		\$ 43,285.50	Annually
Irrigation Inspection		\$ 1,248.00	Annually
Fertilization/Pest Control		\$ 6,757.50	Annually

Grand Total Annually	\$ 43,285.50
Grand Total Monthly	\$ 3,607.13

Contract Start Date: _____

Two Rivers West

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature _____ Date _____

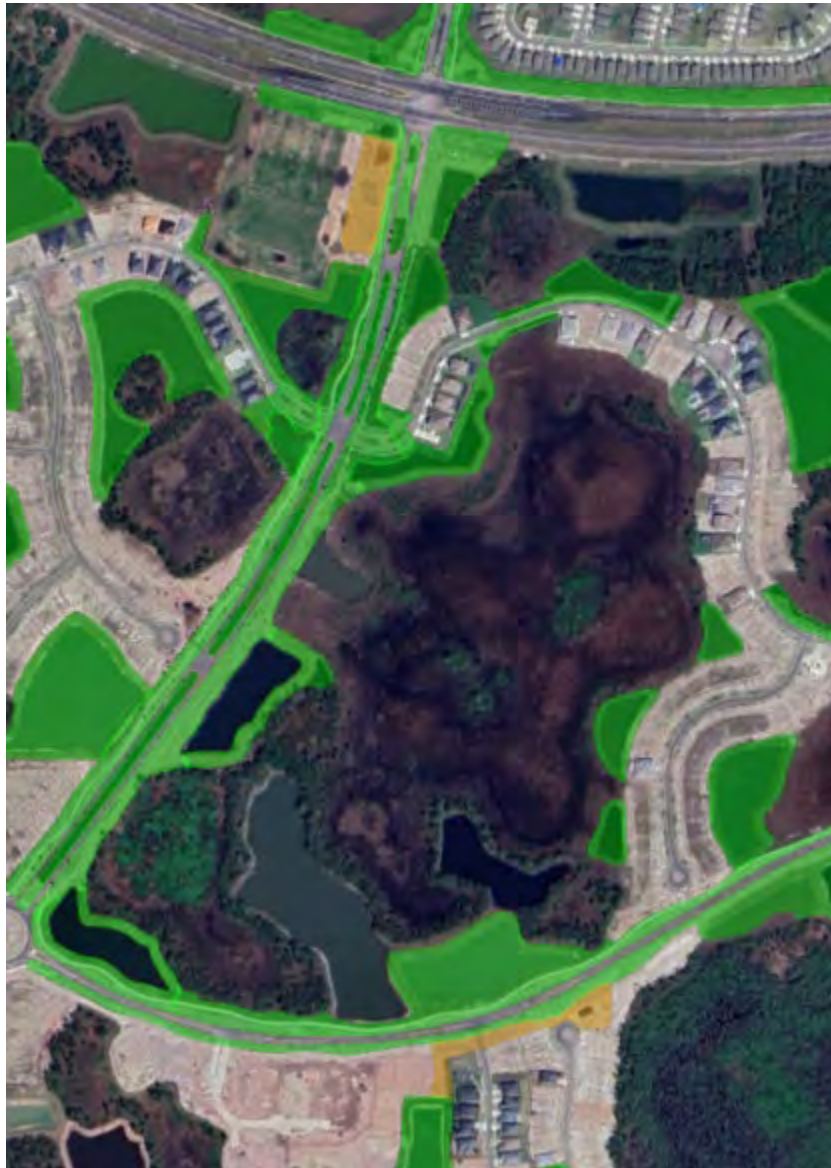
Signature _____ Date _____

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization		✓		✓		✓		✓		✓		✓	6
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization	✓			✓			✓			✓			4
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.

Two Rivers West – D2 Entry + West Main Entry Addition



already included



Landscape Maintenance Agreement

Attn: Two Rivers West
35170 FL-56
Zephyrhills, FL 33541

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers West - Morris Bridge Rough Cutting

Landscape Maintenance Summary

TR East Roadway Rough Cutting (subcontracted)	(26 services)	\$ 543.75 per service	\$ 14,137.50 per year
--	---------------	-----------------------	-----------------------

Grand Total Annually	\$ 14,137.50
Grand Total Monthly	\$ 1,178.13

Contract Start Date: _____

Two Rivers

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature _____ Date _____

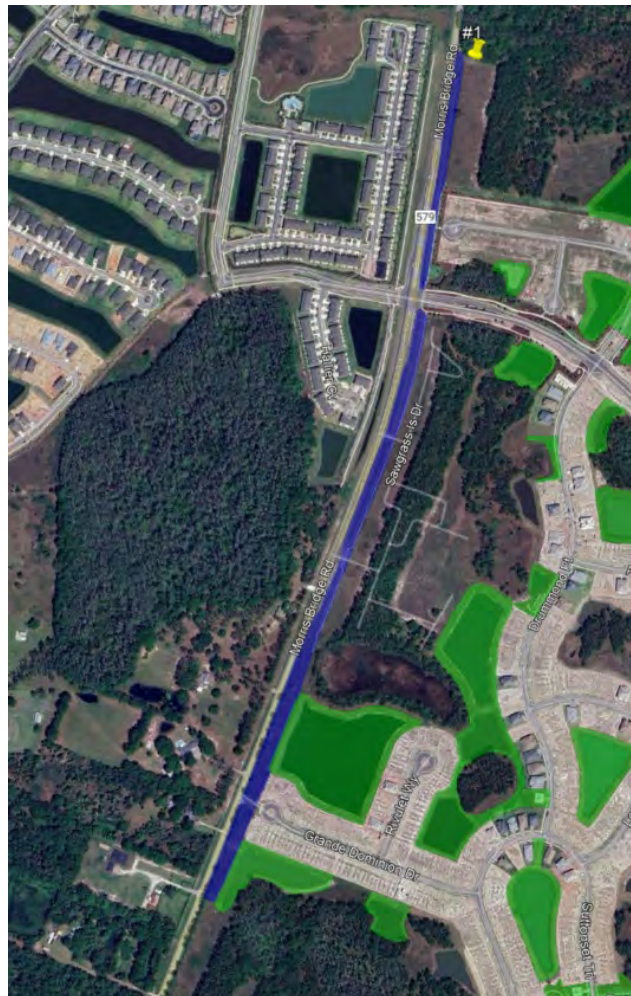
Signature _____ Date _____

Scope Calendar:

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	26
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	26
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	26
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	13
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	26
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	26

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.

Two Rivers West Morris Bridge Road Rough Cutting



**Down to Earth**

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

Estimate: #123494

Customer Address

Inframark
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 along Colston
7/14

Estimated Job Start Date

June 17, 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)				\$3,750.00
Subtotal				\$3,750.00
Estimated Tax				\$0.00
Job Total				\$3,750.00

- Additional Mowing along Colston from the Villas to the power lines. Approved per Carlos 6/10. This is billed separately awaiting contact signing

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

07/28/2025

Date

Inframark

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: #123493

Customer Address

Inframark
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 along Colston
6/30

Estimated Job Start Date

June 17, 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)				\$3,750.00
Subtotal				\$3,750.00
Estimated Tax				\$0.00
Job Total				\$3,750.00

- Additional Mowing along Colston from the Villas to the power lines. Approved per Carlos 6/10. This is billed separately awaiting contact signing

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

07/28/2025

Date

Inframark

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: #123492

Customer Address

Inframark
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 on two rivers
blvd south of roundabout 7/14

Estimated Job Start Date

June 25, 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)				\$3,000.00
Subtotal				\$3,000.00
Estimated Tax				\$0.00
Job Total				\$3,000.00

- Additional mowing along two rivers blvd south. Requested by Carlos on 6/10 prior to contract signing.

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

07/28/2025

Date

Inframark

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/>.

Sixth Order of Business



Arturo Gandarilla
DISTRICT FIELD COORDINATOR

TWO RIVERS WEST AUGUST FIELD INSPECTION REPORT, 8/6/25, 7:39 AM

Two Rivers West CDD. Down to Earth

Wednesday, August 6, 2025

Prepared For Board Of Supervisors.

16 Items Identified

Completed

Not completed/ No
response

Scheduled/
monitoring

ITEM 1- 2 RIVERS BLVD.

Assigned To: Down To Earth.

Photos 1 through 4 show that the flowers at the entrance of Two Rivers West on 2 Rivers Boulevard, along with the monument landscaping, are in good condition. The flowers are vibrant and provide strong color at the entryway. The beds in front of the monument are weed-free and well-maintained, and the ornamental grasses are green and healthy.



ITEM 2- 2 RIVERS BLVD

Due By: Thursday, August 21, 2025

Assigned To: Down To Earth.

Photos 1 through 4 show a significant presence of weeds throughout the landscape beds on 2 Rivers Boulevard heading toward Big Hawk Drive. While Down to Earth has made noticeable improvements, there is still a considerable amount of weeds remaining in the beds, along with crack weeds in the hardscape areas. This issue requires attention and should be addressed as soon as possible to maintain the overall appearance of the community.



ITEM 3- 2 RIVERS BLVD.

Due By: Thursday, August 21, 2025

Assigned To: Down To Earth.

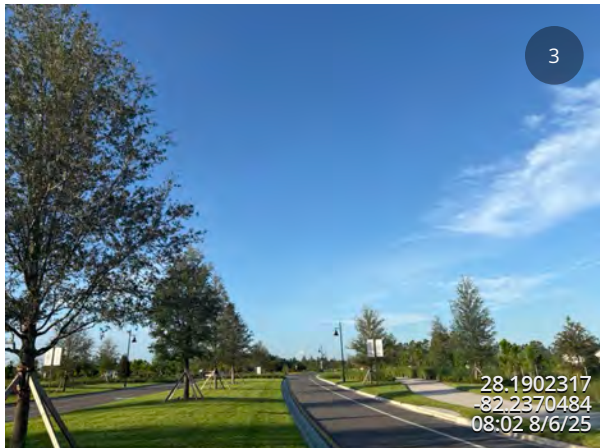
Photos 1 through 4 show the need to remove any brown or dead material from the plant beds, as well as continued weed issues. While Down to Earth has been working hard to improve weed control, a significant amount of weeds are still present and need to be addressed as soon as possible to maintain the standard of the community.



ITEM 4- 2 RIVERS BLVD

Assigned To: Down To Earth.

Photos 1 through 4 show that not all areas are in poor condition. The turf along Two Rivers Boulevard leading into the community is green, healthy, and well-maintained. Additionally, the trees in this area are in good health and have been properly maintained.

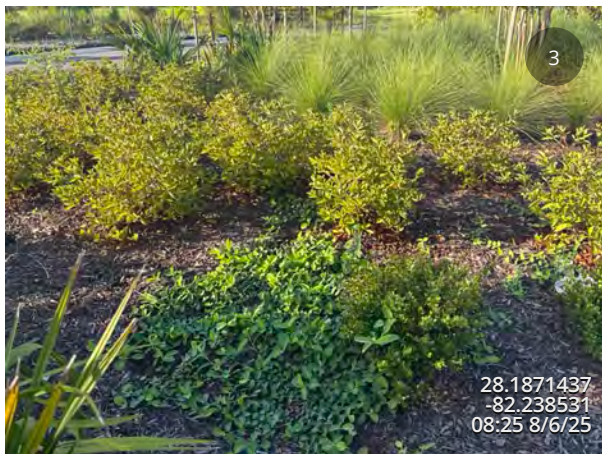


ITEM 5- 2 RIVERS BLVD

Due By: Monday, August 25, 2025

Assigned To: Down To Earth

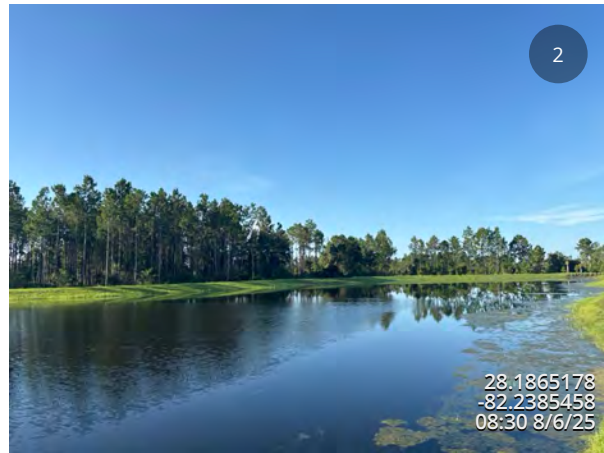
Photos 1 through 4 show that just past Wise River Lane heading toward Colston, the landscape beds contain a heavy amount of weeds. These areas need to be addressed as soon as possible and treated with appropriate weed control where applicable.



ITEM 6- POND 13B

Assigned To: Sitex Aquatics

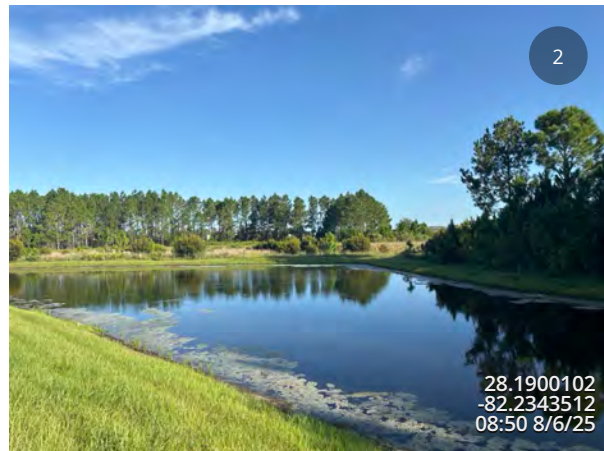
The pond was recently treated for filaments allergy, which is now died off



ITEM 7-FPC 26

Assigned To: Sitex Aquatics.

The pond was treated for filamentous algae, which is now died off



ITEM 8- COLSTON AVE

Assigned To: Down To Earth

Down to Earth mowed the turf from Two Rivers Boulevard heading south on Colston Avenue, all the way down to the dead end.



ITEM 9-FALLON PASS

Assigned To: Down To Earth

Photos 1 through 4 show that the landscape beds at the entrance of Fallon Pass and Colston Avenue are well-maintained. The plants in this area appear green and healthy overall. **However, there are some Walter Viburnums that will need to be replaced. Down to Earth will be providing an estimate to replace all dead plant material throughout Two Rivers West.**



ITEM 10 - COLSTON AVE

Due By: Monday, August 25, 2025

Assigned To: Juniper Landscaping

Photos 1 through 4 show that on Colston Avenue, heading northwest toward Morris Bridge Road, the turf is green and healthy, and the plant material is in good condition overall. **However, some jasmine in these beds will need to be replaced. Additionally, while the lirioppe appears healthy, it is beginning to show signs of weed growth that should be addressed before it becomes a larger issue.**



ITEM 11- COLSTON AVE

Due By: Monday, August 25, 2025

Assigned To: Juniper Landscaping

Photos 1 through 4 show that along Colston Avenue, heading northwest from Two Rivers Boulevard toward Wise River Lane and Drummond Place, there are sections of the landscape beds—particularly near the conservation area on the left side—that contain a noticeable amount of weeds. On the right side, weeds are mainly present near the corner of Colston Avenue and Wise River Lane by the pond. Additionally, there is some dead plant material in these areas. Juniper has advised that they are aware of this and will be replacing the dead plant material.



ITEM 12- COLSTON AVE

Due By: Monday, August 25, 2025

Assigned To: Juniper Landscaping

Photos 1 through 4 show progress on weed control in the beds. The first two images are before photos, and the last two are after. Juniper has been working on the weeds; however, there are still some present in the beds that need to be addressed to complete the cleanup.



ITEM 13- MORRIS BRIDGE RD.

Due By: Monday, August 25, 2025

Assigned To: Juniper Landcare/LMP

Photos 1 through 4 show that the landscape bed along Morris Bridge Road, near the roundabout at the end of Cardwall Pt, contains a significant amount of weeds and needs to be addressed as soon as possible. Additionally, the backside of the bed, adjacent to the empty lots, requires soft edging to improve the overall appearance and definition of the area.



ITEM 14-MORRIS BRIDGE RD. & COLSTON AVE.

Due By: Monday, August 25, 2025

Assigned To: Juniper Landcare/LMP

Photos 1 through 4 show the following conditions: Photo 1 depicts sidewalks that are well maintained, neatly edged, and clean, with turf in good condition. **However, photos 2, 3, and 4 reveal a significant amount of weeds in the landscape beds along Morris Bridge Road toward Colston Avenue. These weeds need to be addressed as soon as possible and treated with weed control where applicable.**



ITEM 15- COLSTON AVE.

Due By: Monday, August 25, 2025

Assigned To: LMP/Juniper

Photos 1 through 4 show that the landscape beds along Colston Ave have a significant amount of weeds that need to be addressed. Additionally, on both sides of the entrance off Morris Bridge Road heading into Colston, the conservation area should be cut back slightly to create a clear separation between the conservation and the landscape beds, as weeds are beginning to grow onto the plant material.

There are also some dead Coontie palms that Juniper is aware of and will be replacing as well.



ITEM 16- COLSTON AVE.

Due By: Monday, August 25, 2025

Assigned To: Juniper/LMP

Photos 1 through 4 show that Juniper/LMP has been working on weed control in the jasmine beds; however, weeds are still present and need further attention. In addition, some ornamental grasses at the entrance appear stressed or dead and will need to be replaced. The two landscape beds just before Drummond PT also contain a significant amount of weeds that should be addressed and treated with weed control where applicable.

