

**TWO RIVER WEST
COMMUNITY DEVELOPMENT
DISTRICT**

OCTOBER 21, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Two Rivers West Community Development

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, October 21, 2025, at 11:00 a.m.

The Regular Meeting of Two Rivers West Community Development District will be held on **October 21, 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: 224 779 961 996 3
Passcode: F7AZ3qT6

Call in (audio only) +1 646-838-1601
Phone Conference ID: 200 322 157#

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **BUSINESS ITEMS**
 - A. Consideration of Fence Approval - 1575 Valier Point
 - B. Consideration of Resolution 2026-01; Redesignation of Officers
 - C. Consideration of Resolution 2026-02; Fiscal Year 2025-2026 Budget Amendment
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the September 16, 2025 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures September 2025
 - C. Acceptance of the Financials and Approval of the Check Register for September 2025
 - D. Ratification of Addendum No. 4 to the Aquatic Services
 - E. Ratification of Addendum #6 to the Landscape Maintenance Service Agreement
 - F. Ratification of County Ordinance Amending Boundaries
 - G. Ratification of Tampa Holiday Lights #2277
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - i. Community Inspection Report
 - C. District Engineer
6. **BOARD MEMBERS' COMMENTS**
7. **ADJOURNMENT**



Two Rivers Master
Morris Bridge Road and State Rd 56
Zephyrhills, FL 33541
Phone: (917) 578-3438
Email: eladia.rolon@fsresidential.com

Date: September 12, 2025

Project Ref: [87557655] 0SQB0000001701
Property Address: 1575 Valier Point
Modification: Fence

Tammy Yahiaoui
1575 Valier Point
Zephyrhills FL 33541

Dear Tammy Yahiaoui,

We have received your **Fence** project request; however, we will need the additional items from you before we can continue to process it.

Your lot, lot #52 has a 12.5' Drainage Easement so you will need to get approval from the CDD before obtaining approval from the HOA to have your fence installed. Please let me know if you would like to proceed and I will request the documents from the CDD Manager to obtain approval.

Fence must also have at least a fifteen-foot (15') setback from the front corners of the Home on each side, please confirm setbacks.

The committee will review this project once the additional items requested have been received. If you have any questions, please feel free to contact our office at (917) 578-3438 or e-mail them at eladia.rolon@fsresidential.com.

Click here View/Update Online: <https://hoa.smartwebs.com/we4St> to view current status of application, submit additional documents, or provide additional comments/information that may assist the committee in making any decisions related to this application.

On Behalf of the Architectural/ACC/DRC Committee and Board of Directors.

Respectfully,

Eladia Rolon
Property Manager
Two Rivers Master Association, Inc.





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
06/30/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BIBERK P.O. Box 113247 Stamford, CT 06911	CONTACT NAME:	
	PHONE (A/C, No, Ext): 844-472-0967	FAX (A/C, No): 203-654-3613
INSURED Purity H2O, Inc 1012 E Canal St Mulberry, FL 33860	E-MAIL ADDRESS: customerservice@biBERK.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Berkshire Hathaway Direct Insurance Company	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		
NAIC #		
10391		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE \$ 0
	CLAIMS-MADE ☐ OCCUR ☐						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 0
							MED EXP (Any one person) \$ 0
							PERSONAL & ADV INJURY \$ 0
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 0
	☐ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG \$ 0
	OTHER:						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ ANY AUTO						BODILY INJURY (Per person) \$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB ☐ OCCUR ☐						EACH OCCURRENCE \$
	EXCESS LIAB ☐ CLAIMS-MADE ☐						AGGREGATE \$
	DED ☐ RETENTION \$ ☐						\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N	N/A	N9WC479694	08/20/2024	08/20/2025	X PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$100,000 E.L. DISEASE - EA EMPLOYEE \$100,000 E.L. DISEASE - POLICY LIMIT \$500,000
	Professional Liability (Errors & Omissions): Claims-Made						Per Occurrence/ Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Purity Home Solutions 1012 E Canal St Mulberry, FL 33860	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

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We Finance!



Fencing, Solar, Roofing, Epoxy Garage Flooring, Gutters and More!

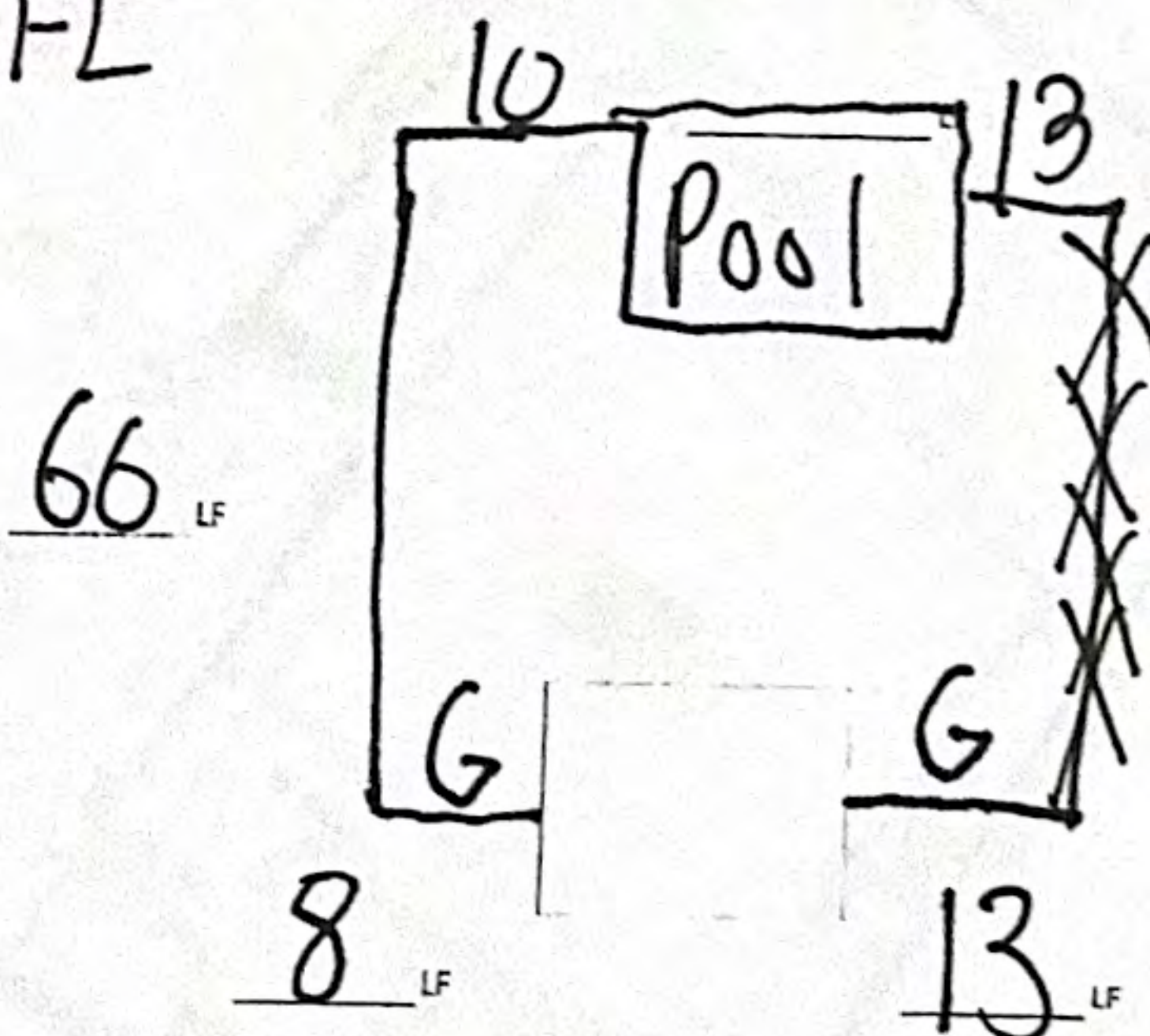
QUOTATION

CUSTOMER ESTIMATOR

NAME: Tammy Yahiaoui
PHONE: 813 503 7483
EMAIL: StYahiaoui83@gmail
ADDRESS: 1575 Valier Pt
Zephyrhills, FL

NAME: Julian Pashay
PHONE: 863-399-5658
DATE: 8/13/25

Features: Raw Pressed
Virgin Vinyl
(Never recycled vinyl)
6 ft Sections
More posts no sagging
Posts 3' Deep into
ground
Aluminum Inserts in
Posts
60 lbs of concrete per
post! HOA Approved
Designs Financing
available!



Promo ↓
* Free Home options

① Gutters
Whole House 6" K-style
Seamless \$

② Garage Floor Performance
8X Stronger than Epoxy
\$

③ Screen Enclosure
16" Kickplate + Door
\$

FENCE TYPE: Aluminum 4'
FENCE COLOR: Blk
TOTAL LENGTH: 110 - 10 = 100
No. OF GATES: 2

CASH DISCOUNT: - \$

WATER TEST DISCOUNT: - \$ ASK Prom

TOTAL FINANCE PRICE: \$

TOTAL CASH PRICE: \$ \$4,250

ESTIMATED MONTHLY PAYMENT: \$

Promo ↓
* FENCE PRICE (when purchased with water system): \$

Customer Responsibilities:

- ☒ Permit
- ☒ Association Approval
- ☒ Removal of Obstructions
- ☒ Copy of Survey
- ☒ Underground Cables

- Platinum Water get ② Free Home options AND Fence Discount + TAX
- Gold Water get ① Free Home option AND Fence Discount
- Silver Water get Fence discount :

Customer Signature: X

Date: 8/13/25

Offer Valid for 30 days from the date of the quote. All fences come with a lifetime warranty on material, 1 year warranty on moving parts, and 5 year warranty on labor. Select fences receive a lifetime warranty. The warranty is issued by Purity Home Solutions. Only one discount can be applied per order per customer. Purity H2O makes no guarantees that the placement of the fence is within HOA guidelines. It is up to the homeowner to verify compliance with their respective homeowner's association.

Purity H2O 1012 E Canal Street, Mulberry, FL 33860 www.purityh2o.com

DESCRIPTION OF THE PUBLICATION

101 32 BLOCK 40 TWO 40-000 PARCEL 212

LOT 32 BLOCK 42 TWO HUNDRED PARCEL 20
 42 BE LOCATED IN PLAT BOOK NO. 10000 44-15 OF THE PUBLIC RECORDS OF HANCOCK COUNTY, ALABAMA

Sl. No.	Name of the Candidate	Roll No.	Grade	Subject	Score	Remarks
1	...	...	...	...	...	...
2	...	...	...	...	...	...
3	...	...	...	...	...	...
4	...	...	...	...	...	...
5	...	...	...	...	...	...
6	...	...	...	...	...	...
7	...	...	...	...	...	...
8	...	...	...	...	...	...
9	...	...	...	...	...	...
10	...	...	...	...	...	...

 = 4' 3rd 1
black aluminum
 = gates

χ = existing fence



Year	Value
1980	1.0
1981	1.1
1982	1.2
1983	1.3
1984	1.4
1985	1.5
1986	1.6
1987	1.7
1988	1.8
1989	1.9
1990	2.0
1991	2.1
1992	2.2
1993	2.3
1994	2.4
1995	2.5
1996	2.6
1997	2.7
1998	2.8
1999	2.9
2000	3.0
2001	3.1
2002	3.2
2003	3.3
2004	3.4
2005	3.5
2006	3.6
2007	3.7
2008	3.8
2009	3.9
2010	4.0
2011	4.1
2012	4.2
2013	4.3
2014	4.4
2015	4.5
2016	4.6
2017	4.7
2018	4.8
2019	4.9
2020	5.0

PREPARATION



BUILDING DETECTOR

[illegible]

NOTES

1. 本報社址：台北市中正區中山路一號（即原中央日報社址）
2. 本報社址：台北市中正區中山路一號（即原中央日報社址）
3. 本報社址：台北市中正區中山路一號（即原中央日報社址）
4. 本報社址：台北市中正區中山路一號（即原中央日報社址）
5. 本報社址：台北市中正區中山路一號（即原中央日報社址）
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10. 本報社址：台北市中正區中山路一號（即原中央日報社址）

... ..

**Tree is NOT a slave
there is a site plan only**

[illegible]

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[illegible]

1990年12月10日

表 1 不同地区、不同年份、不同作物、不同肥料施用量的肥料投入与产出			
地区	年份	作物	肥料投入 (kg/ha)
山东	1980	小麦	150
山东	1985	小麦	180
山东	1990	小麦	200
山东	1995	小麦	220
山东	2000	小麦	240
山东	2005	小麦	260
山东	2010	小麦	280
山东	2015	小麦	300
山东	2020	小麦	320
山东	2025	小麦	340
山东	2030	小麦	360
山东	2035	小麦	380
山东	2040	小麦	400
山东	2045	小麦	420
山东	2050	小麦	440
山东	2055	小麦	460
山东	2060	小麦	480
山东	2065	小麦	500
山东	2070	小麦	520
山东	2075	小麦	540
山东	2080	小麦	560
山东	2085	小麦	580
山东	2090	小麦	600
山东	2095	小麦	620
山东	2100	小麦	640
山东	2105	小麦	660
山东	2110	小麦	680
山东	2115	小麦	700
山东	2120	小麦	720
山东	2125	小麦	740
山东	2130	小麦	760
山东	2135	小麦	780
山东	2140	小麦	800
山东	2145	小麦	820
山东	2150	小麦	840
山东	2155	小麦	860
山东	2160	小麦	880
山东	2165	小麦	900
山东	2170	小麦	920
山东	2175	小麦	940
山东	2180	小麦	960
山东	2185	小麦	980
山东	2190	小麦	1000
山东	2195	小麦	1020
山东	2200	小麦	1040
山东	2205	小麦	1060
山东	2210	小麦	1080
山东	2215	小麦	1100
山东	2220	小麦	1120
山东	2225	小麦	1140
山东	2230	小麦	1160
山东	2235	小麦	1180
山东	2240	小麦	1200
山东	2245	小麦	1220
山东	2250	小麦	1240
山东	2255	小麦	1260
山东	2260	小麦	1280
山东	2265	小麦	1300
山东	2270	小麦	1320
山东	2275	小麦	1340
山东	2280	小麦	1360
山东	2285	小麦	1380
山东	2290	小麦	1400
山东	2295	小麦	1420
山东	2300	小麦	1440
山东	2305	小麦	1460
山东	2310	小麦	1480
山东	2315	小麦	1500
山东	2320	小麦	1520
山东	2325	小麦	1540
山东	2330	小麦	1560
山东	2335	小麦	1580
山东	2340	小麦	1600
山东	2345	小麦	1620
山东	2350	小麦	1640
山东	2355	小麦	1660
山东	2360	小麦	1680
山东	2365	小麦	1700
山东	2370	小麦	1720
山东	2375	小麦	1740
山东	2380	小麦	1760
山东	2385	小麦	1780
山东	2390	小麦	1800
山东	2395	小麦	1820
山东	2400	小麦	1840
山东	2405	小麦	1860
山东	2410	小麦	1880
山东	2415	小麦	1900
山东	2420	小麦	1920
山东	2425	小麦	1940
山东	2430	小麦	1960
山东	2435	小麦	1980
山东	2440	小麦	2000
山东	2445	小麦	2020
山东	2450	小麦	2040
山东	2455	小麦	2060
山东	2460	小麦	2080
山东	2465	小麦	2100
山东	2470	小麦	

LEGEND

[illegible]

ASM

AMERICAN
SURVEYING
AND MAPPING, INC.
10000 N. 10th Ave., Suite 100, Denver, CO 80231
Tel: 303.751.4400 Fax: 303.751.4401
www.americanmapping.com

[illegible]

Digitally signed by
Sig. & Certificate Authority
Date: 2014.09.11
17:14:00 +0400

4. 10. 1964 - 1964 - 1964





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/28/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

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PRODUCER Next First Insurance Agency, Inc. PO Box 60787 Palo Alto, CA 94306	CONTACT NAME:		
	PHONE (A/C, No, Ext): (855) 222-5919	FAX (A/C, No):	
	E-MAIL ADDRESS: support@nextinsurance.com		
INSURED Purity Home Solutions LLC 1012 E Canal St Mulberry, FL 33860	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: State National Insurance Company, Inc.		12831
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
INSURER F:			

COVERAGES

CERTIFICATE NUMBER: 757525119

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY			NXTPR977KL-00-GL	01/28/2025	01/28/2026	EACH OCCURRENCE	\$1,000,000.00
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$100,000.00
							MED EXP (Any one person)	\$10,000.00
							PERSONAL & ADV INJURY	\$1,000,000.00
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$1,000,000.00
	☒ POLICY ☐ PRO-JECT ☐ LOC						PRODUCTS - COMP/OP AGG	\$1,000,000.00
	OTHER:							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	\$
	☐ ANY AUTO						BODILY INJURY (Per person)	\$
	☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS						BODILY INJURY (Per accident)	\$
	☐ HIRED AUTOS ONLY ☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$
								\$
	UMBRELLA LIAB						EACH OCCURRENCE	\$
	☐ EXCESS LIAB						AGGREGATE	\$
	☐ DED ☐ RETENTION \$							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						☐ PER STATUTE ☐ OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	☐ Y ☒ N	N/A				E.L. EACH ACCIDENT	\$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Contractors Errors and Omissions			NXTPR977KL-00-GL	01/28/2025	01/28/2026	Each Occurrence:	\$10,000.00
							Aggregate:	\$20,000.00

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Proof of Insurance.

CERTIFICATE HOLDER

Purity Home Solutions LLC
1012 E Canal St
Mulberry, FL 33860

LIVE CERTIFICATE



[Click or scan to view](#)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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POLK COUNTY LOCAL BUSINESS TAX RECEIPT
ACCOUNT NO. 254398 CLASS: A

EXPIRES: 09/30/2025

OWNER NAME

BRETT CHARLES MONTZINGO

LOCATION

5925 IMPERIAL PKWY SUITE 122
MULBERRY

BUSINESS NAME AND MAILING ADDRESS

PURITY HOME SOLUTIONS LLC
PURITY HOME SOLUTIONS LLC
1012 E CANAL ST
MULBERRY, FL 33860

CODE 810000 ACTIVITY TYPE LTD OTHER SERVICES

OFFICE OF JOE G. TEDDER, CFC * TAX COLLECTOR

THIS POLK COUNTY LOCAL BUSINESS TAX RECEIPT MUST BE CONSPICUOUSLY
DISPLAYED AT THE BUSINESS LOCATION

PAID - 3008807 12/16/2024 OPY OLP 47.80 PURITY HOME SOLUTIONS LLC



JANUARY 5052

01/05/2025

FirstService Residential

Architectural Modification Form

User Info

First Name T****

Last Name Y*****

Email st***@***l.com

**Phone
Number**

Unit Address 1575 Valier Point

Unit City Zephyrhills

Unit State FL

Unit Zip 33541

Project Info

Project Type	Fence
Project Description	4 ft black aluminum fence to be placed after pool construction is complete. Plans to fence both sides of the house and attach to back of pool screen. Current plans also include shared fence with neighbors to our right along easement. We are using the same company.
Is this a re-submittal	☐ Yes ☒ No
Projected Start Date	<u>Sep 12, 2025</u>
Projected Completion Date	<u>Sep 12, 2025</u>
Date Permit Applied For	<u>Sep 11, 2025</u>
Required Items	☒ One copy of latest survey of the property showing the exact location of the proposed improvement drawn "to scale" and with dimensions (when applicable) in a clear and legible manner (not required for painting). ☒ Complete sets of plans and/or drawings and specifications prepared by an architect, engineer, contractor or other qualified person. Information contained in these plans/drawings/specs must show the nature, kind, shape, height, materials, color scheme and location of the requested change or alteration depending on the type of modification requested.

- ✓ Please provide a copy of the contractor's license, Insurance, and the scope of work.
- ✓ If you are doing the work yourself, then include a detailed sketch or drawing of the improvement or change along with any other information (manufacturer's literature, photographs, etc.) that will be helpful in describing your proposed change.
- ✓ Requests for property modifications that require a permit from the county (i.e. Drainage District) must have a copy of the application for such permit attached to this request. (Lake Front Property).
- ✓ Requests for landscaping modifications involving add/removal of trees must have a copy of the application for permit from the city attached to this request.

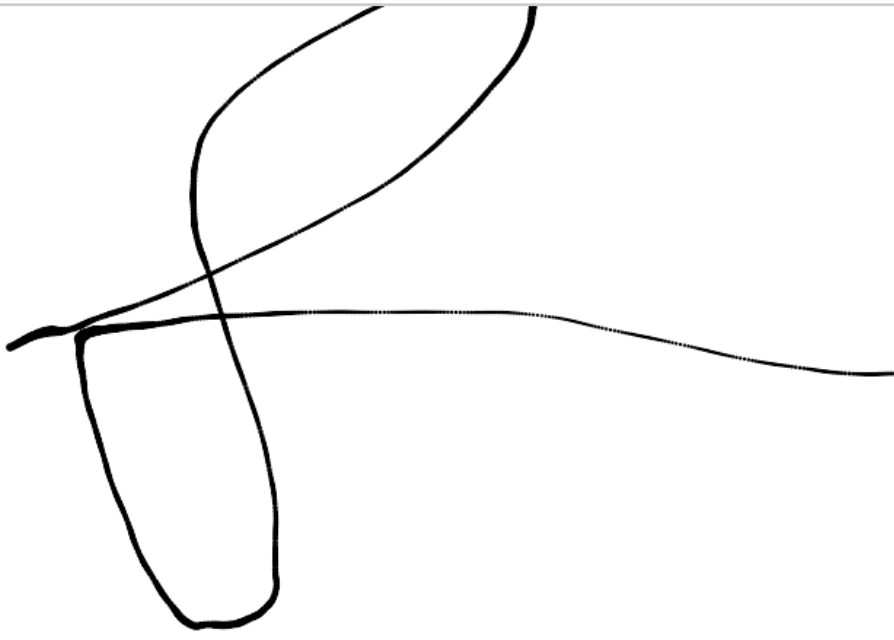
Project Documents

Name	Size
PH2O Business Tax Receipt.pdf	7.66 MB
PH2O Cert of General Liability.pdf	0.19 MB
PH2O Sample 3 Rail Black Aluminum.pdf	1.03 MB
1575 Valier Pt Site Plan.pdf	10.02 MB
PH2O Workers Comp.PDF	0.27 MB

- Acknowledgements** ☒ An approval is only valid for sixty (60) days for the plans submitted with this request (no changes are allowed without the prior consent of your association. (sub and master if appropriate))
- ☒ To obtain any permits required from the city, County, etc., and to forward copies of the completed inspection upon completion of all work.
 - ☒ To be responsible for any and all damages to the underground utilities, including sewer, telephone, water, cable, electric, as well any and all damages to the irrigation system (if applicable) including relocation, change or repair of the sprinkler system if necessary. Call before you dig - Call 811 a free service to locate underground utilities.
 - ☒ To be responsible for any damage that may be caused to the sidewalks or roadways from heavy equipment and to remove all debris from around my home and re-sod any areas that are destroyed.
 - ☒ To not alter the drainage of my property or my neighbor's property.
 - ☒ To be responsible to maintain the alteration. The association shall reserve the right to inspect the area.

- ✓ Please note that although the conditions listed cover the most common situations, some other conditions may be application and will be determined and stipulated on an individual basis. Also note that an incomplete application may delay the approval process. An approval or denial from the board (Master association as well if applicable) will be delivered within 30 days after receipt of this request by the architectural committee together with all required materials.
- ✓ I (we), hereby request approval for the modification described, pursuant to the requirements of the Architectural Review Committee of the Declaration of Covenants, Restrictions and Easements of the Master Association Documents and/or the requirements of the Sub-Association to which I (we) belong. I (we) agree to comply with the conditions stipulated herein. I (we) further understand that I (we) may be prosecuted by the Sub-Association, the Master Association, or both Associations, should I (we) fail to comply with the Covenants and Restrictions of either Association, or if I (we) intentionally misrepresent information on this form.

Signature

A handwritten signature in black ink, consisting of a large, stylized 'S' or 'Z' shape with a horizontal line extending to the right.

Date

Sep 11, 2025

Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 32-26-21-0020-04000-0530

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of _____, 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 **EDSON CRUZ and LAUREN CRUZ** (collectively the "**Landowner**"), whose mailing address is 1587 VALIER POINT, Zephyrhills, Florida 33541.

WITNESSETH:

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

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 53, Block 40, TWO RIVERS PARCEL D2 (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 95, Pages 68-73 (the "**Plat**"), of the Public Records of Pasco County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 12.5' (CDD) Drainage and Access Easement (the "**Easement**") on the South-Easterly 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: EDSON CRUZ
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 EDSON CRUZ, the Landowner, who [] is personally known to me or [] has
produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Name: LAUREN CRUZ
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 LAUREN CRUZ, the Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. District Officers. The District officers are as follows:

_____ is appointed Chairperson.
_____ is appointed Vice-Chairperson.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Assistant Secretary.
_____ is appointed Secretary.
_____ is appointed Treasurer.
_____ is appointed Assistant Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

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

Adopted this 21st day of October, 2025.

Attest:

**Two Rivers West Community Development
District**

Secretary/Assistant Secretary

Chair of the Board of Supervisors

RESOLUTION 2026-02

**A RESOLUTION AMENDING THE TWO
RIVERS WEST COMMUNITY DEVELOPMENT
DISTRICT GENERAL FUND BUDGET FOR FISCAL
YEAR 2026**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Two Rivers West Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT THE FOLLOWING:

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 21st day of October and be reflected in the District’s Audited Financial Statements for Fiscal Year Ended September 30, 2026.

**Two Rivers West
Community Development District**

by: _____
Chairman/ Vice Chairman

Attest:

by: _____
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Misc. Service Revenue	-	-	-	150	150
Special Assmnts- CDD Collected	520,845	-	520,845	356,648	(164,197)
Developer Contribution	-	-	-	171,804	171,804
TOTAL REVENUES	520,845	-	520,845	528,602	7,757
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees	12,000	-	12,000	10,000	2,000
ProfServ - Dissemination Agent/Reporting	19,500	-	19,500	13,142	6,358
ProfServ - Technology Data Storage	600	-	600	150	450
ProfServ - Recording Secretary	2,400	-	2,400	700	1,700
ProfServ-Tax Collector	1,200	-	1,200	414	786
Trustees Fees	6,500	-	6,500	12,768	(6,268)
Field Services	-	1,333	1,333	1,333	-
District Counsel	9,500	54,450	63,950	63,956	(6)
District Engineer	9,500	21,475	30,975	30,964	11
ProfServ - Administration	4,500	-	4,500	4,172	328
ProfServ - District Management	25,000	-	25,000	23,243	1,757
ProfServ - Accounting Services	9,000	-	9,000	14,925	(5,925)
Auditing Services	6,000	-	6,000	8,000	(2,000)
Website ADA Compliance	1,600	-	1,600	1,500	100
Postage, Phone, Faxes, Copies	500	-	500	76	424
ProfServ - Rental and Leases	600	-	600	593	7
Public Officials Insurance	2,574	-	2,574	2,574	-
Legal Advertising	3,500	4,475	7,975	7,962	13
Bank Fees	200	-	200	719	(519)
ProfServ - Financial/Revenue Collections	1,200	-	1,200	1,583	(383)
Meeting Expense	1,000	-	1,000	87	913
ProfServ - Website Admin Services	1,200	-	1,200	400	800
Miscellaneous Expenses	250	-	250	-	250
Office Supplies	100	-	100	-	100
Dues, Licenses & Fees	175	150	325	325	-
Total Administration	118,599	81,883	200,482	199,586	896
<u>Electric Utility Services</u>					
District Counsel	-	-	-	10	(10)
Electric Utility Services	-	-	-	15	(15)
Utility - Electric	-	180,300	180,300	180,267	33

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Total Electric Utility Services	-	180,300	180,300	180,292	8
<u>Utility Services</u>					
Utility - Water	-	20,375	20,375	20,378	(3)
Utility - Electric	-	46,575	46,575	46,575	-
Utility - StreetLights	-	2,850	2,850	2,838	12
Total Utility Services	-	69,800	69,800	69,791	9
<u>Water-Sewer Comb Services</u>					
Utility - Water	-	85	85	85	-
Total Water-Sewer Comb Services	-	85	85	85	-
<u>Other Physical Environment</u>					
ProfServ-Wildlife Management Service	6,100	-	6,100	-	6,100
Aquatics - Contract	38,000	-	38,000	63,604	(25,604)
Contracts - Landscape	-	-	-	4,900	(4,900)
General Liability	3,146	-	3,146	2,834	312
R&M-Other Landscape	25,000	-	25,000	13,569	11,431
Landscape Maintenance - Contract	300,000	178,700	478,700	478,712	(12)
Landscape- Storm Clean Up	-	88,300	88,300	88,300	-
Aquatic Maintenance	-	-	-	9,431	(9,431)
Total Other Physical Environment	372,246	267,000	639,246	661,350	(22,104)
<u>Reserves</u>					
Misc-Contingency	30,000	-	30,000	8,806	21,194
Loan Interest Expense	-	5,775	5,775	5,763	12
Total Reserves	30,000	5,775	35,775	14,569	21,206
TOTAL EXPENDITURES & RESERVES	520,845	604,843	1,125,688	1,125,673	15
Excess (deficiency) of revenues					
Over (under) expenditures	-	(604,843)	(604,843)	(597,071)	7,772
<u>OTHER FINANCING SOURCES (USES)</u>					
Loan Proceeds	-	-	-	300,000	300,000
TOTAL FINANCING SOURCES (USES)	-	-	-	300,000	300,000
Net change in fund balance	-	(604,843)	(604,843)	(297,071)	307,772
FUND BALANCE, BEGINNING (OCT 1, 2024)	(3,575)	-	(3,575)	(3,573)	2
FUND BALANCE, ENDING	\$ (3,575)	\$ (604,843)	\$ (608,418)	\$ (300,644)	\$ 307,774

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

The regular meeting of the Board of Supervisors of Two Rivers West Community Development District was held on Tuesday, September 16, 2025, and called to order at 11:15 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
Thomas Spence	Assistant Secretary
Angie Grunwald	Assistant Secretary
Ryan Motko	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Brian Lamb	VP Developer Services
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer
Arturo Gandarilla	Field Manager
Paul Young	Field Services

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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 none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Goals & Objectives

On MOTION by Mr. de la Ossa seconded by Mr. Spence, with all in favor, Goals & Objectives, were approved. 4-0

B. Consideration of Developer O-M Budget Funding Agreement (FY 2025-2026)

Mr. de la Ossa requested clarification regarding amount total, which Ms. Cooper provided. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Developer O&M Budget Funding Agreement (FY 2025-2026), to adopt in substantial form, not to exceed the amount of \$200,384.00 was approved. 4-0

FORTH ORDER OF BUSINESS**Consent Agenda**

- A. Approval of Minutes of the August 19, 2025 Public Hearing and Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures August 2025**
- C. Acceptance of the Financials and Approval of the Check Register for August 2025**

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

FIFTH ORDER OF BUSINESS**Staff Reports**

- A. District Counsel**
- B. District Manager**
 - i. Community Inspection Report**

The Community Inspections Report was presented, a copy of which was included in the agenda package. Mr. Gandarilla provided updates/pending items. Discussion ensued.

- C. District Engineer**

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

SIXTH ORDER OF BUSINESS**Board Members' Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. Motko seconded by Mr. de la Ossa, with all in favor, the meeting was adjourned at 11:25 am. 4-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
Down To Earth	9/1/2025	152915	\$69,436.67	\$69,436.67	LANDSCAPE MAINTENANCE SEPTEMBER 2025
INFRAMARK LLC	9/5/2025	158192	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	9/5/2025	158192	\$375.00		ADMINISTRATION
INFRAMARK LLC	9/5/2025	158192	\$2,083.33		DISTRICT MANAGEMENT
INFRAMARK LLC	9/5/2025	158192	\$50.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	9/5/2025	158192	\$100.00		WEBSITE MAINTENANCE / ADMIN
INFRAMARK LLC	9/5/2025	158192	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	9/5/2025	158192	\$50.00		RENTAL & LEASES
INFRAMARK LLC	9/5/2025	158192	\$1,625.00		DISSEMINATION SERVICES
INFRAMARK LLC	9/5/2025	158192	\$416.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	9/5/2025	158192	\$1,333.33		FIELD MANAGEMENT
INFRAMARK LLC	9/5/2025	158192	\$500.00	\$7,483.33	CONSTRUCTION ACCOUNTING
LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	8/1/2025	349996	\$4,900.00	\$4,900.00	LANDSCAPE MAINTENANCE AGREEMENT
LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	9/1/2025	356168	\$8,130.41	\$8,130.41	LANDSCAPE CONTRACT SEPTEMBER 2025
SITEX AQUATICS LLC	9/1/2025	10206-B	\$9,431.00	\$9,431.00	AQUATIC MAINTENANCE SEPTEMBER 2025
STRALEY ROBIN VERICKER	9/16/2025	27133	\$4,425.45	\$4,425.45	DISTRICT COUNSEL THROUGH 08/31/25
Monthly Contract Subtotal			\$103,806.86	\$103,806.86	
Utilities					
PASCO COUNTY UTILITIES	8/20/2025	22947177	\$3.89	\$3.89	WATER
PASCO COUNTY UTILITIES	8/20/2025	22916184	\$85.05	\$85.05	WATER
PASCO COUNTY UTILITIES	9/11/2025	23029925	\$61.68	\$61.68	WATER 07/30/25-08/29/25
PASCO COUNTY UTILITIES	9/11/2025	23029953	\$78.48	\$78.48	WATER 07/30/25-08/29/25
TAMPA ELECTRIC	8/25/2025	082525-221009418668	\$22,315.91	\$22,315.91	ELECTRIC
TAMPA ELECTRIC	8/4/2025	082525-211034906845	\$211.98	\$211.98	ELECTRIC
TAMPA ELECTRIC	9/10/2025	091025-6468	\$226.67	\$226.67	ELECTRIC
TAMPA ELECTRIC	9/12/2025	221009566615 091225	\$168.00		ELECTRIC CONNECTION FEE
TAMPA ELECTRIC	9/12/2025	221009566615 091225	\$3.49	\$171.49	SERVICE 09/04/25 - 09/08/25
TAMPA ELECTRIC	9/12/2025	211035884900 091225	\$168.00		ELECTRIC CONNECTION FEE
TAMPA ELECTRIC	9/12/2025	211035884900 091225	\$3.49	\$171.49	SERVICE 09/04/25 - 09/08/25
TAMPA ELECTRIC	9/12/2025	221009563471 091225	\$168.00		ELECTRIC CONNECTION FEE
TAMPA ELECTRIC	9/12/2025	221009563471 091225	\$9.77	\$177.77	SERVICE 08/26/25 - 09/08/25
TAMPA ELECTRIC	9/12/2025	221009566607 091225	\$3.49	\$3.49	SERVICE 09/04/25 - 09/08/25
TAMPA ELECTRIC	9/12/2025	211035903874 091225	\$168.00		ELECTRIC CONNECTION FEE
TAMPA ELECTRIC	9/12/2025	211035903874 091225	\$3.49	\$171.49	SERVICE 09/04/25 - 09/08/25
TAMPA ELECTRIC	9/12/2025	211035884934 091225	\$168.00		ELECTRIC CONNECTION FEE

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TAMPA ELECTRIC	9/12/2025	211035884934 091225	\$4.33	\$172.33	SERVICE 09/04/25 - 09/08/25
Utilities Subtotal			\$23,851.72	\$23,851.72	
Regular Services					
ANGIE GRUNWALD	9/16/2025	AG-091625	\$200.00	\$200.00	BOARD 9/16/25
CARLOS DE LA OSSA	9/16/2025	CO-091625	\$200.00	\$200.00	BOARD 9/16/25
EGIS INSURANCE ADVISORS	9/8/2025	29075	\$6,232.00	\$6,232.00	INSURANCE
INFRAMARK LLC	8/28/2025	157218	\$505.40		MANAGEMENT SERVICES
INFRAMARK LLC	8/28/2025	157218	\$26.20	\$531.60	Postage
RYAN MOTKO	9/16/2025	RM-091625	\$200.00	\$200.00	BOARD 9/16/25
THOMAS R. SPENCE	9/16/2025	TS-091625	\$200.00	\$200.00	BOARD 9/16/25
Regular Services Subtotal			\$7,563.60	\$7,563.60	
Additional Services					
Down To Earth	8/29/2025	153158	\$560.31	\$560.31	BROKEN MAINLINE AUGUST 2025
TWO RIVERS WEST CDD	9/19/2025	09192025 - 01	\$1,949.48	\$1,949.48	SERIES 2022 FY25 OFF ROLL DS
Additional Services Subtotal			\$2,509.79	\$2,509.79	
TOTAL			\$137,731.97	\$137,731.97	

Down to Earth

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



Invoice: #152915

September 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)
Estimate # 103495

Invoice Date

9/1/2025

Date Due

10/1/2025

Terms

Net 30

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#103495 - Two Rivers West Contract (2025)				\$69,436.67
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
LCR003: Added Areas - Start 7/1/25				\$12,104.70
LCR003: Additional Common Areas - Start 7/21/25				\$8,189.99
LCR003: Additional Areas - Start 8/11/25				\$4,785.26

Billing Questions

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.property-service-portal.com](https://dtelandscape.com/property-service-portal)

To make payment by ACH (electronic check payments), please click the link below. No

Subtotal	\$69,436.67
Sales Tax	\$0.00
Total	\$69,436.67
Credits/Payments	(\$0.00)

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/>.

processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Balance Due	\$69,436.67
--------------------	--------------------



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

158192

DATE

9/5/2025

BILL TO

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

CUSTOMER ID

C2411

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/5/2025

Services provided for the Month of: September 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 349996

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

Date	Due Date
08/01/25	8/31/2025
Account Owner	PO#
ROYAL CONRAD	

Item	Amount
#334194 - W. COLSTON AVE, PH.1: 1-Year Maint Agreement - SC August 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 356168

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

Date	Due Date
09/01/25	10/1/2025
Account Owner	PO#
ROYAL CONRAD	

Item	Amount
#334194 - W. COLSTON AVE, PH.1: 1-Year Maint Agreement - SC September 2025	\$8,130.41

Subtotal	\$8,130.41
Less Payments/Credits	(\$0.00)
Balance Due	\$8,130.41

***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.: 10206-b
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Lake Maintenance: 78 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
7.		Aquatic Maintenance	11 Waterways C1B	1	\$1,271.00	\$1,271.00
Total						\$9,431.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

September 16, 2025
Client: 001578
Matter: 000001
Invoice #: 27133

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/6/2025	CAW	REVIEW AND REVISE TWO VERSIONS OF ACCESS AND MAINTENANCE EASEMENT FOR LOTS 15 AND 16; FINALIZE EASEMENT AND CIRCULATE FOR EXECUTION.	1.0	\$335.00
8/7/2025	CAW	PREPARE ACCESS AND MAINTENANCE EASEMENT FOR LOTS 15 AND 16 FOR SIGNATURE.	0.2	\$67.00
8/7/2025	LC	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/8/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING COST SHARE AGREEMENT WITH PUBLIX PARCEL.	0.3	\$100.50
8/11/2025	CAW	EMAIL CORRESPONDENCE REGARDING DEED FOR COMMON AREA TRACTS IN PARCEL B4.	0.2	\$67.00
8/11/2025	LC	E-RECORD ACCESS AND MAINTENANCE AGREEMENT BETWEEN HOMES BY WEST BAY AND THE DISTRICT; PREPARE ESTIMATED LEGAL FEES FOR PUBLIX COST SHARING MATTER AND ZIP CODE MATTER.	0.7	\$136.50
8/11/2025	MS	REVIEW EMMA RE QUARTER REPORT FILINGS FOR SERIES 2022 BONDS AND SERIES 2023 BONDS AND SERIES 2024 BOND AND STATUS OF FILING OF FISCAL YEAR 2024 AUDIT REPORT.	0.2	\$39.00
8/13/2025	CAW	REVIEW AND DISTRIBUTE RECORDED ACCESS AND MAINTENANCE AGREEMENT FROM WEST BAY.	0.3	\$100.50
8/14/2025	CAW	REVISE COST SHARE AGREEMENT WITH COMMERCIAL PARCEL; EMAIL CORRESPONDENCE REGARDING COST SHARE AGREEMENT AND BUDGET EXHIBIT.	1.2	\$450.00

SERVICES

Date	Person	Description of Services	Hours	Amount
8/15/2025	CAW	COMPILE UPDATED SIGNED COST SHARE AGREEMENT WITH COMMERCIAL PARCEL WITH EXHIBITS AND DISTRIBUTE.	0.6	\$225.00
8/15/2025	KCH	PREPARE FOR AND ATTEND PRE-HURRICANE PREPAREDNESS MEETING VIA TEAMS; PREPARE FOR AND ATTEND MONTHLY OPERATIONS MEETING VIA TEAMS.	0.4	\$150.00
8/18/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
8/19/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
8/19/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; EMAILS WITH K. PARRISH REGARDING UTILITY MAINT BOND RELEASE; REVIEW RELEASE OF MAINTENANCE BOND.	1.5	\$562.50
8/25/2025	KCH	REVIEW REVISED BILLS OF SALE FOR B1 AND B2 PLATS TO COUNTY.	1.9	\$712.50
8/26/2025	KCH	PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 1587 VALIER POINT.	1.0	\$375.00
8/28/2025	CAW	REVIEW SIGNED DEED FROM M/I HOMES FOR CONVEYANCE OF COMMON AREA TRACTS IN PARCEL B4.	0.2	\$75.00
8/28/2025	LC	REVIEW ADDITIONAL SERVICES FOR LANDSCAPE MAINTENANCE; PREPARE ADDENDUM #6 TO MASTER LANDSCAPE MAINTENANCE AGREEMENT; REVIEW ADDITIONAL LANDSCAPE AREAS FOR POND C1B TO ADD TO LANDSCAPE AGREEMENT; PREPARE DRAFT ADDENDUM #7 TO MASTER LANDSCAPE MAINTENANCE AGREEMENT.	1.6	\$312.00
8/29/2025	LC	REVIEW CORRESPONDENCE AND BUDGET DEFICIT DEVELOPER FUNDING; PREPARE DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	\$156.00
Total Professional Services			13.3	\$4,307.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/13/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$117.95
Total Disbursements		\$117.95

September 16, 2025
Client: 001578
Matter: 000001
Invoice #: 27133

Page: 3

Total Services	\$4,307.50
Total Disbursements	\$117.95
Total Current Charges	\$4,425.45
Previous Balance	\$36,766.68
Less Payments	(\$13,951.95)
PAY THIS AMOUNT	\$27,240.18

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26484	May 06, 2025	\$2,602.50	\$0.00	\$0.00	\$0.00	\$7,027.95
26644	June 10, 2025	\$6,633.00	\$0.69	\$0.00	\$0.00	\$11,059.14
26811	July 09, 2025	\$4,533.50	\$2.04	\$0.00	\$0.00	\$8,960.99
26973	August 15, 2025	\$9,043.00	\$0.00	\$0.00	\$0.00	\$13,468.45
Total Remaining Balance Due						\$27,240.18

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,425.45	\$9,043.00	\$4,535.54	\$9,236.19



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

1 1 1
14-92800

TWO RIVERS WEST

EPG TWO RIVERS HOLDINGS VII LLC

Service Address: **35518 LOWERY TRAIL PUMP STATION**

Bill Number: 22947177

Billing Date: 8/20/2025

Billing Period: 7/25/2025 to 8/5/2025

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

Account #	Customer #
1287220	01542089
Please use the 15-digit number below when making a payment through your bank	
128722001542089	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	241572551	7/25/2025	0	8/5/2025	0	11	0

Usage History

August 2025
Water
0

Transactions

Payment 08/02/24	-2,008.00 CR
Balance Forward	-2,008.00 CR
Current Transactions	
	375.00
Water	
Water Base Charge	3.89
Adjustments	
Connection Fee Water	1,633.00
Total Current Transactions	2,011.89
TOTAL BALANCE DUE	\$3.89



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Two Rivers West

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

Account # 1287220
Customer # 01542089
Balance Forward -2,008.00 CR
Current Transactions 2,011.89

Total Balance Due	\$3.89
Due Date	9/8/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

PASCO COUNTY UTILITIES
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DADE CITY (352) 521-4285

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14-92800

Two Rivers West

EPG TWO RIVERS I LLC

Service Address: **RECLAIM METER E - COLSTRIP TRAIL**

Bill Number: 22916184

Billing Date: 8/20/2025

Billing Period: 1/31/2025 to 8/5/2025

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

Account #	Customer #
1246090	01523738
Please use the 15-digit number below when making a payment through your bank	
124609001523738	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399007	1/31/2025	0	8/5/2025	105	186	105

Usage History
Water
August 2025 105

Transactions	
Payment 07/14/23	-725.00 CR
Balance Forward	-725.00 CR
Current Transactions	
Reclaimed	
Meter Set Fee	725.00
Reclaimed 105 Thousand Gals X \$0.81	85.05
Total Current Transactions	810.05
TOTAL BALANCE DUE	\$85.05

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Two Rivers West

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

Account # 1246090
Customer # 01523738
Balance Forward -725.00 CR
Current Transactions 810.05

Total Balance Due	\$85.05
Due Date	9/8/2025

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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 DADE CITY (352) 521-4285



UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344

48 1 1

54-99105

TWO RIVERS WEST CDD

Service Address: 2772 WISE RIVER LANE

Bill Number: 23029925

Billing Date: 9/11/2025

Billing Period: 7/30/2025 to 8/29/2025



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

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		
Hydrant	180091434	7/30/2025	8554	8/29/2025	8554	30	0

Usage History

	Water
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0

Transactions

Previous Bill	67.85
Payment 08/27/25	-67.85 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Total Current Transactions	61.68
TOTAL BALANCE DUE	\$61.68



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net

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

Total Balance Due	\$61.68
Due Date	9/29/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

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

015527846130485072302992580000061681



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

LAND O' LAKES (813) 235-6012
NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344



49 1 1

54-99105

TWO RIVERS WEST CDD

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

Bill Number: 23029953

Billing Date: 9/11/2025

Billing Period: 7/30/2025 to 8/29/2025

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	7/30/2025	19793	8/29/2025	19801	30	8

Usage History

August 2025	Water 8
July 2025	1
June 2025	13
May 2025	5

Transactions

Previous Bill	72.68
Payment 08/27/25	-72.68 CR
Past Due	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1 8.0 Thousand Gals X \$2.10	16.80
Total Current Transactions	78.48
TOTAL BALANCE DUE	\$78.48

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascocountyfl.net

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

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

Account # 1307330
Customer # 01554193
Past Due 0.00
Current Transactions 78.48

Total Balance Due	\$78.48
Due Date	9/29/2025

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

Round-Up Donations to Charity	.
Amount Enclosed	.

☐ Check this box to participate in Round-Up.

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

015541932130733032302995330000078487



TWO RIVERS WEST CDD
WISE RIVER LANE, LIGHTS
ZEPHYRHILLS, FL 33541

Statement Date: August 25, 2025

Amount Due: \$22,315.91

Due Date: September 15, 2025

Account #: 221009418668

Account Summary

Previous Amount Due	\$22,655.66
Payment(s) Received Since Last Statement	-\$22,655.66
Current Month's Charges	\$22,315.91

Amount Due by September 15, 2025 \$22,315.91

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



Scan here to view
your account online.

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You don't
need me
anymore.**



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stamp and pay securely online.
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Log in at TECOaccount.com
and select "ON" to enroll.

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



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

Account #: 221009418668

Due Date: September 15, 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: \$22,315.91

Payment Amount: \$ _____

650149844550

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.

6501498445502210094186680000022315911



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

Account #: 221009418668
Statement Date: August 25, 2025
Charges Due: September 15, 2025

Service Period: Jul 22, 2025 - Aug 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Billing information continues on next page →

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

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



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

Account #: 221009418668
Statement Date: August 25, 2025
Charges Due: September 15, 2025

Service Period: Jul 22, 2025 - Aug 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	540 kWh @ \$0.03412/kWh	\$18.42
Monthly Charge		\$1624.62
Lighting Fuel Charge	540 kWh @ \$0.03363/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

Billing information continues on next page ➡



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

Account #: 221009418668
Statement Date: August 25, 2025
Charges Due: September 15, 2025

Service Period: Jul 22, 2025 - Aug 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	975 kWh @ \$0.03412/kWh	\$33.27
Monthly Charge		\$2933.34
Lighting Fuel Charge	975 kWh @ \$0.03363/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

Billing information continues on next page ➡



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

Account #: 221009418668
Statement Date: August 25, 2025
Charges Due: September 15, 2025

Service Period: Jul 22, 2025 - Aug 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	1920 kWh @ \$0.03412/kWh	\$65.51
Monthly Charge		\$3269.66
Lighting Fuel Charge	1920 kWh @ \$0.03363/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

Billing information continues on next page ➡



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

Account #: 221009418668
Statement Date: August 25, 2025
Charges Due: September 15, 2025

Service Period: Jul 22, 2025 - Aug 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	510 kWh @ \$0.03412/kWh	\$17.40
Monthly Charge		\$1534.36
Lighting Fuel Charge	510 kWh @ \$0.03363/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

Billing information continues on next page ➡



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

Account #: 221009418668
Statement Date: August 25, 2025
Charges Due: September 15, 2025

Service Period: Jul 22, 2025 - Aug 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	705 kWh @ \$0.03412/kWh	\$24.05
Monthly Charge		\$2121.03
Lighting Fuel Charge	705 kWh @ \$0.03363/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

Billing information continues on next page ➡



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

Account #: 221009418668
Statement Date: August 25, 2025
Charges Due: September 15, 2025

Service Period: Jul 22, 2025 - Aug 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	900 kWh @ \$0.03412/kWh	\$30.71
Monthly Charge		\$1532.65
Lighting Fuel Charge	900 kWh @ \$0.03363/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

Billing information continues on next page ➡



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

Account #: 221009418668
Statement Date: August 25, 2025
Charges Due: September 15, 2025

Service Period: Jul 22, 2025 - Aug 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	420 kWh @ \$0.03412/kWh	\$14.33
Monthly Charge		\$1263.59
Lighting Fuel Charge	420 kWh @ \$0.03363/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

Billing information continues on next page ➡



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

Account #: 221009418668
Statement Date: August 25, 2025
Charges Due: September 15, 2025

Service Period: Jul 22, 2025 - Aug 19, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 29 days		
Lighting Energy Charge	1245 kWh @ \$0.03412/kWh	\$42.48
Monthly Charge		\$3745.64
Lighting Fuel Charge	1245 kWh @ \$0.03363/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

Total Current Month's Charges	\$22,315.91
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Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: August 25, 2025
Charges Due: September 15, 2025

Important Messages

Moving? Save time and reduce stress!

Start, stop or transfer your Tampa Electric service 24 hours a day, seven days a week - when it's convenient for you! Choose your service dates, sign up for energy-saving programs and free services, receive your new account number, select a convenient payment method and more. Visit TECOaccount.com/Welcome; it's fast, easy and secure.

Quarterly Fuel Source

Tampa Electric's diverse fuel mix for the 12-month period ending June 2025 includes Natural Gas 79%, Purchased Power 11%, Solar 10% and Coal 0%.



EISENHOWER PROPERTY GROUP LLC
35037 BIG HAWK DR, B
ZEPHYRHILLS, FL 33541-1712

Statement Date: August 04, 2025

Amount Due: \$211.98

Due Date: August 25, 2025

Account #: 211034906845

FINAL INVOICE

Account Summary

Current Service Period: July 10, 2025 - July 18, 2025

Previous Amount Due	\$405.37
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$200.00
Previous Statement Balance*	\$205.37
Current Month's Charges - Due by August 25, 2025	\$6.61

Total Amount Due \$211.98

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

Your Energy Insight

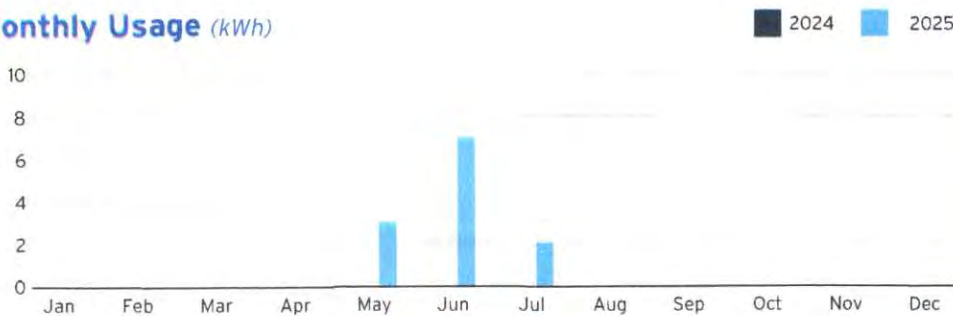


Your average daily kWh used was **0% higher** than it was in your previous period.



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

STOP POWER SURGES!
50% OFF install
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TampaElectric.com/SurgeProtection

Zap Cap | **TECO**
SYSTEMS | TAMPA ELECTRIC
AN EMERA COMPANY



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

Account #: 211034906845

Due Date: August 25, 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: \$211.98

Payment Amount: \$ _____

674841046630

00000769 FTECO108042523344410 00000 03 01000000 13895 002

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

Mail payment to:

TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

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

6748410466302110349068450000000211986



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

Account #: Z11034906845
Statement Date: August 04, 2025
Charges Due: August 25, 2025

Meter Read

Service Period: Jul 10, 2025 - Jul 18, 2025

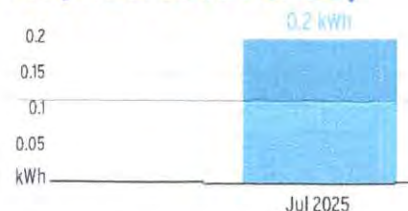
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933889	07/18/2025	12	10		2 kWh	1	9 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	9 days @ \$0.63000	\$5.67
	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		\$0.15
	Electric Service Cost		\$6.12
	State Tax		\$0.49
	Total Electric Cost, Local Fees and Taxes		\$6.61

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges

\$6.61

	Miscellaneous Credits	
	Reversals	-\$200.00
	Total Current Month's Credits	-\$200.00

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

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

All Other

Correspondences:

Tampa Electric

P.O. Box 111

Tampa, FL 33601-0111

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.



TWO RIVERS WEST CDD
2762 WISE RIVER LN, ENTRY
ZEPHYRHILLS, FL 33541-6683

Statement Date: September 10, 2025

Amount Due: \$226.67

Due Date: October 01, 2025

Account #: 211035616468

Account Summary

Current Service Period: August 01, 2025 - September 04, 2025

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

Current Month's Charges	\$226.67
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Amount Due by October 01, 2025	\$226.67
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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.

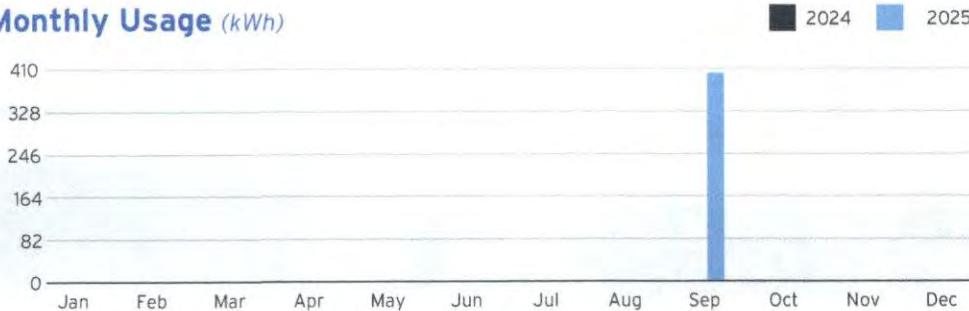
SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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 #: 211035616468

Due Date: October 01, 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: \$226.67

Payment Amount: \$ _____

683483014947

00003840 FTECO109102523281110 00000 02 01000000 10739 002

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.

68348301494721103561646800000000226674



Service For:
2762 WISE RIVER LN
ENTRY, ZEPHYRHILLS, FL 33541-6683

Account #: 211035616468
Statement Date: September 10, 2025
Charges Due: October 01, 2025

Meter Read

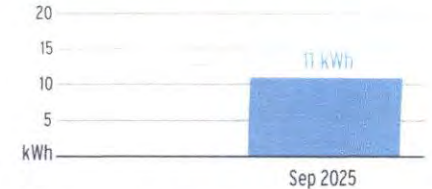
Service Period: Aug 01, 2025 - Sep 04, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000917615	09/04/2025	1,009	608	401 kWh	1	35 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.



Electric Charges

Daily Basic Service Charge	35 days @ \$0.63000	\$22.05
Energy Charge	401 kWh @ \$0.08641/kWh	\$34.65
Fuel Charge	401 kWh @ \$0.03391/kWh	\$13.60
Storm Protection Charge	401 kWh @ \$0.00577/kWh	\$2.31
Clean Energy Transition Mechanism	401 kWh @ \$0.00418/kWh	\$1.68
Storm Surcharge	401 kWh @ \$0.02121/kWh	\$8.51
Florida Gross Receipt Tax		\$2.12

Electric Service Cost **\$84.92**

State Tax \$6.75

Total Electric Cost, Local Fees and Taxes **\$91.67**



Other Fees and Charges

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

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

Total Current Month's Charges

\$226.67

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:
TampaElectric.com

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

Hearing Impaired/TTY:
7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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



EISENHOWER PROPERTY GROUP LLC
1756 VALIER PT
ZEPHYRHILLS, FL 33541-6756

Statement Date: September 12, 2025

Amount Due: \$371.49

Due Date: October 03, 2025

Account #: 221009566615

TWO RIVERS WEST

Account Summary

Current Service Period: September 04, 2025 - September 08, 2025

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

Current Month's Charges	\$371.49
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Amount Due by October 03, 2025 \$371.49

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

\$171.49 do not pay deposit



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with tips
from our
energy
experts.



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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 #: 221009566615

Due Date: October 03, 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: \$371.49

Payment Amount: \$ _____

666199102354

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

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

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

6661991023542210095666150000000371490



Service For:
1756 VALIER PT
ZEPHYRHILLS, FL 33541-6756

Account #: 221009566615
Statement Date: September 12, 2025
Charges Due: October 03, 2025

Meter Read

Service Period: Sep 04, 2025 - Sep 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000196051	09/08/2025	0	0		0 kWh	1	5 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 5 days @ \$0.63000 \$3.15
Florida Gross Receipt Tax \$0.08

Electric Service Cost \$3.23

State Tax \$0.26

Total Electric Cost, Local Fees and Taxes \$3.49



Other Fees and Charges

Electric Security Deposit \$200.00
Elec Connection Chrg Initial \$168.00

Total Other Fees and Charges \$368.00

Total Current Month's Charges

\$371.49

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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EISENHOWER PROPERTY GROUP LLC
1828 TRAILHEAD LN
ZEPHYRHILLS, FL 33541

Statement Date: September 12, 2025

Amount Due: \$291.49

Due Date: October 03, 2025

Account #: 211035884900

TWO RIVERS WEST

Account Summary

Current Service Period: September 04, 2025 - September 08, 2025

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

Current Month's Charges	\$291.49
-------------------------	----------

Amount Due by October 03, 2025 \$291.49

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

\$171.49

do not pay
deposit



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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

Account #: 211035884900

Due Date: October 03, 2025

Amount Due: \$291.49

Payment Amount: \$ _____

694593000872



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.

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

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

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

694593000872211035884900000000291492



Service For:
1828 TRAILHEAD LN
ZEPHYRHILLS, FL 33541

Account #: 211035884900
Statement Date: September 12, 2025
Charges Due: October 03, 2025

Meter Read

Meter Location: ENTRY GATE

Service Period: Sep 04, 2025 - Sep 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000424205	09/08/2025	0		0		0 kWh	1	5 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	5 days @ \$0.63000	\$3.15
Florida Gross Receipt Tax		\$0.08
Electric Service Cost		\$3.23
State Tax		\$0.26
Total Electric Cost, Local Fees and Taxes		\$3.49

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.



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

\$291.49

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

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Mail A Check

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Credit or Debit Card

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



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Tampa, FL 33601-0111

Contact Us

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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

Energy-Saving Programs:

813-275-3909

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



EISENHOWER PROPERTY GROUP LLC
1900 ALCOVE PL
ZEPHYRHILLS, FL 33541

Statement Date: September 12, 2025

Amount Due: \$377.77

Due Date: October 03, 2025

Account #: 221009563471

TWO RIVERS WEST

Account Summary

Current Service Period: August 26, 2025 - September 08, 2025

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

Current Month's Charges	\$377.77
-------------------------	----------

Amount Due by October 03, 2025 \$377.77

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

\$177.77 do not pay
deposit



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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 #: 221009563471

Due Date: October 03, 2025

Amount Due: \$377.77

Payment Amount: \$ _____

666199102352



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.

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

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

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

6661991023522210095634710000000377773



Service For:
1900 ALCOVE PL
ZEPHYRHILLS, FL 33541

Account #: 221009563471
Statement Date: September 12, 2025
Charges Due: October 03, 2025

Meter Read

Service Period: Aug 26, 2025 - Sep 08, 2025 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000255438	09/08/2025	0	0	0 kWh	1	14 Days

Charge Details

Avg kWh Used Per Day

Electric Charges		
Daily Basic Service Charge	14 days @ \$0.63000	\$8.82
Florida Gross Receipt Tax		\$0.23
Electric Service Cost		\$9.05
State Tax		\$0.72
Total Electric Cost, Local Fees and Taxes		\$9.77



Other Fees and Charges	
Electric Security Deposit	\$200.00
Elec Connection Chrg Initial	\$168.00
Total Other Fees and Charges	\$368.00

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.

Total Current Month's Charges \$377.77

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.
All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**

Contact Us

- Online:**
TampaElectric.com
- Phone:**
Commercial Customer Care:
866-832-6249
Residential Customer Care:
813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909



EISENHOWER PROPERTY GROUP LLC
34706 COLSTON AVE
ZEPHYRHILLS, FL 33541

Statement Date: September 12, 2025

Amount Due: \$123.49

Due Date: October 03, 2025

Account #: 221009566607

TWO RIVERS WEST

Account Summary

Current Service Period: September 04, 2025 - September 08, 2025

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

Current Month's Charges	\$123.49
-------------------------	----------

Amount Due by October 03, 2025	\$123.49
--------------------------------	----------

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

\$3.49 do not pay deposit



Scan here to view
your account online.

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with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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 #: 221009566607

Due Date: October 03, 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: \$123.49

Payment Amount: \$ _____

666199102353

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

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

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

6661991023532210095666070000000123494



Service For:
34706 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 221009566607
Statement Date: September 12, 2025
Charges Due: October 03, 2025

Meter Read

Service Period: Sep 04, 2025 - Sep 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000693197	09/08/2025	0	0		0 kWh	1	5 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	5 days @ \$0.63000
	Florida Gross Receipt Tax	
	Electric Service Cost	\$3.15
	State Tax	\$0.08
	Total Electric Cost, Local Fees and Taxes	\$3.23
		\$0.26
		\$3.49

	Other Fees and Charges	
	Electric Security Deposit	\$120.00
	Total Other Fees and Charges	\$120.00

Total Current Month's Charges

\$123.49

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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EISENHOWER PROPERTY GROUP LLC
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Statement Date: September 12, 2025

Amount Due: \$371.49

Due Date: October 03, 2025

Account #: 211035903874

TWO RIVERS WEST

Account Summary

Current Service Period: September 04, 2025 - September 08, 2025

Previous Amount Due \$0.00

Payment(s) Received Since Last Statement \$0.00

Current Month's Charges \$371.49

Amount Due by October 03, 2025 \$371.49

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

\$171.49 do not pay deposit



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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 #: 211035903874

Due Date: October 03, 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: \$371.49

Payment Amount: \$ _____

641507900427

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

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

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

6415079004272110359038740000000371494



Service For:
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Account #: 211035903874
Statement Date: September 12, 2025
Charges Due: October 03, 2025

Meter Read

Service Period: Sep 04, 2025 - Sep 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000691152	09/08/2025	0	0		0 kWh	1	5 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	5 days @ \$0.63000
	Florida Gross Receipt Tax	\$3.15
	Electric Service Cost	\$0.08
	State Tax	\$3.23
	Total Electric Cost, Local Fees and Taxes	\$0.26
		\$3.49

	Other Fees and Charges	
	Electric Security Deposit	\$200.00
	Elec Connection Chrg Initial	\$168.00
	Total Other Fees and Charges	\$368.00

Total Current Month's Charges

\$371.49

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.



EISENHOWER PROPERTY GROUP LLC
36312 COLSTON AVE
ZEPHYRHILLS, FL 33541

Statement Date: September 12, 2025

Amount Due: \$292.33

Due Date: October 03, 2025

Account #: 211035884934

TWO RIVERS WEST

Account Summary

Current Service Period: September 04, 2025 - September 08, 2025

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

Current Month's Charges	\$292.33
-------------------------	----------

Amount Due by October 03, 2025 \$292.33

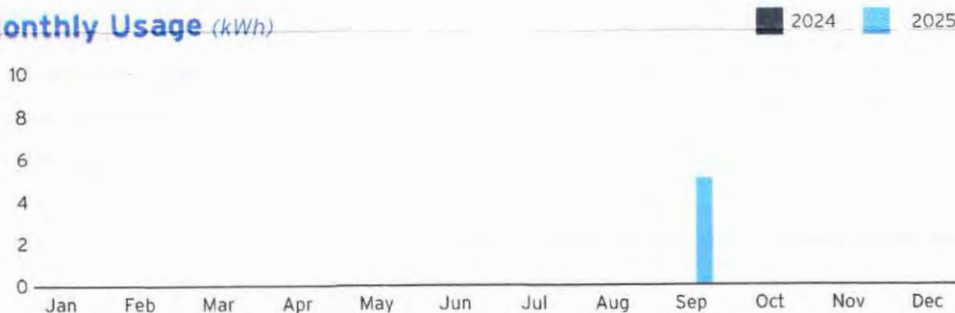
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

\$172.33 do not pay 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

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips



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

Account #: 211035884934

Due Date: October 03, 2025

Amount Due: \$292.33

Payment Amount: \$ _____

694593000873



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.

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

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

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

6945930008732110358849340000000292331



Service For:
36312 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 211035884934
Statement Date: September 12, 2025
Charges Due: October 03, 2025

Meter Read

Service Period: Sep 04, 2025 - Sep 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000202991	09/08/2025	5	0		5 kWh	1	5 Days

Charge Details

Avg kWh Used Per Day



Important Messages

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



Electric Charges

Daily Basic Service Charge	5 days @ \$0.63000	\$3.15
Energy Charge	5 kWh @ \$0.08641/kWh	\$0.43
Fuel Charge	5 kWh @ \$0.03391/kWh	\$0.17
Storm Protection Charge	5 kWh @ \$0.00577/kWh	\$0.03
Clean Energy Transition Mechanism	5 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	5 kWh @ \$0.02121/kWh	\$0.11
Florida Gross Receipt Tax		\$0.10
Electric Service Cost		\$4.01
State Tax		\$0.32
Total Electric Cost, Local Fees and Taxes		\$4.33



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

\$292.33

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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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Board		<u>Two Rivers West</u>	
Meeting Date:		<u>September 16, 2025</u>	
Name		In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Thomas Spence	X	\$200
3	Nick Dister		x
4	Ryan Motko	X	\$200
5	Angie Grunwald	X	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/16/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Board	<u>Two Rivers West</u>
Meeting Date:	<u>September 16, 2025</u>

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

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

Approved for payment:

<u>Jayna Cooper</u>	<u>09/16/2025</u>
District Manager Signature	Date

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



INVOICE

Customer	Two Rivers West CDD
Acct #	1280
Date	09/08/2025
Customer Service	Christina Wood
Page	1 of 1

Two Rivers West CDD
c/o Meritus
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 6,232.00
Payment Amount	
Payment for:	Invoice#29075
100125960	

Thank You

Please detach and return with payment



Customer: Two Rivers West CDD

Invoice	Effective	Transaction	Description	Amount
29075	10/01/2025	Renew policy	Policy #100125960 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/8/2025	6,232.00

Please Remit Payment To:
Egis Insurance and Risk Advisors
P.O. Box 748555

Total
\$ 6,232.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
TO PAY VIA ACH: Accretive Global Insurance Services LLC
Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/08/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

157218

CUSTOMER ID

C2411

PO#

INVOICE

DATE

8/28/2025

NET TERMS

Due On Receipt

DUE DATE

8/28/2025

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
Mail notices sent on 7-25-25 \$15.30	1	Ea	15.30		15.30
Eric Davidson- 6-11-25 DNH*GODADDY#37 : email renewals: \$479.40, Jana Cooper-5-29-25 THE UPS STORE: \$26.00	1	Ea	505.40		505.40
Postage	15	Ea	0.73		10.90
Subtotal					531.60

Subtotal

\$531.60

Tax

\$0.00

Total Due

\$531.60

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Board	<u>Two Rivers West</u>
Meeting Date:	<u>September 16, 2025</u>

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

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

Approved for payment:

<u>Jayna Cooper</u>	<u>09/16/2025</u>
District Manager Signature	Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Board	<u>Two Rivers West</u>
Meeting Date:	<u>September 16, 2025</u>

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

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

Approved for payment:

<u>Jayna Cooper</u>	<u>09/16/2025</u>
District Manager Signature	Date

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

Down to Earth

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



Invoice: #153158

August 2025

Customer

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

Property / Project Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Wesley Chapel, FL 33544

Project/Job

Mainline Break Repair Entrance Island
Estimate # 126873

Invoice Date

8/29/2025

Date Due

9/13/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#126873 - Mainline Break Repair Entrance Island				\$560.31

Track and repair 3" mainline break in center island at entrance along main blvd.

Estimates require a 50% deposit to order and schedule any approved work.

LCE005: Irrigation Installation				\$560.31
3" SCH40 PVC (Material)	Foot	3.00	\$9.00	\$27.00
Drip Tube Fittings (Material)	Each	1.00	\$0.74	\$0.74
Irrigation Labor (Hide) (Labor)				\$510.00
Lateral Line Fitting 3" (Material)	Each	3.00	\$7.52	\$22.57

Billing Questions

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](https://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	\$560.31
Sales Tax	\$0.00
Total	\$560.31
Credits/Payments	(\$0.00)
Balance Due	\$560.31

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



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



Two Rivers West

DISTRICT CHECK REQUEST

Today's Date	<u>9/19/2025</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

Date: 9/19/2025
 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	501046389	9/8/2025	\$ 268.69

2023

2024

Total Deposit from Closings:		\$ 268.69
-------------------------------------	--	------------------

Chk Date	Unit	Lot #	2022 Address	FY 25 O&M Assessment
9/8/2025	SF 60'	2/1	2595 Wise River Lane, Zephyrhills	\$ 268.69
		/		
		/		
		/		
			2023	
			2024	
		/		
		/		
		/		
				\$ 268.69

Two Rivers West

FOIa
30-28-21-0120-00100-0020

[illegible]

ENTER FOLIO NUMBER
MAKE PDF DO NOT SAVE!!!

S2022	\$ 1,049.48	1
S2023	\$ -	0
S2024	\$ -	0

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



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

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 (PROJECT)	SERIES 2023	SERIES 2024	SERIES 2022 (PROJECT) CAPITAL	SERIES 2023 (PROJECT) CAPITAL	SERIES 2024 CAPITAL	GENERAL FIXED ASSETS	GENERAL LONG-TERM	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	PROJECTS FUND	PROJECTS FUND	PROJECTS FUND	FUND	DEBT FUND	
ASSETS										
Cash - Operating Account	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5
Cash In Bank	31,874	-	-	-	-	-	-	-	-	31,874
Accounts Receivable	20,518	-	-	-	-	-	-	-	-	20,518
Due From Developer	34,289	-	-	-	-	-	-	-	-	34,289
Due From Other Funds	946	1,328	-	-	-	-	1,169	-	-	3,443
Investments:										
Acq. & Const. (Offsite Project)	-	-	-	-	2,063	-	-	-	-	2,063
Acquisition & Construction Account	-	-	-	-	1,763	1,184	29,337	-	-	32,284
Interest Account	-	-	-	-	671,980	-	-	-	-	671,980
Reserve Fund	-	719,844	415,488	1,282,791	-	-	-	-	-	2,418,123
Revenue Fund	-	419,386	376,779	186,336	-	-	-	-	-	982,501
Prepaid Insurance	6,232	-	-	-	-	-	-	-	-	6,232
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	\$ 110,923	\$ 1,140,558	\$ 792,267	\$ 1,469,127	\$ 675,806	\$ 1,184	\$ 30,506	\$ 40,218,733	\$ 30,800,000	\$ 75,239,104

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 (PROJECT)	SERIES 2023	SERIES 2024	SERIES 2022 (PROJECT) CAPITAL	SERIES 2023 (PROJECT) CAPITAL	SERIES 2024 CAPITAL	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	PROJECTS FUND	PROJECTS FUND	PROJECTS FUND	FUND		
LIABILITIES										
Accounts Payable	\$ 406,211	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 406,211
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	-	-	650	2,793	-	-	-	-	-	3,443
Loans Payable - Valley LOC	-	-	-	-	-	-	-	-	300,000	300,000
TOTAL LIABILITIES	411,411	-	650	2,793	-	-	-	-	48,830,000	49,244,854
FUND BALANCES										
Nonspendable:										
Prepaid Insurance	6,232	-	-	-	-	-	-	-	-	6,232
Restricted for:										
Debt Service	-	1,140,558	791,617	1,466,334	-	-	-	-	-	3,398,509
Capital Projects	-	-	-	-	675,806	1,184	30,506	-	-	707,496
Unassigned:	(306,720)	-	-	-	-	-	-	40,218,733	(18,030,000)	21,882,013
TOTAL FUND BALANCES	(300,488)	1,140,558	791,617	1,466,334	675,806	1,184	30,506	40,218,733	(18,030,000)	25,994,250
TOTAL LIABILITIES & FUND BALANCES	\$ 110,923	\$ 1,140,558	\$ 792,267	\$ 1,469,127	\$ 675,806	\$ 1,184	\$ 30,506	\$ 40,218,733	\$ 30,800,000	\$ 75,239,104

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 157	\$ 157	0.00%
Misc. Service Revenue	-	150	150	0.00%
Special Assmnts- CDD Collected	520,845	356,648	(164,197)	68.47%
Developer Contribution	-	171,804	171,804	0.00%
TOTAL REVENUES	520,845	528,759	7,914	101.52%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	10,000	2,000	83.33%
ProfServ - Dissemination Agent/Reporting	19,500	13,142	6,358	67.39%
ProfServ - Technology Data Storage	600	150	450	25.00%
ProfServ - Recording Secretary	2,400	700	1,700	29.17%
ProfServ-Tax Collector	1,200	414	786	34.50%
Trustees Fees	6,500	12,768	(6,268)	196.43%
District Counsel	9,500	63,956	(54,456)	673.22%
District Engineer	9,500	30,964	(21,464)	325.94%
ProfServ - Administration	4,500	4,172	328	92.71%
ProfServ - District Management	25,000	24,576	424	98.30%
ProfServ - Accounting Services	9,000	14,925	(5,925)	165.83%
Auditing Services	6,000	8,000	(2,000)	133.33%
Website ADA Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	500	76	424	15.20%
ProfServ - Rental and Leases	600	593	7	98.83%
Public Officials Insurance	2,574	2,574	-	100.00%
Legal Advertising	3,500	7,962	(4,462)	227.49%
Bank Fees	200	719	(519)	359.50%
ProfServ - Financial/Revenue Collections	1,200	1,583	(383)	131.92%
Meeting Expense	1,000	87	913	8.70%
ProfServ - Website Admin Services	1,200	400	800	33.33%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses & Fees	175	325	(150)	185.71%
Total Administration	118,599	199,586	(80,987)	168.29%
<u>Electric Utility Services</u>				
Utility - Electric	-	229,704	(229,704)	0.00%
Total Electric Utility Services	-	229,704	(229,704)	0.00%
<u>Utility Services</u>				
Utility - Water	-	20,463	(20,463)	0.00%
Total Utility Services	-	20,463	(20,463)	0.00%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,100	-	6,100	0.00%
Aquatics - Contract	38,000	73,035	(35,035)	192.20%
General Liability	3,146	2,834	312	90.08%
R&M-Other Landscape	25,000	13,569	11,431	54.28%
Landscape Maintenance - Contract	300,000	483,612	(183,612)	161.20%
Landscape- Storm Clean Up	-	88,300	(88,300)	0.00%
Total Other Physical Environment	372,246	661,350	(289,104)	177.66%
<u>Contingency</u>				
Misc-Contingency	30,000	8,806	21,194	29.35%
Loan Interest Expense	-	5,763	(5,763)	0.00%
Total Contingency	30,000	14,569	15,431	48.56%
TOTAL EXPENDITURES	520,845	1,125,672	(604,827)	216.12%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(596,913)	(596,913)	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	\$ -	\$ (296,913)	\$ (296,913)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(3,575)		
FUND BALANCE, ENDING		\$ (300,488)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 66,366	\$ 66,366	0.00%
Special Assmnts- CDD Collected	1,439,013	1,280,631	(158,382)	88.99%
TOTAL REVENUES	1,439,013	1,346,997	(92,016)	93.61%
<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	-	(99,103)	(99,103)	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	\$ -	\$ (815,901)	\$ (815,901)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,956,459		
FUND BALANCE, ENDING		\$ 1,140,558		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 42,552	\$ 42,552	0.00%
Special Assmnts- CDD Collected	829,481	567,713	(261,768)	68.44%
TOTAL REVENUES	829,481	610,265	(219,216)	73.57%
<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)	(141,266)	(141,265)	14126600.00%
<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)	\$ (556,409)	\$ (556,406)	55640900.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,348,026		
FUND BALANCE, ENDING		\$ 791,617		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 61,876	\$ 61,876	0.00%
Special Assmnts- CDD Collected	-	965,911	965,911	0.00%
TOTAL REVENUES	-	1,027,787	1,027,787	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	-	(200,588)	(200,588)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,666,922		
FUND BALANCE, ENDING		\$ 1,466,334		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 28,821	\$ 28,821	0.00%
TOTAL REVENUES	-	28,821	28,821	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	-	(691,023)	(691,023)	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	\$ -	\$ 28,821	\$ 28,821	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		646,985		
FUND BALANCE, ENDING		\$ 675,806		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,309	\$ 2,309	0.00%
TOTAL REVENUES	-	2,309	2,309	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	-	(475,621)	(475,621)	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	\$ -	\$ (60,478)	\$ (60,478)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		61,662		
FUND BALANCE, ENDING		\$ 1,184		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 147,723	\$ 147,723	0.00%
TOTAL REVENUES	-	147,723	147,723	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	-	(5,555,491)	(5,555,491)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,585,997		
FUND BALANCE, ENDING		\$ 30,506		

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906

Statement No. 09-25

Statement Date 09/30/2025

G/L Account No. 101002 Balance	31,873.88	Statement Balance	34,963.52
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	31,873.88	Subtotal	34,963.52
Negative Adjustments	0.00	Outstanding Checks	-3,089.64
Ending G/L Balance	31,873.88	Ending Balance	31,873.88

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/08/2025	Payment	JE000913	Cash In Bank	PGP Title of Florida - Ck	268.69	268.69	0.00
09/16/2025	Payment	JE000914	Special Assmnts-CDD Collected	Sunset Park Title Ck #052677 - Blocks 12, 13, 15	91.77	91.77	0.00
09/23/2025	Payment	JE000915	Special Assmnts-CDD Collected	Sunset Park Title - Ck #053014 (09/19/25) - 3697	268.37	268.37	0.00
09/22/2025	Payment	JE000916	Special Assmnts-CDD Collected	Fidelity National Title - Ck #501046389 (09/09/25) - 2	2,218.17	2,218.17	0.00
09/24/2025		JE000919		Transfer Remaining Funds	3,989.86	3,989.86	0.00
09/30/2025		JE000932	Interest - Investments	Interest Income	150.45	150.45	0.00
Total Deposits					6,987.31	6,987.31	0.00
Checks							
							0.00
08/14/2025	Payment	1079	TWO RIVERS WEST CDD	Check for Vendor V00009	-6,044.26	-6,044.26	0.00
08/20/2025	Payment	1086	TWO RIVERS WEST CDD	Check for Vendor V00009	-1,948.49	-1,948.49	0.00
09/02/2025	Payment	1090	PASCO COUNTY UTILITIES	Check for Vendor V00031	-2,820.04	-2,820.04	0.00
09/02/2025	Payment	1091	TAMPA ELECTRIC	Check for Vendor V00047	-2,837.66	-2,837.66	0.00
09/02/2025	Payment	1092	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
09/11/2025	Payment	1093	TAMPA ELECTRIC	Check for Vendor V00047	-22,527.89	-22,527.89	0.00
09/17/2025	Payment	1094	ANGIE GRUNWALD	Check for Vendor V00048	-200.00	-200.00	0.00
09/17/2025	Payment	1095	CARLOS DE LA OSSA	Check for Vendor V00021	-200.00	-200.00	0.00
09/17/2025	Payment	1096	EGIS INSURANCE ADVISORS	Check for Vendor V00019	-6,232.00	-6,232.00	0.00
09/17/2025	Payment	1097	PASCO COUNTY UTILITIES	Check for Vendor V00031	-88.94	-88.94	0.00
09/17/2025	Payment	1099	TAMPA ELECTRIC	Check for Vendor V00047	-226.67	-226.67	0.00
09/17/2025	Payment	1100	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
Total Checks					-43,525.95	-43,525.95	0.00

Bank Account Statement

Two Rivers West CDD

Bank Account No.	8906		
Statement No.	09-25	Statement Date	09/30/2025

Adjustments

Total Adjustments

Outstanding Checks

08/20/2025	Payment	1082	NICHOLAS J. DISTER	Check for Vendor V00010	-400.00
08/20/2025	Payment	1083	RYAN MOTKO	Check for Vendor V00016	-400.00
09/17/2025	Payment	1098	RYAN MOTKO	Check for Vendor V00016	-200.00
09/22/2025	Payment	1101	TWO RIVERS WEST CDD	Check for Vendor V00009	-1,949.48
09/29/2025	Payment	1102	PASCO COUNTY UTILITIES	Check for Vendor V00031	-140.16
Total Outstanding Checks					-3,089.64

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Two Rivers West CDD

Bank Account No. 5637

Statement No. 09-25

Statement Date 09/30/2025

G/L Account No. 101001 Balance	5.23	Statement Balance	5.23
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	5.23	Subtotal	5.23
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	5.23	Ending Balance	5.23

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
07/10/2025	Payment	BD00045	Rental Income	Deposit No. BD00045	150.00	150.00	0.00
09/30/2025		JE000931	Interest - Investments	Interest Income	5.23	5.23	0.00
Total Deposits					155.23	155.23	0.00
Checks							
09/22/2025		JE000917	Bank Fees	Account Analysis Fee	-187.83	-187.83	0.00
09/01/2025		JE000918	Rental Income	Reverse Rental Income	-150.00	-150.00	0.00
09/24/2025		JE000919		Transfer Remaining Funds	-3,989.86	-3,989.86	0.00
Total Checks					-4,327.69	-4,327.69	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22916534	WATER 07/25/25-08/05/25	WATER	543018-53150	\$662.26
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22916523	WATER 07/07/25-08/05/25	WATER	543018-53150	\$220.32
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22915919	WATER 07/07/25-08/05/25	WATER	543018-53150	\$435.78
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22915852	WATER 07/07/25-08/05/25	WATER	543018-53150	\$684.45
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22917635	SERVICE 07/07/25 - 08/05/25	Utility - Water	543018-53150	\$101.48
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22917212	WATER 07/07/25-08/05/25	WATER	543018-53150	\$55.89
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22916529	WATER 07/07/25-08/05/25	WATER	543018-53150	\$43.74
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22916527	WATER 07/07/25-08/05/25	WATER	543018-53150	\$44.55
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22916526	WATER 07/07/25-08/05/25	WATER	543018-53150	\$86.67
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22916525	WATER 07/07/25-08/05/25	WATER	543018-53150	\$89.10
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22915853	WATER 07/07/25-08/05/25	WATER	543018-53150	\$83.43
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22917818	WATER 08/01/25-08/05/25	WATER	543018-53150	\$213.00
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22917374	SERVICE 07/07/25 - 08/05/25	Utility - Water	543018-53150	\$12.70
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22917631	WATER 07/07/25-08/05/25	WATER	543018-53150	\$9.72
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22917211	WATER 07/07/25-08/05/25	WATER	543018-53150	\$1.62
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22916528	WATER 07/07/25-08/05/25	WATER	543018-53150	\$31.59
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22916521	WATER 07/07/25-08/05/25	WATER	543018-53150	\$19.44
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22916186	WATER 07/07/25-08/05/25	WATER	543018-53150	\$7.29
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22915920	WATER 07/07/25-08/05/25	WATER	543018-53150	\$16.20
001	1090	09/02/25	V00031	PASCO COUNTY UTILITIES	22915918	WATER 07/07/25-08/05/25	WATER	543018-53150	\$0.81
001	1091	09/02/25	V00047	TAMPA ELECTRIC	081925-221009530827	ELECTRIC 07/16/25-08/13/25	ELECTRIC	543041-53150	\$2,837.66
001	1092	09/02/25	V00013	THOMAS R. SPENCE	TS-071525	BOARD 7/15/25	Supervisor Fees	511100-51301	\$200.00
001	1093	09/11/25	V00047	TAMPA ELECTRIC	082525-221009418668	ELECTRIC 07/22/25-08/19/25	ELECTRIC	543041-53150	\$22,315.91
001	1093	09/11/25	V00047	TAMPA ELECTRIC	082525-211034906845	ELECTRIC 07/10/25-07/18/25	ELECTRIC	543041-53150	\$211.98
001	1094	09/17/25	V00048	ANGIE GRUNWALD	AG-091625	BOARD 9/16/25	Supervisor Fees	511100-51301	\$200.00
001	1095	09/17/25	V00021	CARLOS DE LA OSSA	CO-091625	BOARD 9/16/25	Supervisor Fees	511100-51301	\$200.00
001	1096	09/17/25	V00019	EGIS INSURANCE ADVISORS	29075	INSURANCE -POLICY 100125960 10/1/25-10/01/26	INSURANCE	155100-51301	\$6,232.00
001	1097	09/17/25	V00031	PASCO COUNTY UTILITIES	22947177	WATER 07/25/25-08/05/25	WATER	543018-53150	\$3.89
001	1097	09/17/25	V00031	PASCO COUNTY UTILITIES	22916184	WATER 01/31/25-08/05/25	WATER	543018-53600	\$85.05
001	1098	09/17/25	V00016	RYAN MOTKO	RM-091625	BOARD 9/16/25	Supervisor Fees	511100-51301	\$200.00
001	1099	09/17/25	V00047	TAMPA ELECTRIC	091025-6468	ELECTRIC 08/01/25-09/04/25	ELECTRIC	543041-53150	\$226.67
001	1100	09/17/25	V00013	THOMAS R. SPENCE	TS-091625	BOARD 9/16/25	Supervisor Fees	511100-51301	\$200.00
001	1102	09/29/25	V00031	PASCO COUNTY UTILITIES	23029925	WATER 07/30/25-08/29/25	Utility - Water	543018-53150	\$61.68
001	1102	09/29/25	V00031	PASCO COUNTY UTILITIES	23029953	WATER 07/30/25-08/29/25	Utility - Water	543018-53150	\$78.48
Fund Total									\$35,873.36
SERIES 2022 (PROJECT) DEBT SERVICE FUND - 201									
201	1101	09/22/25	V00009	TWO RIVERS WEST CDD	09192025 - 01	SERIES 2022 FY25 OFF ROLL DS	Cash in Transit	103200	\$1,949.48
Fund Total									\$1,949.48
Total Checks Paid									\$37,822.84

Addendum No. 4 to the Aquatic Services Agreement

This Addendum No. 4 to the Aquatic Services Agreement (this “**Addendum No. 4**”) is made and entered into as of September 5, 2025, by and between the **Two Rivers West Community Development District** (the “**District**”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Aquatic Services Agreement dated July 12, 2024, and subsequently entered into Addendum No. 1 to the Aquatic Services Agreement dated November 15, 2024, and Addendum No. 2 to the Aquatic Services Agreement dated January 1, 2025, and Addendum No. 3 to the Aquatic Services Agreement dated April 22, 2025 (collectively, the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional ponds to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum No. 4. The District and the Contractor each has the authority to execute Addendum No. 4 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of Addendum No. 4 so that this Addendum No. 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.
2. **Addition to Scope of Services**. Contractor agrees to provide service to additional areas, specifically 11 Waterways C1B (26 acres), relevant portions of the proposal are attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for such services unless otherwise identified in **Exhibit A**.
3. **Additional Compensation for Additional Services**. Contractor shall perform the additional services for a total additional amount of One Thousand Two Hundred Seventy-One Dollars and Zero Cents (**\$1,271.00**) per month and the total additional annual amount of Fifteen Thousand Two Hundred Fifty-Two Dollars and Zero Cents (**\$15,252.00**).
4. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

5. **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 No. 4 effective as of the date written above.

Sitex Aquatics, LLC

Signed by:

4BAA7BFF2998456...

Name: Joseph T. Craig
Title: President

Two Rivers West

Community Development District


CC0CB251E795481

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

List of Exhibits:

Exhibit A: Contractor's Proposal and Map

STATE OF FLORIDA
COUNTY OF _____

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

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

Before me the undersigned authority personally appeared _____, who
being duly sworn, deposes and says (the "Affiant"):

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

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

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

Signature of Affiant

Sworn before me on _____, 2025

Notary Public Signature

Notary Stamp



PO Box 917
Parrish, FL 34219

813.564.2322
www.sitexaquatics.com

Aquatic Management Proposal

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

11 Waterways C1B (26 acres) at the Two Rivers West community located in Zephyrhills, FL (SEE ATTACHED MAP, PONDS # 1-11 in YELLOW)

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

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

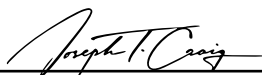
Service shall consist of Fifty-Two (52) site visits with treatments as needed.

Initial Term is 09/01/25 thru 08/30/26

Total Monthly Service Amount: \$1,271.00
Total Annual Maintenance Cost: \$15,252.00

Accepted By

Date


President, Sitex Aquatics LLC.

08/23/2025

Date



Addendum #6 to the Landscape Maintenance Services Agreement

This Addendum #6 to the Landscape Maintenance Services Agreement dated March 17, 2025, (this “**Addendum #6**”) is made and entered into as of September 29, 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**, an 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, the Addendum #4 to the Landscape Maintenance Services Agreement dated July 21, 2025, and the Addendum #5 to the Landscape Maintenance Services Agreement dated July 31, 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 proposals for such additional services, relevant portions of which include maintenance maps of the additional areas are attached and incorporated into this Addendum #6. The District and the Contractor each has the authority to execute Addendum #6 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #6 so that this Addendum #6 constitutes a legal and binding obligation of each party hereto.

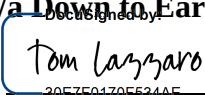
NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

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 #6.
2. **Addition to Scope of Services.** Contractor agrees to provide services according to the schedule for the additional common areas as described and depicted in the Contractor’s proposals, relevant portions attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services.** Contractor shall perform the additional services for a total additional amount of Five Thousand, Nine Hundred Seventy Dollars and Ninety Cents (\$5,970.90) per month.
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 #6 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

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

List of Exhibits:
Exhibit A: Contractor’s Proposal



Landscape Maintenance

Attn: **Two Rivers West C1B Ponds**
35985 Big Hawk Dr
Zephyrhills, FL 33541

Submitted By: **SSS Down to Earth Opco LLC (DTE)**

Two Rivers West C1B Ponds

Landscape Maintenance Summary

Lawncare Maintenance		\$ 16,379.82	Annually
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Grand Total Annually	\$ 16,379.82
Grand Total Monthly	\$ 1,364.98

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 – C1B Ponds

Blue + green already in contract



Landscape Maintenance

Attn: Two Rivers Villas (Entrance)
1986 Webbstone Wy,
Zephyrhills, FL 33541

Submitted By: SSS Down to Earth Opco LLC (DTE)

Two Rivers Villas (Entrance)

Landscape Maintenance Summary

Lawncare Maintenance		\$ 44,099.93	Annually
Irrigation Inspection		\$ 2,163.20	Annually
Fertilization/Pest Control		\$ 9,007.88	Annually

Grand Total Annually	\$ 55,271.01
Grand Total Monthly	\$ 4,605.92

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.



Two Rivers Villas – Entrance Addition

Blue and Green already included

AN ORDINANCE AMENDING PASCO COUNTY ORDINANCE NO. 21-41 CONTRACTING AND EXPANDING THE BOUNDARIES OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR MISCELLANEOUS PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers West Community Development District, through its Board of Supervisors, (the "Petitioner") has petitioned the Pasco County Board of County Commissioners (the "County") to amend Ordinance No. 21-41, adopted on January 29, 2025, to contract and expand the boundaries of the Two Rivers West Community Development District (the "District") pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the County, in determining whether to amend the boundaries of the District, has considered and finds that all statements contained in the Petition to Contract/Expand the Boundaries of the Two Rivers West Community Development District (the "Petition") are true and correct; and

WHEREAS, the County has considered and finds that the amendment of the boundaries of the District is not inconsistent with any applicable element or portion of the Pasco County Comprehensive Plan; and

WHEREAS, the County, on October 7, 2025, held an adoption public hearing on the Petition with duly provided public notice prior to the adoption of this Ordinance expanding the boundaries of the District.

NOW, THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Pasco County, Florida, as follows:

SECTION 1. AUTHORITY

This Ordinance is enacted pursuant to Chapters 125 and 190, Florida Statutes, and under the home rule powers of the County.

SECTION 2. LEGISLATIVE FINDINGS OF FACT

The foregoing Whereas clauses, incorporated herein, are true and correct.

SECTION 3. AUTHORITY AND POWER OF THE DISTRICT

a. There is hereby amended the boundaries of the District, as depicted in Exhibit E of the Petition, which shall operate in accordance with those requirements as set forth in Florida Statutes, Chapters 189 and 190, the Uniform Community Development District Act of 1980, as amended.

b. The amendment to the boundaries of the District shall not affect any requirements, provisions, conditions, powers, or terms of Ordinance No. 21-41. Master Planned Unit Development (MPUD) conditions of approval of the Two Rivers MPUD, as may be amended, pertaining to land within the District shall remain in effect. Should the District construct any improvements or perform any dedications required by the MPUD's Conditions of Approval, all applicable impact fee credits for same shall go to the District.

c. All other State and local development regulations shall apply. Planning, environmental, and land development regulations shall apply to all development and construction within the District regardless of who undertakes the activity. Further, the District shall not have the authority to adopt a comprehensive plan, building code, or land development code.

d. The current owners of the contraction parcel EPG-Two Rivers, LLC, and EPG-Two Rivers QOZP, LLC, have entered into an infrastructure cost sharing agreement with the Two Rivers West CDD for maintenance of the stormwater pond which will be located on the expansion parcel. Said agreement shall be binding on the current owners and subsequent successors.

SECTION 4. AMENDMENT OF THE DISTRICT'S BOUNDARIES

The District, as amended, shall encompass 1,640.708 acres, and exists within the boundaries of the real property described in Exhibit E of the Petition, incorporated by reference herein.

SECTION 5. SEVERABILITY

To the extent that any portion of this Ordinance is in conflict with Chapter 190, Florida Statutes, or any other Florida Statute, as amended, then the Florida Statutes shall govern, and the remainder of this Ordinance shall be construed as not having contained such section, subsection, sentence, clause, or provision and shall not be affected by such holding.

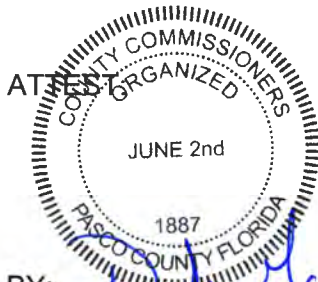
SECTION 6. EFFECTIVE DATE

This Ordinance and the Petition shall be transmitted to the Department of State by the Clerk to the Board of County Commissioners by electronic email within ten (10) days of the adoption of this Ordinance, and this Ordinance shall take effect upon confirmation by the Department of State of its receipt.

DONE AND ADOPTED by the Board of County Commissioners of Pasco County with a quorum present and voting this 7th day of October 2025.

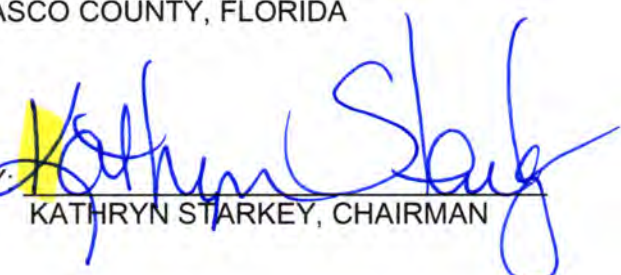
(S E A L)

APPROVED
IN SESSION
OCT 07 2025
PASCO COUNTY
BCC



BY: 
NIKKI ALVAREZ-SOWLES, ESQ.
CLERK & COMPTROLLER

BOARD OF COUNTY COMMISSIONERS OF
PASCO COUNTY, FLORIDA

BY: 
KATHRYN STARKEY, CHAIRMAN

PETITION TO CONTRACT/EXPAND

TWO RIVERS WEST

COMMUNITY DEVELOPMENT DISTRICT

SUBMITTED TO:

**THE BOARD OF COUNTY COMMISSIONERS
PASCO COUNTY, FLORIDA**



PREPARED BY:



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TAB 1
Petition

BEFORE THE PASCO COUNTY
BOARD OF COUNTY COMMISSIONERS

**PETITION TO AMEND THEN BOUNDARIES OF TWO
RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

COMES NOW, Petitioner, Two Rivers West Community Development District, hereinafter the “District,” by and through its Authorized Agent, INFRAMARK LLC, according to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, hereby petitions the Board of County Commissioners of Pasco County to amend Ordinance 21-41 to amend the boundaries of the Two Rivers West Community Development District, and would therefore state the following:

1. Petitioner – Two Rivers West Community Development District. The resolution by the Board of Supervisors consenting to this Action is attached as **Exhibit A**.
2. General Location—The District is located entirely within Pasco County, in an area between Morris Bridge Road and US 301, south of SR-56 and north of Hillsborough County Line Road in Wesley Chapel, Pasco County, Florida. **See Exhibit C**.
3. Metes and Bounds Descriptions – The District currently covers approximately 1,641.678 acres of land, and the District is petitioning to contract its boundaries by approximately **2.425 acres**, then expand the boundaries by **1.455 acres**, which will make the new District boundary contain approximately **1640.708 acres**. **See Exhibit D and Exhibit E**. Sections 190.005(1)(a)1.; 190.046(1)(a), Florida Statutes
4. Landowner Consent – According to Florida Statutes § 190.005(1)(a)2, the written consent to amend the boundaries of the District by 100% of the landowners of the real property to be included in and served by the District is attached as hereto as **Exhibit F**.
5. Current Board Members – The five people currently serving as members of the District's Board of Supervisors are identified in **Exhibit G** attached hereto. All the Supervisors are

residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.

6. Timetable and Construction Cost – The amended parcels have no Operations and Maintenance or Debt Service assessments assigned—section 190.046(1)(a), Florida Statutes.
7. Statement of Estimated Regulatory Costs – According to Florida Statutes § 190.005(1)(a)(8), the statement of estimated regulatory costs of the granting of this petition and amending the boundaries of the District, hereinafter “SERC,” is attached hereto as **Exhibit J**.
8. Future General Distribution, Location, And Extent of Public and Private Uses of Land – According to Florida Statutes § 190.005(1)(a)(7), 190.046(1)(a) the future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Pasco County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government's comprehensive plan.
9. Authorized Agent –The Authorized Agent for Petitioner is INFRAMARK LLC c/o BRIAN LAMB, as reflected in **Exhibit B** attached hereto.
10. The property within the amended boundaries of the District is amenable to operation with the original district as an independent special district for the following reasons:
 - a. The Board of Supervisors of the Two Rivers West Community Development District approved the execution and filing of the Petition to Amend the Boundaries of the District at its meeting on November 19, 2024.
 - b. According to the future land use element of the Pasco County Comprehensive Plan, the future land use designation for the land area to be amended is Planned Development (PD). The area of land remaining within the District is part of the Two Rivers MPUD. It is of sufficient size and is sufficiently compact and contiguous to be developed as a functional

and interrelated community, and all land uses and services planned within the contracted District are not inconsistent with the applicable elements or portions of the effective Pasco County Comprehensive Plan.

- c. The land to be removed from the District is contiguous to the existing District. The district will still be sufficiently sized and compact to be developed as a functional, interrelated community.
- d. After amending the boundaries, the District remains the best alternative available for delivering community services and facilities to the land within its borders. Acting through its Board of County Commissioners, the County considered the criteria and determined that the district's amending of the boundaries was appropriate. The district's amendment of the boundaries will not change the previous analysis undertaken; the district remains the best alternative available for delivering community development services and facilities to the area that will be served.
- e. After amending the boundaries, the community development services and facilities will remain compatible with the capacity and uses of existing local and regional community development services and facilities.
- f. After amending the boundaries, the area served by the District will continue to be amenable to a special, separate District government.

(Certification and Signature to follow)

WE HEREBY CERTIFY that a copy of the foregoing, along with any attachments hereto, was filed with the appropriate governing body at Pasco County and delivered to all interested parties on this 30th day of January 2025.

Respectfully submitted,



Brian K. Lamb

Agent for the Petitioner
2005 Pan Am Circle, Suite 300,
Tampa, FL 33607
Tel: (813) 873-7300 ext. 304
E-Mail: brian.lamb@inframark.com

TAB 2

Exhibit A- Resolution to Contract

RESOLUTION NO. 2025-01

A RESOLUTION AUTHORIZING THE BOUNDARY AMENDMENT OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

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

WHEREAS, the Board of Supervisors of the District ("**Board**") desires to amend the boundaries of the District and to submit a Petition to Amend the Boundaries of the Two Rivers West Community Development District ("**Petition**") for the area described in **Exhibit "A"** attached hereto.

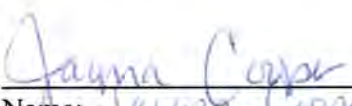
NOW THEREFORE, BE IT RESOLVED THAT:

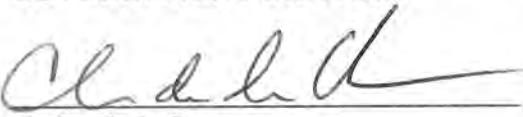
1. The Board hereby authorizes and approves of the boundary amendment of the District, and the Board hereby authorizes and directs the Chair or Vice Chair to sign and submit the Petition to Pasco County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the Petition from Pasco County, Florida.
3. This Resolution shall be effective as of November 19, 2024.

PASSED AND ADOPTED THIS 19TH DAY OF NOVEMBER, 2024.

ATTEST:

**TWO RIVERS WEST COMMUNITY
DEVELOPMENT DISTRICT**


 Name: Jayma Cooper
 Secretary/Assistant Secretary


 Carlos de la Ossa
 Chair of the Board of Supervisors

**TWO RIVERS
WEST COMMUNITY DEVELOPMENT DISTRICT**

DESCRIPTION: A parcel of land lying in Sections 28, 29, 30, 31, 32 and 33, Township 26 South, Range 21 East, and in Section 36, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 32 for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of said Section 32, S.89°50'09"W., 2651.93 feet to the South 1/4 corner of said Section 32; thence along the South boundary of the Southwest 1/4 of said Section 32, S.89°46'04"W., 2646.81 feet to the Southeast corner of the aforesaid Section 31; thence along the South boundary of the Southeast 1/4 of said Section 31, S.89°43'35"W., 2645.24 feet to the South 1/4 corner of said Section 31; thence along the South boundary of the Southwest 1/4 of said Section 31, N.89°56'39"W., 2655.08 feet to the Southeast corner of the aforesaid Section 36, Township 26 South, Range 20 East; thence along the South boundary of the Southeast 1/4 of said Section 36, S.89°55'06"W., 706.92 feet; thence N.00°04'54"W., 50.00 feet to the Southeast corner of the Tampa Electric Company Property, according to Special Warranty Deed, as recorded in Official Records Book 7987, Page 930, of the Public Records of Pasco County, Florida; thence along the Northeasterly boundary of said Tampa Electric Company Property and the Northeasterly boundary of the 65.00 feet of Additional right-of-way for Morris Bridge Road, according to Warranty Deed, as recorded in Official Records Book 8128, Page 1925, of the Public Records of Pasco County, Florida, N.38°50'59"W., 619.11 feet; thence along a line lying 85.00 feet Southeasterly of and parallel with the Centerline of the existing asphalt pavement of Morris Bridge Road, N.51°01'19"E., 120.00 feet; thence S.38°50'59"E., 105.88 feet to a point of curvature; thence Easterly, 850.35 feet along the arc of a curve to the left having a radius of 951.00 feet and a central angle of 51°13'55" (chord bearing S.64°27'57"E., 822.31 feet) to a point of tangency; thence N.89°55'06"E., 193.01 feet to a point on the East boundary of the aforesaid Section 36; thence along said East boundary of Section 36, N.00°13'08"W., 854.14 feet; thence N.52°00'00"E., 1170.26 feet; thence N.07°00'00"W., 460.00 feet; thence N.21°00'00"E., 800.00 feet; thence N.69°00'00"W., 612.44 feet; thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.20°54'21"E., 1377.19 feet; thence S.75°13'01"E., 536.54 feet; thence N.31°00'00"E., 804.00 feet; thence N.06°00'00"W., 560.00 feet; thence N.25°00'00"E., 161.44 feet; thence N.14°00'00"W., 510.06 feet to a point on a curve; thence Westerly, 94.07 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 03°30'00" (chord bearing N.79°25'08"W., 94.06 feet) to a point of tangency; thence N.81°10'08"W., 110.45 feet to a point of curvature; thence Southwesterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°02'36" (chord bearing S.53°48'34"W., 35.37 feet) to a point of cusp; thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 145.10 feet to a point on a curve; thence Northwesterly, 37.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 85°24'41" (chord bearing N.33°55'05"W., 33.91 feet) to a point of tangency; thence along a line lying 62.00 feet Easterly of and

Legal Description continues on Sheet 2

**TWO RIVERS
WEST CDD**

Prepared For: EPG-TWO RIVERS, LLC			
DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
		Digitally signed by Arthur W Merritt Date: 2024.12.16 11:13:51 -05'00'	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
No.	Date	Description	Dwn.
3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR
REVISIONS			
SHEET NO. 1 OF 13 SHEETS			
Drawn: WFS		Checked: AWM	Order No.: AMI-EPG-TR-002
Date: 5-4-21		Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg	
File Path: P:\Two Rivers\Water Plan\Description\West-East Parcel\CDD\WEST CDD\ExpandedContract-PARCELS			
SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.			

Continuation of Legal Description from Sheet 1

parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 541.98 feet; thence S.81°00'49"E., 754.78 feet; thence N.45°00'00"E., 375.00 feet; thence NORTH, 520.79 feet; thence N.80°00'00"E., 759.17 feet; thence S.50°00'00"E., 433.87 feet; thence N.80°00'00"E., 325.00 feet to the Southwest corner of Florida Department of Transportation Parcel 105B, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105B, the following six (6) courses: 1) S.56°22'11"E., 142.03 feet; 2) N.71°49'46"E., 104.07 feet; 3) N.80°34'19"E., 138.51 feet; 4) S.29°21'22"E., 141.49 feet; 5) N.84°38'06"E., 126.30 feet; 6) S.75°32'06"E., 244.31 feet to the Southeast corner of said Florida Department of Transportation Parcel 105B; thence S.18°22'31"W., 209.84 feet; thence S.75°00'00"E., 427.71 feet; thence S.40°00'00"E., 250.97 feet to a point on a curve; thence Northerly, 235.72 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 03°26'15" (chord bearing N.13°24'04"E., 235.68 feet) to a point of tangency; thence N.11°40'56"E., 356.52 feet to a point of curvature; thence Northwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing N.32°51'00"W., 35.07 feet) to a point of cusp on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 574.37 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 05°37'16" (chord bearing S.80°11'34"E., 574.14 feet) to the Northwest corner of Florida Department of Transportation Parcel 105C, according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Westerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses: 1) SOUTH, 65.28 feet; 2) S.39°54'48"E., 94.20 feet; 3) SOUTH, 230.61 feet; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses: 1) S.87°20'26"E., 525.17 feet; 2) NORTH, 109.49 feet; 3) N.89°59'30"E., 266.80 feet; thence along the Easterly boundary of said Florida Department of Transportation Parcel 105C, N.01°18'15"W., 240.96 feet to the Northeast corner of said Florida Department of Transportation Parcel 105C, being 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); thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 1194.21 feet along the arc of said curve to the left having a radius of 5854.58 feet and a central angle of 11°41'14" (chord bearing N.82°51'10"E., 1192.14 feet); thence S.42°00'00"E., 900.00 feet; thence S.88°00'00"E., 310.00 feet; thence S.76°30'00"E., 762.79 feet; thence S.44°00'00"E., 3331.08 feet; thence S.32°00'00"W., 2550.00 feet; thence S.20°00'00"E., 2095.31 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 33, Township 26 South, Range 21 East; thence along said South boundary of the Southwest 1/4 of the aforesaid Section 33, S.89°33'33"W., 885.01 feet to the **POINT OF BEGINNING**.

Containing 1641.678 acres, more or less.

Legal Description continues on Sheet 3

TWO RIVERS WEST CDD

DESCRIPTION SKETCH (Not a Survey)				AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.				Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002 Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg File Path: P:\Two Rivers\West Plan\Description\West-East Parcel\CDD\WEST CDD\ExpandContract-Parcels	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				SEC'S. 28-33, TWP. 26 S., RING. 21 E. & SEC. 36, TWP. 26 S., RING. 20 E.	

No.	Date	Description	Dwn.
3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR
REVISIONS			
SHEET NO. 2 OF 13 SHEETS			

Continuation of Legal Description from Sheet 2

TOGETHER WITH THE FOLLOWING TWO (2) PARCELS:

WEST CDD EXPANSION PARCEL 1

DESCRIPTION: That part of TRACT "B-1", according to the plat of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive, of the Public Records of Pasco County, Florida, lying in Section 29, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, also being a point on the Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following two (2) courses: 1) along the Easterly boundary of the aforesaid TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, Southerly, 70.59 feet along the arc of a curve to the right having a radius of 3929.00 feet and a central angle of 01°01'46" (chord bearing S.14°36'18"W., 70.59 feet); 2) N.40°00'00"W., 124.81 feet to a point on the Northerly boundary of the aforesaid TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A; thence along said Northerly boundary of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, S.74°26'05"E., 101.76 feet to the **POINT OF BEGINNING**.

Containing 0.083 acres, more or less.

WEST CDD EXPANSION PARCEL 2

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

COMMENCE at the aforesaid Northeast corner of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive, of the Public Records of Pasco County, Florida, also being a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, Northerly, 87.09 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 01°16'12" (chord bearing N.13°27'19"E., 87.09 feet) to the **POINT OF BEGINNING**; thence S.60°33'55"W., 20.79 feet; thence N.74°26'05"W., 101.02 feet to a point of curvature; thence Northwesterly, 15.62 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 89°31'22" (chord bearing N.29°40'23"W., 14.08 feet) to a point of tangency; thence N.15°05'18"E., 78.64 feet to a point of curvature; thence Northerly, 61.85 feet along the arc of a curve to the left having a radius of 64.67 feet and a central

Legal Description continues on Sheet 4

**TWO RIVERS
WEST CDD**

				Prepared For: EPG-TWO RIVERS, LLC		
				DESCRIPTION SKETCH (Not a Survey)		
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.		
				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		
				AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
				Drawn: WFS	Checked: AWM	Order No.: AMI-EPG-TR-002
				Date: 5-4-21	Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg	
				File Path: P:\Two Rivers\Water Plan\Description\West-East Parcel\CDD\WEST CDD\ExpandContract-PARCELS		
				SEC'S. 28-33, TWP. 26 S., RING. 21 E. & SEC. 36, TWP. 26 S., RING. 20 E.		
3	12/10/24	Add Exp. and Contract Parcels	WFS			
2	09/15/21	Revised boundary & Legal	WFS			
1	06/19/21	Revised boundary & Legal	VBR			
No.	Date	Description	Dwn.			
REVISIONS						
SHEET NO. 3 OF 13 SHEETS						

Continuation of Legal Description from Sheet 3

angle of 54°48'06" (chord bearing N.12°18'45"W., 59.52 feet); thence N.15°21'55"E., 306.09 feet to a point on a curve; thence Easterly, 126.00 feet along the arc of a curve to the left having a radius of 5874.58 feet and a central angle of 01°13'44" (chord bearing S.77°00'23"E., 126.00 feet) to a point on a curve on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following three (3) courses: 1) Southerly, 4.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 10°43'15" (chord bearing S.06°19'19"W., 4.67 feet) to a point of tangency; 2) S.11°40'56"W., 356.52 feet to a point of curvature; 3) Southerly, 78.04 feet along the arc of a curve to the right having a radius of 3929.00 feet and a central angle of 01°08'17" (chord bearing S.12°15'05"W., 78.04 feet) to the **POINT OF BEGINNING**.

Containing 1.372 acres, more or less.

LESS AND EXCEPT THE FOLLOWING PARCEL:

WEST CDD CONTRACTION PARCEL 1

DESCRIPTION: That part of the aforesaid TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, lying in Sections 29 and 30, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the aforesaid Northeast corner of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive, of the Public Records of Pasco County, Florida, also being a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, run thence along the Northerly boundary of said TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, the following ten (10) courses: 1) N.74°26'05"W., 101.76 feet to a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, also being the **POINT OF BEGINNING**; 2) continue N.74°26'05"W., 34.49 feet to a point of curvature; 3) 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; 4) S.15°33'11"W., 111.11 feet; 5) N.74°31'53"W., 394.87 feet; 6) N.57°48'24"W., 109.74 feet; 7) N.18°31'09"E., 154.32 feet; 8) N.15°46'49"E., 200.35 feet; 9) S.82°54'52"E., 24.52 feet; 10) N.27°30'09"E., 24.54 feet to a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT; thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following three (3) courses: 1) S.18°22'31"W., 209.84 feet; 2) S.75°00'00"E., 427.71 feet; 3) S.40°00'00"E., 126.16 feet to the **POINT OF BEGINNING**.

Containing 2.425 acres, more or less.

ALTOGETHER Containing 1640.708 acres, more or less.

**TWO RIVERS
WEST CDD**

				Prepared For: EPG-TWO RIVERS, LLC	
				DESCRIPTION SKETCH (Not a Survey)	
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	
				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	
				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
				AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
				Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002	
				Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg	
				File Path: P:\Two Rivers\Master Plan\Description\West-East Parcel\CDD\WEST CDD\ExpandContract-PARCELS	
				SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.	
3	12/10/24	Add Exp. and Contract Parcels	WFS		
2	09/15/21	Revised boundary & Legal	WFS		
1	06/19/21	Revised boundary & Legal	VBR		
No.	Date	Description	Dwn.		
REVISIONS					
SHEET NO. 4 OF 13 SHEETS					

TAB 3

Exhibit B – Authorization of Agent

Authorization of Agent

This letter serves as a designation of Brian K. Lamb, whose address is 2005 Pan Am Circle, Suite 300 Tampa FL, 33607 to act as agent for Two Rivers West District regarding any and all matters pertaining to the Petition to Contract and Expand the boundaries of the Two Rivers West CDD in the County of Pasco Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked.

Executed this 18th day of December, 2024.

Witnesses:

max seirs
Printed Name: max seirs

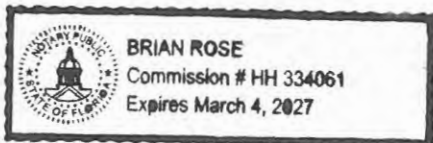
By:

Carlos de la Ossa
Carlos de la Ossa
Chairperson
Two Rivers West CDD

Stephanie Pugliese
Printed Name: Stephanie Pugliese

STATE OF FLORIDA
COUNTY OF Hillsborough

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this ____ day of _____ 2024, by Carlos de la Ossa, Chairperson Two Rivers WestCDD. He/She is personally known to me or ☐ has produced _____ as identification.



Brian Rose
NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of Notary Public)

TAB 4

Exhibit C – General Location Map

TWO RIVERS WEST CDD LOCATION MAP - 1/2025

**TWO RIVERS WEST COMMUNITY
DEVELOPMENT DISTRICT
(Contraction) Parcel**

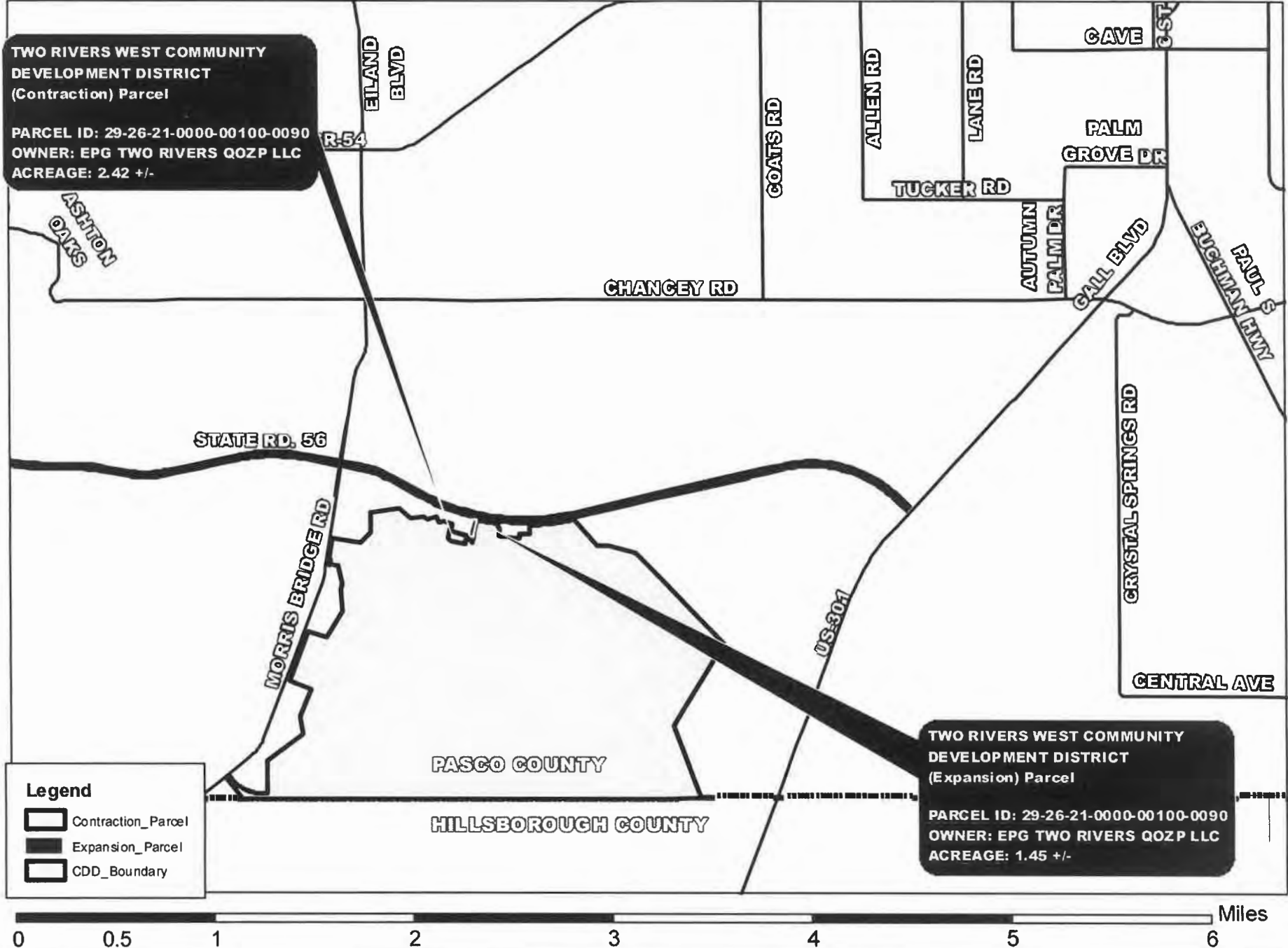
PARCEL ID: 29-26-21-0000-00100-0090
OWNER: EPG TWO RIVERS QOZP LLC
ACREAGE: 2.42 +/-

**TWO RIVERS WEST COMMUNITY
DEVELOPMENT DISTRICT
(Expansion) Parcel**

PARCEL ID: 29-26-21-0000-00100-0090
OWNER: EPG TWO RIVERS QOZP LLC
ACREAGE: 1.45 +/-

Legend

-  Contraction_Parcel
-  Expansion_Parcel
-  CDD_Boundary



TWO RIVERS WEST CDD AERIAL - 1/2025



TAB 5

Exhibit D

Legal and Sketch of Amended Parcel

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION: A parcel of land lying in Sections 28, 29, 30, 31, 32 and 33, Township 26 South, Range 21 East, and in Section 36, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 32 for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of said Section 32, S.89°50'09"W., 2651.93 feet to the South 1/4 corner of said Section 32; thence along the South boundary of the Southwest 1/4 of said Section 32, S.89°46'04"W., 2646.81 feet to the Southeast corner of the aforesaid Section 31; thence along the South boundary of the Southeast 1/4 of said Section 31, S.89°43'35"W., 2645.24 feet to the South 1/4 corner of said Section 31; thence along the South boundary of the Southwest 1/4 of said Section 31, N.89°56'39"W., 2655.08 feet to the Southeast corner of the aforesaid Section 36, Township 26 South, Range 20 East; thence along the South boundary of the Southeast 1/4 of said Section 36, S.89°55'06"W., 706.92 feet; thence N.00°04'54"W., 50.00 feet to the Southeast corner of the Tampa Electric Company Property, according to Special Warranty Deed, as recorded in Official Records Book 7987, Page 930, of the Public Records of Pasco County, Florida; thence along the Northeasterly boundary of said Tampa Electric Company Property and the Northeasterly boundary of the 65.00 feet of Additional right-of-way for Morris Bridge Road, according to Warranty Deed, as recorded in Official Records Book 8128, Page 1925, of the Public Records of Pasco County, Florida, N.38°50'59"W., 619.11 feet; thence along a line lying 85.00 feet Southeasterly of and parallel with the Centerline of the existing asphalt pavement of Morris Bridge Road, N.51°01'19"E., 120.00 feet; thence S.38°50'59"E., 105.88 feet to a point of curvature; thence Easterly, 850.35 feet along the arc of a curve to the left having a radius of 951.00 feet and a central angle of 51°13'55" (chord bearing S.64°27'57"E., 822.31 feet) to a point of tangency; thence N.89°55'06"E., 193.01 feet to a point on the East boundary of the aforesaid Section 36; thence along said East boundary of Section 36, N.00°13'08"W., 854.14 feet; thence N.52°00'00"E., 1170.26 feet; thence N.07°00'00"W., 460.00 feet; thence N.21°00'00"E., 800.00 feet; thence N.69°00'00"W., 612.44 feet; thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.20°54'21"E., 1377.19 feet; thence S.75°13'01"E., 536.54 feet; thence N.31°00'00"E., 804.00 feet; thence N.06°00'00"W., 560.00 feet; thence N.25°00'00"E., 161.44 feet; thence N.14°00'00"W., 510.06 feet to a point on a curve; thence Westerly, 94.07 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 03°30'00" (chord bearing N.79°25'08"W., 94.06 feet) to a point of tangency; thence N.81°10'08"W., 110.45 feet to a point of curvature; thence Southwesterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°02'36" (chord bearing S.53°48'34"W., 35.37 feet) to a point of cusp; thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 145.10 feet to a point on a curve; thence Northwesterly, 37.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 85°24'41" (chord bearing N.33°55'05"W., 33.91 feet) to a point of tangency; thence along a line lying 62.00 feet Easterly of and

Legal Description continues on Sheet 2

TWO RIVERS WEST CDD

Prepared For: EPG-TWO RIVERS, LLC			
DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
 Digitally signed by Arthur W Merritt Date: 2024.12.16 11:13:51 -05'00'		Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002 Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg File Path: P:\Two Rivers\Water Plan\Description\West-East Parcel\CDD\WEST CDD\ExpandedContract-Parcels	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.	
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER			

No.	Date	Description	Dwn.
3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR
REVISIONS			
SHEET NO. 1 OF 13 SHEETS			

Continuation of Legal Description from Sheet 1

parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 541.98 feet; thence S.81°00'49"E., 754.78 feet; thence N.45°00'00"E., 375.00 feet; thence NORTH, 520.79 feet; thence N.80°00'00"E., 759.17 feet; thence S.50°00'00"E., 433.87 feet; thence N.80°00'00"E., 325.00 feet to the Southwest corner of Florida Department of Transportation Parcel 105B, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105B, the following six (6) courses: 1) S.56°22'11"E., 142.03 feet; 2) N.71°49'46"E., 104.07 feet; 3) N.80°34'19"E., 138.51 feet; 4) S.29°21'22"E., 141.49 feet; 5) N.84°38'06"E., 126.30 feet; 6) S.75°32'06"E., 244.31 feet to the Southeast corner of said Florida Department of Transportation Parcel 105B; thence S.18°22'31"W., 209.84 feet; thence S.75°00'00"E., 427.71 feet; thence S.40°00'00"E., 250.97 feet to a point on a curve; thence Northerly, 235.72 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 03°26'15" (chord bearing N.13°24'04"E., 235.68 feet) to a point of tangency; thence N.11°40'56"E., 356.52 feet to a point of curvature; thence Northwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing N.32°51'00"W., 35.07 feet) to a point of cusp on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 574.37 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 05°37'16" (chord bearing S.80°11'34"E., 574.14 feet) to the Northwest corner of Florida Department of Transportation Parcel 105C, according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Westerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses: 1) SOUTH, 65.28 feet; 2) S.39°54'48"E., 94.20 feet; 3) SOUTH, 230.61 feet; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses: 1) S.87°20'26"E., 525.17 feet; 2) NORTH, 109.49 feet; 3) N.89°59'30"E., 266.80 feet; thence along the Easterly boundary of said Florida Department of Transportation Parcel 105C, N.01°18'15"W., 240.96 feet to the Northeast corner of said Florida Department of Transportation Parcel 105C, being 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); thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 1194.21 feet along the arc of said curve to the left having a radius of 5854.58 feet and a central angle of 11°41'14" (chord bearing N.82°51'10"E., 1192.14 feet); thence S.42°00'00"E., 900.00 feet; thence S.88°00'00"E., 310.00 feet; thence S.76°30'00"E., 762.79 feet; thence S.44°00'00"E., 3331.08 feet; thence S.32°00'00"W., 2550.00 feet; thence S.20°00'00"E., 2095.31 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 33, Township 26 South, Range 21 East; thence along said South boundary of the Southwest 1/4 of the aforesaid Section 33, S.89°33'33"W., 885.01 feet to the **POINT OF BEGINNING**.

Containing 1641.678 acres, more or less.

Legal Description continues on Sheet 3

TWO RIVERS WEST CDD

Prepared For: EPG-TWO RIVERS, LLC			
DESCRIPTION SKETCH (Not a Survey)		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.		Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002 Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg File Path: P:\Two Rivers\West Plan\Description\West-East Parcel\CDD\WEST CDD\ExpandContract-Parcels	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		SEC'S. 28-33, TWP. 26 S., RING. 21 E. & SEC. 36, TWP. 26 S., RING. 20 E.	

No.	Date	Description	Dwn.
3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR
REVISIONS			
SHEET NO. 2 OF 13 SHEETS			

Continuation of Legal Description from Sheet 2

TOGETHER WITH THE FOLLOWING TWO (2) PARCELS:

WEST CDD EXPANSION PARCEL 1

DESCRIPTION: That part of TRACT "B-1", according to the plat of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive, of the Public Records of Pasco County, Florida, lying in Section 29, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, also being a point on the Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following two (2) courses: 1) along the Easterly boundary of the aforesaid TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, Southerly, 70.59 feet along the arc of a curve to the right having a radius of 3929.00 feet and a central angle of 01°01'46" (chord bearing S.14°36'18"W., 70.59 feet); 2) N.40°00'00"W., 124.81 feet to a point on the Northerly boundary of the aforesaid TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A; thence along said Northerly boundary of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, S.74°26'05"E., 101.76 feet to the **POINT OF BEGINNING**.

Containing 0.083 acres, more or less.

WEST CDD EXPANSION PARCEL 2

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

COMMENCE at the aforesaid Northeast corner of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive, of the Public Records of Pasco County, Florida, also being a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, Northerly, 87.09 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 01°16'12" (chord bearing N.13°27'19"E., 87.09 feet) to the **POINT OF BEGINNING**; thence S.60°33'55"W., 20.79 feet; thence N.74°26'05"W., 101.02 feet to a point of curvature; thence Northwesterly, 15.62 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 89°31'22" (chord bearing N.29°40'23"W., 14.08 feet) to a point of tangency; thence N.15°05'18"E., 78.64 feet to a point of curvature; thence Northerly, 61.85 feet along the arc of a curve to the left having a radius of 64.67 feet and a central

Legal Description continues on Sheet 4

**TWO RIVERS
WEST CDD**

				Prepared For: EPG-TWO RIVERS, LLC	
				DESCRIPTION SKETCH (Not a Survey)	
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	
				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	
				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
				AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
				Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002	
				Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg	
				File Path: P:\Two Rivers\Water Plan\Description\West-East Parcel\CDD\WEST CDD\ExpandContract-PARCELS	
				SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.	
3	12/10/24	Add Exp. and Contract Parcels	WFS		
2	09/15/21	Revised boundary & Legal	WFS		
1	06/19/21	Revised boundary & Legal	VBR		
No.	Date	Description	Dwn.		
REVISIONS					
SHEET NO. 3 OF 13 SHEETS					

Continuation of Legal Description from Sheet 3

angle of 54°48'06" (chord bearing N.12°18'45"W., 59.52 feet); thence N.15°21'55"E., 306.09 feet to a point on a curve; thence Easterly, 126.00 feet along the arc of a curve to the left having a radius of 5874.58 feet and a central angle of 01°13'44" (chord bearing S.77°00'23"E., 126.00 feet) to a point on a curve on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following three (3) courses: 1) Southerly, 4.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 10°43'15" (chord bearing S.06°19'19"W., 4.67 feet) to a point of tangency; 2) S.11°40'56"W., 356.52 feet to a point of curvature; 3) Southerly, 78.04 feet along the arc of a curve to the right having a radius of 3929.00 feet and a central angle of 01°08'17" (chord bearing S.12°15'05"W., 78.04 feet) to the **POINT OF BEGINNING**.

Containing 1.372 acres, more or less.

LESS AND EXCEPT THE FOLLOWING PARCEL:

WEST CDD CONTRACTION PARCEL 1

DESCRIPTION: That part of the aforesaid TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, lying in Sections 29 and 30, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the aforesaid Northeast corner of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive, of the Public Records of Pasco County, Florida, also being a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, run thence along the Northerly boundary of said TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, the following ten (10) courses: 1) N.74°26'05"W., 101.76 feet to a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, also being the **POINT OF BEGINNING**; 2) continue N.74°26'05"W., 34.49 feet to a point of curvature; 3) 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; 4) S.15°33'11"W., 111.11 feet; 5) N.74°31'53"W., 394.87 feet; 6) N.57°48'24"W., 109.74 feet; 7) N.18°31'09"E., 154.32 feet; 8) N.15°46'49"E., 200.35 feet; 9) S.82°54'52"E., 24.52 feet; 10) N.27°30'09"E., 24.54 feet to a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT; thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following three (3) courses: 1) S.18°22'31"W., 209.84 feet; 2) S.75°00'00"E., 427.71 feet; 3) S.40°00'00"E., 126.16 feet to the **POINT OF BEGINNING**.

Containing 2.425 acres, more or less.

ALTOGETHER Containing 1640.708 acres, more or less.

**TWO RIVERS
WEST CDD**

				Prepared For: EPG-TWO RIVERS, LLC	
				DESCRIPTION SKETCH (Not a Survey)	
				AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
3	12/10/24	Add Exp. and Contract Parcels	WFS	SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.	
2	09/15/21	Revised boundary & Legal	WFS		
1	06/19/21	Revised boundary & Legal	VBR		
No.	Date	Description	Dwn.	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498	
REVISIONS				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
SHEET NO. 4 OF 13 SHEETS				Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002 Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg File Path: P:\Two Rivers\Master Plan\Description\West-East Parcel\CDD\WEST CDD\Expand&Contract-PARCELS SEC'S. 28-33, TWP. 26 S., RING. 21 E. & SEC. 36, TWP. 26 S., RING. 20 E.	

TAB 6

Exhibit E

Legal and Sketch of New Overall Boundaries

**TWO RIVERS
WEST COMMUNITY DEVELOPMENT DISTRICT**

DESCRIPTION: A parcel of land lying in Sections 28, 29, 30, 31, 32 and 33, Township 26 South, Range 21 East, and in Section 36, Township 26 South, Range 20 East, Pasco County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 32 for a **POINT OF BEGINNING**, run thence along the South boundary of the Southeast 1/4 of said Section 32, S.89°50'09"W., 2651.93 feet to the South 1/4 corner of said Section 32; thence along the South boundary of the Southwest 1/4 of said Section 32, S.89°46'04"W., 2646.81 feet to the Southeast corner of the aforesaid Section 31; thence along the South boundary of the Southeast 1/4 of said Section 31, S.89°43'35"W., 2645.24 feet to the South 1/4 corner of said Section 31; thence along the South boundary of the Southwest 1/4 of said Section 31, N.89°56'39"W., 2655.08 feet to the Southeast corner of the aforesaid Section 36, Township 26 South, Range 20 East; thence along the South boundary of the Southeast 1/4 of said Section 36, S.89°55'06"W., 706.92 feet; thence N.00°04'54"W., 50.00 feet to the Southeast corner of the Tampa Electric Company Property, according to Special Warranty Deed, as recorded in Official Records Book 7987, Page 930, of the Public Records of Pasco County, Florida; thence along the Northeasterly boundary of said Tampa Electric Company Property and the Northeasterly boundary of the 65.00 feet of Additional right-of-way for Morris Bridge Road, according to Warranty Deed, as recorded in Official Records Book 8128, Page 1925, of the Public Records of Pasco County, Florida, N.38°50'59"W., 619.11 feet; thence along a line lying 85.00 feet Southeasterly of and parallel with the Centerline of the existing asphalt pavement of Morris Bridge Road, N.51°01'19"E., 120.00 feet; thence S.38°50'59"E., 105.88 feet to a point of curvature; thence Easterly, 850.35 feet along the arc of a curve to the left having a radius of 951.00 feet and a central angle of 51°13'55" (chord bearing S.64°27'57"E., 822.31 feet) to a point of tangency; thence N.89°55'06"E., 193.01 feet to a point on the East boundary of the aforesaid Section 36; thence along said East boundary of Section 36, N.00°13'08"W., 854.14 feet; thence N.52°00'00"E., 1170.26 feet; thence N.07°00'00"W., 460.00 feet; thence N.21°00'00"E., 800.00 feet; thence N.69°00'00"W., 612.44 feet; thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.20°54'21"E., 1377.19 feet; thence S.75°13'01"E., 536.54 feet; thence N.31°00'00"E., 804.00 feet; thence N.06°00'00"W., 560.00 feet; thence N.25°00'00"E., 161.44 feet; thence N.14°00'00"W., 510.06 feet to a point on a curve; thence Westerly, 94.07 feet along the arc of a curve to the left having a radius of 1540.00 feet and a central angle of 03°30'00" (chord bearing N.79°25'08"W., 94.06 feet) to a point of tangency; thence N.81°10'08"W., 110.45 feet to a point of curvature; thence Southwesterly, 39.29 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°02'36" (chord bearing S.53°48'34"W., 35.37 feet) to a point of cusp; thence along a line lying 85.00 feet Easterly of and parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 145.10 feet to a point on a curve; thence Northwesterly, 37.27 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 85°24'41" (chord bearing N.33°55'05"W., 33.91 feet) to a point of tangency; thence along a line lying 62.00 feet Easterly of and

Legal Description continues on Sheet 2

**TWO RIVERS
WEST CDD**

Prepared For: EPG-TWO RIVERS, LLC																											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">No.</th> <th style="width: 10%;">Date</th> <th style="width: 60%;">Description</th> <th style="width: 20%;">Dwn.</th> </tr> <tr> <td>3</td> <td>12/10/24</td> <td>Add Exp. and Contract Parcels</td> <td>WFS</td> </tr> <tr> <td>2</td> <td>09/15/21</td> <td>Revised boundary & Legal</td> <td>WFS</td> </tr> <tr> <td>1</td> <td>06/19/21</td> <td>Revised boundary & Legal</td> <td>VBR</td> </tr> </table>		No.	Date	Description	Dwn.	3	12/10/24	Add Exp. and Contract Parcels	WFS	2	09/15/21	Revised boundary & Legal	WFS	1	06/19/21	Revised boundary & Legal	VBR	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2" style="text-align: center;"> DESCRIPTION SKETCH (Not a Survey) </td> </tr> <tr> <td style="width: 40%; text-align: center;">  </td> <td style="width: 60%;"> Digitally signed by Arthur W Merritt Date: 2024.12.16 11:13:51 -05'00' </td> </tr> <tr> <td colspan="2" style="text-align: center;"> Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 </td> </tr> <tr> <td colspan="2" style="text-align: center; font-size: small;"> NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER </td> </tr> </table>		DESCRIPTION SKETCH (Not a Survey)			Digitally signed by Arthur W Merritt Date: 2024.12.16 11:13:51 -05'00'	Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
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REVISIONS SHEET NO. 1 OF 13 SHEETS		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Drawn: WFS</td> <td>Checked: AWM</td> <td>Order No.: AMI-EPG-TR-002</td> </tr> <tr> <td>Date: 5-4-21</td> <td colspan="2">Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg</td> </tr> <tr> <td colspan="3" style="font-size: x-small;"> File Paths: P:\Two Rivers\Water Plan\Description\West-East Parcel\CDD\WEST CDD\ExpandedContract-Parcels </td> </tr> <tr> <td colspan="3" style="font-size: x-small;"> SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E. </td> </tr> </table>		Drawn: WFS	Checked: AWM	Order No.: AMI-EPG-TR-002	Date: 5-4-21	Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg		File Paths: P:\Two Rivers\Water Plan\Description\West-East Parcel\CDD\WEST CDD\ExpandedContract-Parcels			SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.														
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SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.																											

Continuation of Legal Description from Sheet 1

parallel with the aforesaid Centerline of the existing asphalt pavement of Morris Bridge Road, N.08°47'16"E., 541.98 feet; thence S.81°00'49"E., 754.78 feet; thence N.45°00'00"E., 375.00 feet; thence NORTH, 520.79 feet; thence N.80°00'00"E., 759.17 feet; thence S.50°00'00"E., 433.87 feet; thence N.80°00'00"E., 325.00 feet to the Southwest corner of Florida Department of Transportation Parcel 105B, according to County Deed, as recorded in Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105B, the following six (6) courses: 1) S.56°22'11"E., 142.03 feet; 2) N.71°49'46"E., 104.07 feet; 3) N.80°34'19"E., 138.51 feet; 4) S.29°21'22"E., 141.49 feet; 5) N.84°38'06"E., 126.30 feet; 6) S.75°32'06"E., 244.31 feet to the Southeast corner of said Florida Department of Transportation Parcel 105B; thence S.18°22'31"W., 209.84 feet; thence S.75°00'00"E., 427.71 feet; thence S.40°00'00"E., 250.97 feet to a point on a curve; thence Northerly, 235.72 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 03°26'15" (chord bearing N.13°24'04"E., 235.68 feet) to a point of tangency; thence N.11°40'56"E., 356.52 feet to a point of curvature; thence Northwesterly, 38.86 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 89°03'52" (chord bearing N.32°51'00"W., 35.07 feet) to a point of cusp on the Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 574.37 feet along the arc of a curve to the left having a radius of 5854.58 feet and a central angle of 05°37'16" (chord bearing S.80°11'34"E., 574.14 feet) to the Northwest corner of Florida Department of Transportation Parcel 105C, according to the aforesaid County Deed, as recorded in Official Records Book 9430, Page 740; thence along the Westerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses: 1) SOUTH, 65.28 feet; 2) S.39°54'48"E., 94.20 feet; 3) SOUTH, 230.61 feet; thence along the Southerly boundary of said Florida Department of Transportation Parcel 105C, the following three (3) courses: 1) S.87°20'26"E., 525.17 feet; 2) NORTH, 109.49 feet; 3) N.89°59'30"E., 266.80 feet; thence along the Easterly boundary of said Florida Department of Transportation Parcel 105C, N.01°18'15"W., 240.96 feet to the Northeast corner of said Florida Department of Transportation Parcel 105C, being 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); thence along said Southerly boundary of the right-of-way for STATE ROAD No. 56 (Florida Department of Transportation Parcel 105A), Easterly, 1194.21 feet along the arc of said curve to the left having a radius of 5854.58 feet and a central angle of 11°41'14" (chord bearing N.82°51'10"E., 1192.14 feet); thence S.42°00'00"E., 900.00 feet; thence S.88°00'00"E., 310.00 feet; thence S.76°30'00"E., 762.79 feet; thence S.44°00'00"E., 3331.08 feet; thence S.32°00'00"W., 2550.00 feet; thence S.20°00'00"E., 2095.31 feet to a point on the South boundary of the Southwest 1/4 of the aforesaid Section 33, Township 26 South, Range 21 East; thence along said South boundary of the Southwest 1/4 of the aforesaid Section 33, S.89°33'33"W., 885.01 feet to the **POINT OF BEGINNING**.

Containing 1641.678 acres, more or less.

Legal Description continues on Sheet 3

TWO RIVERS WEST CDD

DESCRIPTION SKETCH (Not a Survey)				AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.				Prepared For: EPG-TWO RIVERS, LLC	
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER				Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002 Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg File Path: P:\Two Rivers\West Plan\Description\West-East Parcel\CDD\WEST CDD\ExpandContract-PARCELS SEC'S. 28-33, TWP. 26 S., RING. 21 E. & SEC. 36, TWP. 26 S., RING. 20 E.	
REVISIONS				SHEET NO. 2 OF 13 SHEETS	

No.	Date	Description	Dwn.
3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR

Continuation of Legal Description from Sheet 2

TOGETHER WITH THE FOLLOWING TWO (2) PARCELS:

WEST CDD EXPANSION PARCEL 1

DESCRIPTION: That part of TRACT "B-1", according to the plat of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive, of the Public Records of Pasco County, Florida, lying in Section 29, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, also being a point on the Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following two (2) courses: 1) along the Easterly boundary of the aforesaid TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, Southerly, 70.59 feet along the arc of a curve to the right having a radius of 3929.00 feet and a central angle of 01°01'46" (chord bearing S.14°36'18"W., 70.59 feet); 2) N.40°00'00"W., 124.81 feet to a point on the Northerly boundary of the aforesaid TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A; thence along said Northerly boundary of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, S.74°26'05"E., 101.76 feet to the **POINT OF BEGINNING**.

Containing 0.083 acres, more or less.

WEST CDD EXPANSION PARCEL 2

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

COMMENCE at the aforesaid Northeast corner of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive, of the Public Records of Pasco County, Florida, also being a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, Northerly, 87.09 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 01°16'12" (chord bearing N.13°27'19"E., 87.09 feet) to the **POINT OF BEGINNING**; thence S.60°33'55"W., 20.79 feet; thence N.74°26'05"W., 101.02 feet to a point of curvature; thence Northwesterly, 15.62 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 89°31'22" (chord bearing N.29°40'23"W., 14.08 feet) to a point of tangency; thence N.15°05'18"E., 78.64 feet to a point of curvature; thence Northerly, 61.85 feet along the arc of a curve to the left having a radius of 64.67 feet and a central

Legal Description continues on Sheet 4

**TWO RIVERS
WEST CDD**

				Prepared For: EPG-TWO RIVERS, LLC		
				DESCRIPTION SKETCH (Not a Survey)		
				SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.		
				Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER		
				AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200		
				Drawn: WFS	Checked: AWM	Order No.: AMI-EPG-TR-002
				Date: 5-4-21	Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg	
				File Path: P:\Two Rivers\Water Plan\Description\West-East Parcel\CDD\WEST CDD\ExpandContract-PARCELS		
				SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.		
3	12/10/24	Add Exp. and Contract Parcels	WFS			
2	09/15/21	Revised boundary & Legal	WFS			
1	06/19/21	Revised boundary & Legal	VBR			
No.	Date	Description	Dwn.			
REVISIONS						
SHEET NO. 3 OF 13 SHEETS						

Continuation of Legal Description from Sheet 3

angle of 54°48'06" (chord bearing N.12°18'45"W., 59.52 feet); thence N.15°21'55"E., 306.09 feet to a point on a curve; thence Easterly, 126.00 feet along the arc of a curve to the left having a radius of 5874.58 feet and a central angle of 01°13'44" (chord bearing S.77°00'23"E., 126.00 feet) to a point on a curve on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following three (3) courses: 1) Southerly, 4.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 10°43'15" (chord bearing S.06°19'19"W., 4.67 feet) to a point of tangency; 2) S.11°40'56"W., 356.52 feet to a point of curvature; 3) Southerly, 78.04 feet along the arc of a curve to the right having a radius of 3929.00 feet and a central angle of 01°08'17" (chord bearing S.12°15'05"W., 78.04 feet) to the **POINT OF BEGINNING**.

Containing 1.372 acres, more or less.

LESS AND EXCEPT THE FOLLOWING PARCEL:

WEST CDD CONTRACTION PARCEL 1

DESCRIPTION: That part of the aforesaid TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, lying in Sections 29 and 30, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the aforesaid Northeast corner of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive, of the Public Records of Pasco County, Florida, also being a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, run thence along the Northerly boundary of said TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, the following ten (10) courses: 1) N.74°26'05"W., 101.76 feet to a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, also being the **POINT OF BEGINNING**; 2) continue N.74°26'05"W., 34.49 feet to a point of curvature; 3) 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; 4) S.15°33'11"W., 111.11 feet; 5) N.74°31'53"W., 394.87 feet; 6) N.57°48'24"W., 109.74 feet; 7) N.18°31'09"E., 154.32 feet; 8) N.15°46'49"E., 200.35 feet; 9) S.82°54'52"E., 24.52 feet; 10) N.27°30'09"E., 24.54 feet to a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT; thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following three (3) courses: 1) S.18°22'31"W., 209.84 feet; 2) S.75°00'00"E., 427.71 feet; 3) S.40°00'00"E., 126.16 feet to the **POINT OF BEGINNING**.

Containing 2.425 acres, more or less.

ALTOGETHER Containing 1640.708 acres, more or less.

**TWO RIVERS
WEST CDD**

<table border="1"> <tr> <td>3</td> <td>12/10/24</td> <td>Add Exp. and Contract Parcels</td> <td>WFS</td> </tr> <tr> <td>2</td> <td>09/15/21</td> <td>Revised boundary & Legal</td> <td>WFS</td> </tr> <tr> <td>1</td> <td>06/19/21</td> <td>Revised boundary & Legal</td> <td>VBR</td> </tr> <tr> <td>No.</td> <td>Date</td> <td>Description</td> <td>Dwn.</td> </tr> </table>				3	12/10/24	Add Exp. and Contract Parcels	WFS	2	09/15/21	Revised boundary & Legal	WFS	1	06/19/21	Revised boundary & Legal	VBR	No.	Date	Description	Dwn.	Prepared For: EPG-TWO RIVERS, LLC	
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER																					
REVISIONS																					
SHEET NO. 4 OF 13 SHEETS																					

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	951.00	51°13'55"	850.35	822.31	S.64°27'57"E.
2	1540.00	03°30'00"	94.07	94.06	N.79°25'08"W.
3	25.00	90°02'36"	39.29	35.37	S.53°48'34"W.
4	25.00	85°24'41"	37.27	33.91	N.33°55'05"W.
5	3929.00	03°26'15"	235.72	235.68	N.13°24'04"E.
6	25.00	89°03'52"	38.86	35.07	N.32°51'00"W.
7	5854.58	05°37'16"	574.37	574.14	S.80°11'34"E.
8	5854.58	11°41'14"	1194.21	1192.14	N.82°51'10"E.
9	3929.00	01°01'46"	70.59	70.59	S.14°36'18"W.
10	10.00	89°31'22"	15.62	14.08	N.29°40'23"W.
11	64.67	54°48'06"	61.85	59.52	N.12°18'45"W.
12	5874.58	01°13'44"	126.00	126.00	S.77°00'23"E.
13	25.00	10°43'15"	4.68	4.67	S.06°19'19"W.
14	3929.00	01°08'17"	78.04	78.04	S.12°15'05"W.
15	3929.00	01°16'12"	87.09	87.09	N.13°27'19"E.
16	25.00	90°00'45"	39.28	35.36	S.60°33'33"W.

BASIS OF BEARINGS

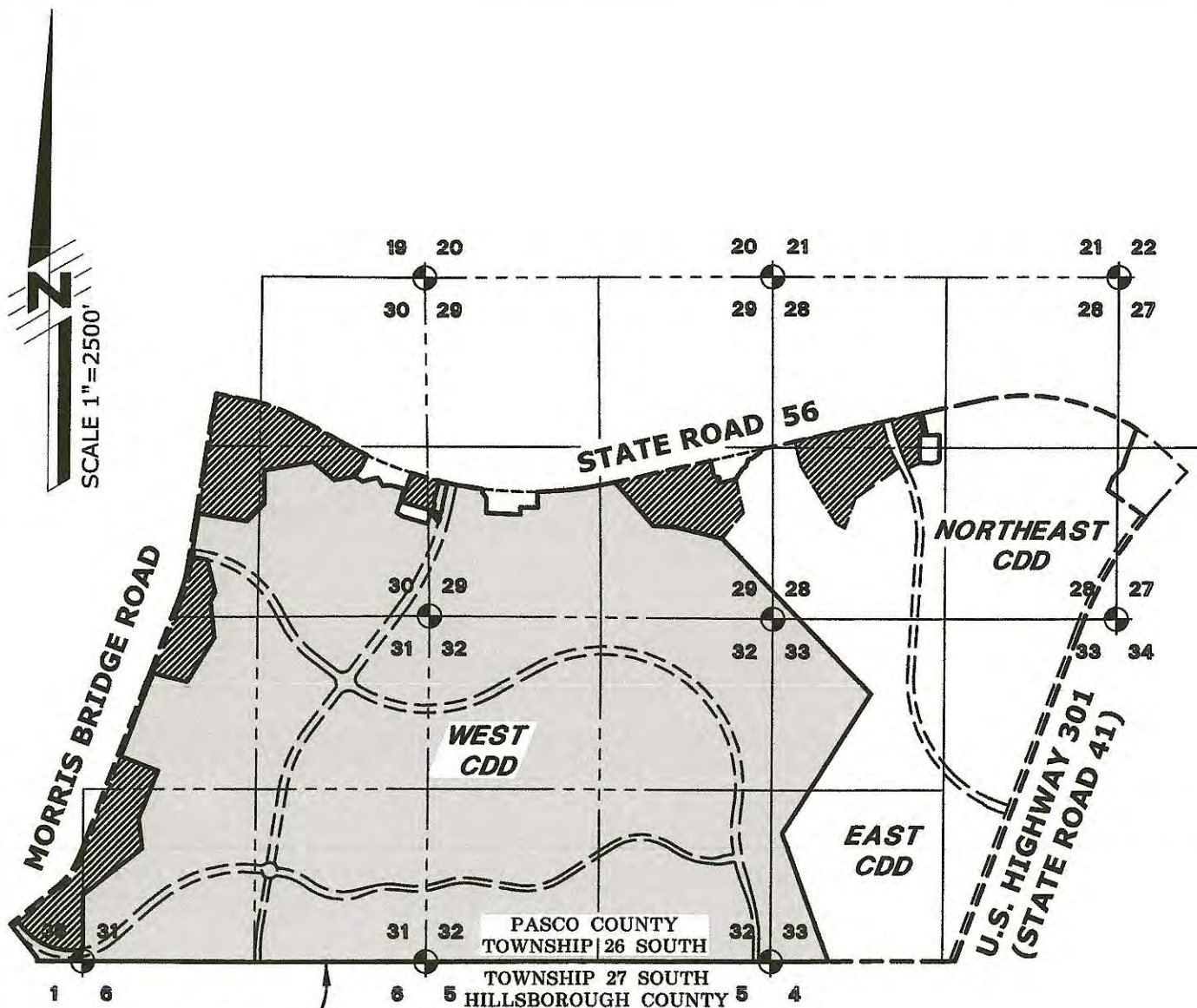
The South boundary of the Southeast 1/4 of Section 32, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of S.89°50'09"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book
5. F.D.O.T. - Florida Department of Transportation
6. CDD - Community Development District
7. T.E.C.O. - Tampa Electric Company

TWO RIVERS WEST CDD

Prepared For: EPG-TWO RIVERS, LLC			
DESCRIPTION SKETCH (Not a Survey) SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.		AMERRITT, INC. LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
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REVISIONS			
SHEET NO. 5 OF 13 SHEETS			
		Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
		Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002 Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\WEST CDD\Expand&Contract-PWCELS SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.	



LOCATION MAP

TWO RIVERS WEST CDD

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg

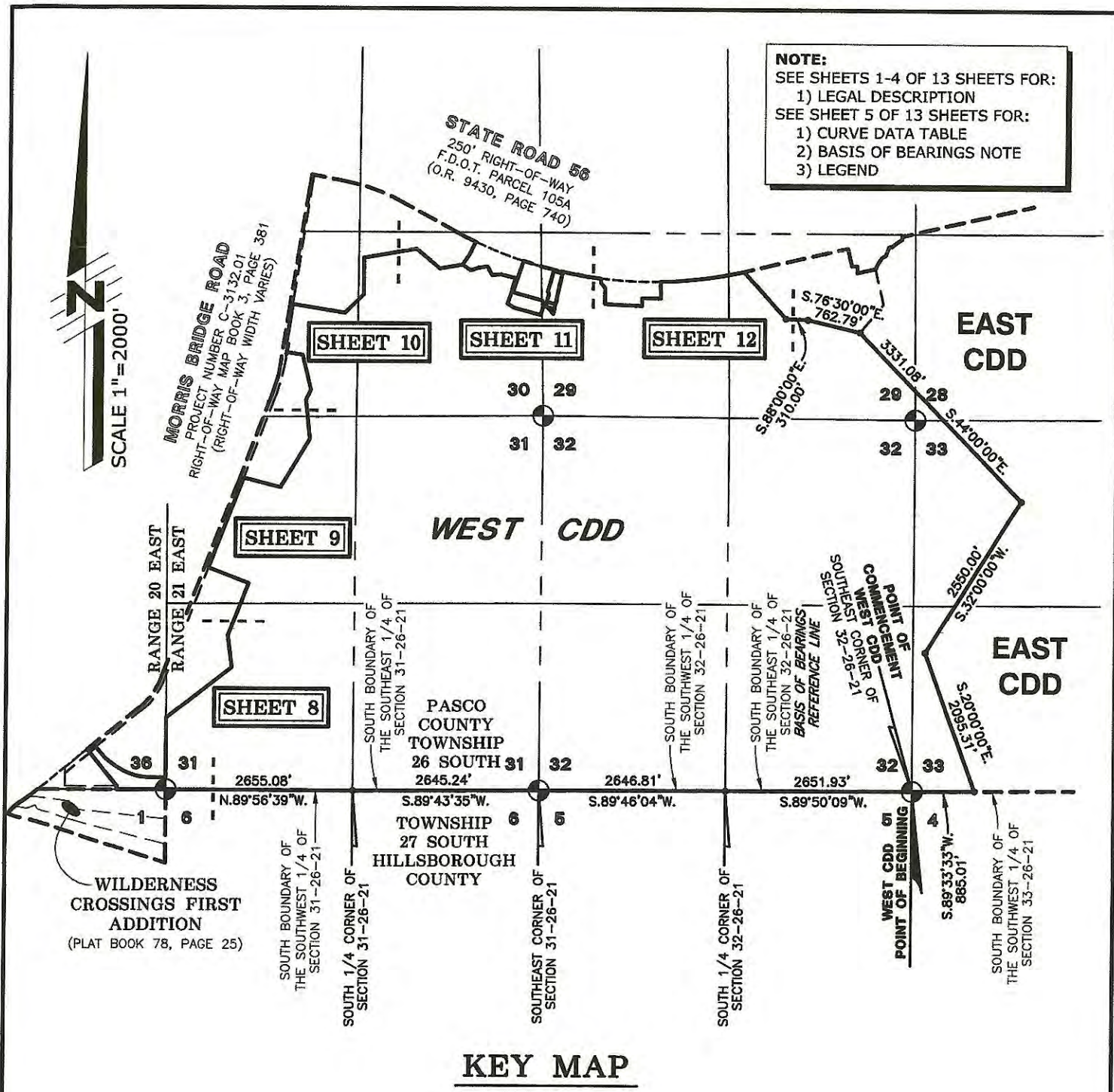
File Path: P:\Two Rivers\Master Plan\Description\West-East Parcel\CDD\WEST CDD\ExpendContract-PARCELS

SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.

No.	Date	Description	Dwn.
3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR

REVISIONS

SHEET NO. 6 OF 13 SHEETS



TWO RIVERS WEST CDD

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH (Not a Survey)

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LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

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 Tampa, FL 33609
 PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg

File Path: P:\Two Rivers\Map Plan\Description\West-East Parcel\CDD\WEST CDD\Depend\Contract-PAWELS

SEC'S. 28-33, TWP. 26 S., RING. 21 E. & SEC. 36, TWP. 26 S., RING. 20 E.

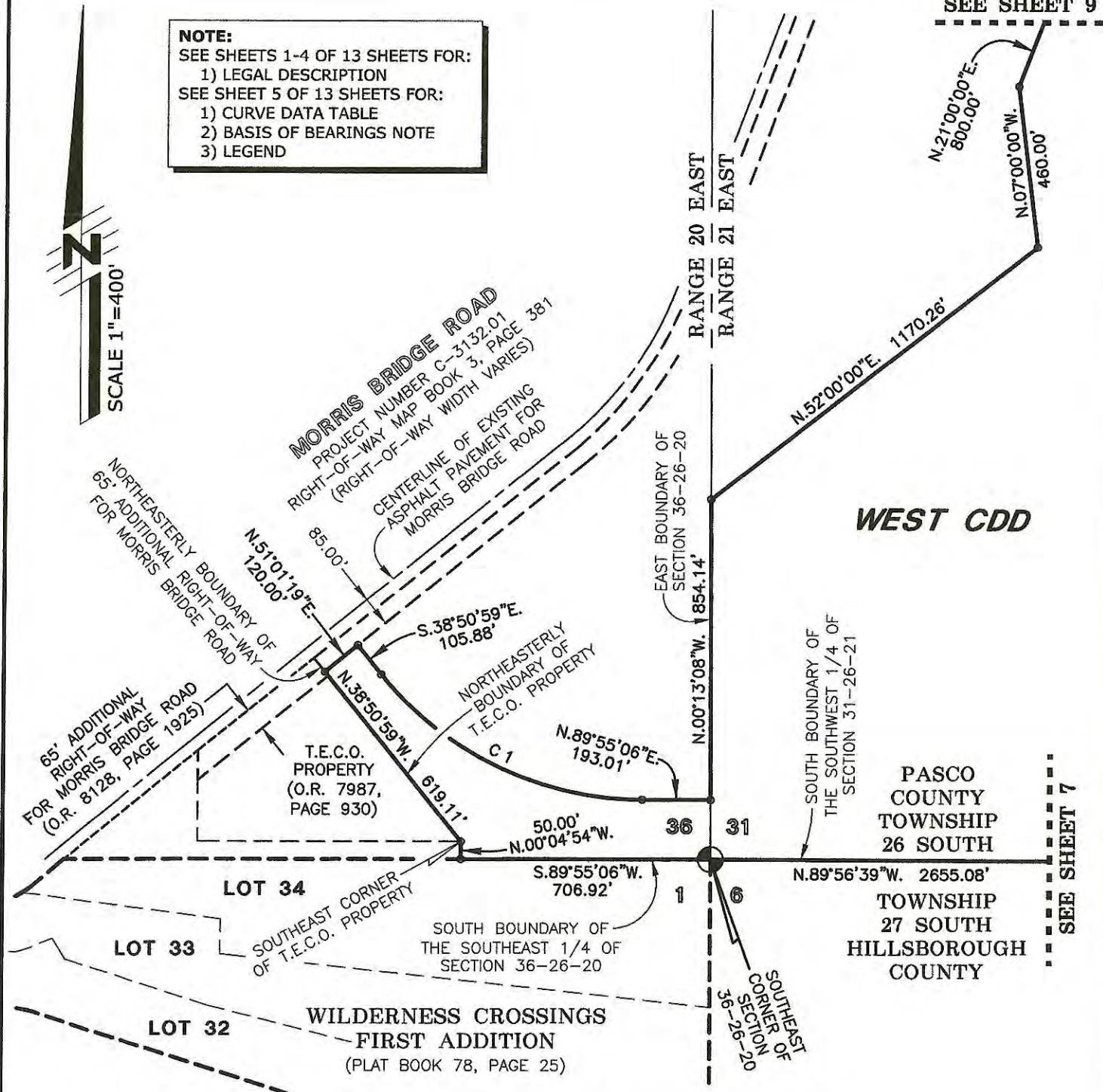
No.	Date	Description	Dwn.
3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR

REVISIONS

SHEET NO. 7 OF 13 SHEETS

NOTE:
SEE SHEETS 1-4 OF 13 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 5 OF 13 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

SCALE 1"=400'



**TWO RIVERS
WEST CDD**

DESCRIPTION SKETCH

(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-EPG-TR-002
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Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\WEST CDD\Expend&Contract-PARCELS

SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.

3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR
No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 8 OF 13 SHEETS



SOUTHWEST 1/4 OF
SECTION 30-26-21
NORTHWEST 1/4 OF
SECTION 31-26-21

SEE SHEET 10

NOTE:

SEE SHEETS 1-4 OF 13 SHEETS FOR:

1) LEGAL DESCRIPTION

SEE SHEET 5 OF 13 SHEETS FOR:

1) CURVE DATA TABLE

2) BASIS OF BEARINGS NOTE

3) LEGEND

MORRIS BRIDGE ROAD
PROJECT NUMBER C-3132.01
RIGHT-OF-WAY MAP BOOK 3, PAGE 381
(RIGHT-OF-WAY WIDTH VARIES)

CENTERLINE OF EXISTING
ASPHALT PAVEMENT FOR
MORRIS BRIDGE ROAD

WEST CDD

NORTHWEST 1/4 OF
SECTION 31-26-21
SOUTHWEST 1/4 OF
SECTION 31-26-21

SEE SHEET 8

**TWO RIVERS
WEST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt

FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO.

4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg

File Path: P:\Two Rivers\Minor Plan\Description\West-East Parcels\CDD\WEST CDD\ExpandContract-Parcels

SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.

3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR
No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 9 OF 13 SHEETS



NOTE:
SEE SHEETS 1-4 OF 13 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 5 OF 13 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

CARDINAL BEARING NOTE:
Cardinal bearings where shown hereon
shall be assumed to have the same
bearings as follows:
NORTH - N.00°00'00"E.
SOUTH - S.00°00'00"W.
EAST - N.90°00'00"E.
WEST - N.90°00'00"W.

MORRIS BRIDGE ROAD
PROJECT NUMBER C-3132.01
RIGHT-OF-WAY MAP BOOK 3, PAGE 381
(RIGHT-OF-WAY WIDTH VARIES)

CENTERLINE OF EXISTING
ASPHALT PAVEMENT FOR
MORRIS BRIDGE ROAD

62.00'

N.08°47'16"E.
145.10'

C-3

(NR)

N.08°47'16"E.

145.10'

C-2

(R)

N.12°19'52"W.

50.01'

N.14°00'00"W.

90.01'

(NR)

N.25°00'00"E.

161.44'

N.06°00'00"W.

560.00'

SEE SHEET 9

S.81°00'49"E.

754.78'

N.45°00'00"E.

375.00'

NORTH

520.79'

759.17'
N.80°00'00"E.

SEE SHEET 11

WEST CDD

**SOUTHWEST 1/4 OF
SECTION 30-26-21
SOUTHEAST 1/4 OF
SECTION 30-26-21**

**TWO RIVERS
WEST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH
(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
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LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

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Tampa, FL 33609

PHONE (813) 221-5200

Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg

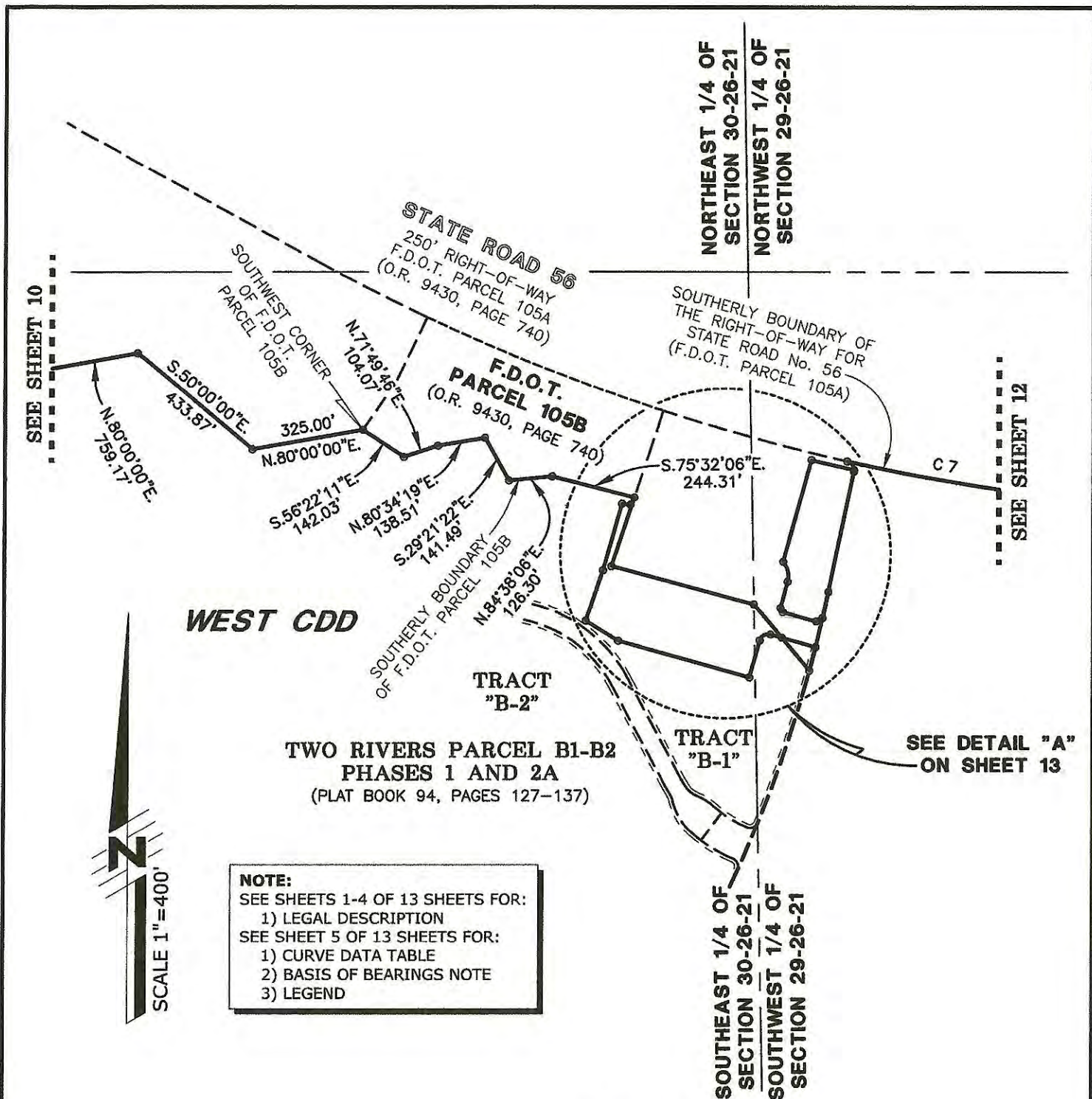
File Path: P:\Two Rivers\Master Plan\Description\West-East Parcels\CDD\WEST CDD\ExpandContract-FW002LS

SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.

3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR

REVISIONS

SHEET NO. 10 OF 13 SHEETS



WEST CDD

**TRACT
"B-2"**

**TWO RIVERS PARCEL B1-B2
PHASES 1 AND 2A
(PLAT BOOK 94, PAGES 127-137)**

**TRACT
"B-1"**

**SEE DETAIL "A"
ON SHEET 13**

NOTE:
SEE SHEETS 1-4 OF 13 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 5 OF 13 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

SCALE 1"=400'

TWO RIVERS WEST CDD

No.	Date	Description	Dwn.
3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR
REVISIONS			
SHEET NO. 11 OF 13 SHEETS			

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH (Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

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AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

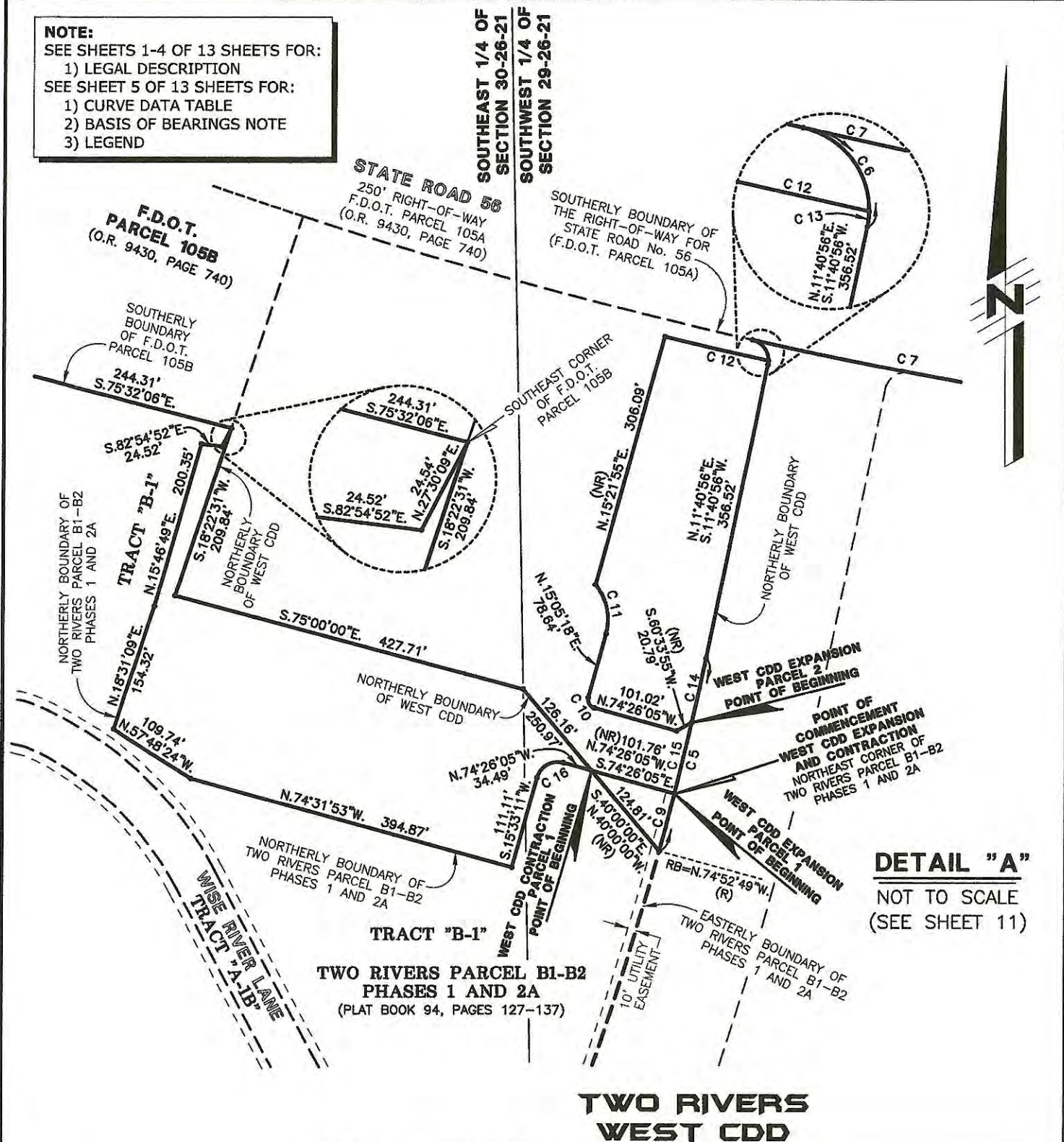
Drawn: WFS Checked: AWM Order No.: AMI-EPG-TR-002

Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East Parcel\CDD\WEST CDD\Expand\Contract-PARCELS

SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.

SEE SHEETS 1-4 OF 13 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 5 OF 13 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND



DETAIL "A"
NOT TO SCALE
(SEE SHEET 11)

**TWO RIVERS
WEST CDD**

Prepared For: **EPG-TWO RIVERS, LLC**

DESCRIPTION SKETCH

(Not a Survey)

**SEE SHEET 1 FOR ELECTRONIC
SIGNATURE AND SEAL.**

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
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AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azeele Street, Suite 150

Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: AWM	Order No.: AMI-EPG-TR-002
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Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg

File Path: P:\Two Rivers\Master Plan\Description\West-East Fernside\COO\WEST COO\Expand&Contract-PRCELS

SEC'S. 28-33, TWP. 26 S., RNG. 21 E. & SEC. 36, TWP. 26 S., RNG. 20 E.

3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	06/19/21	Revised boundary & Legal	VBR
No.	Date	Description	Dwn.
REVISIONS			
SHEET NO. 13 OF 13 SHEETS			

TAB 7

Exhibit F – Consents

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 18th day of December, 2024, by Carlos de la Ossa, as Chairman of Two Rivers West Community Development District, a _____ corporation. He/she is personally known to me or ☐ has produced _____ as identification.



[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

BRIAN ROSE
(Print, Type or Stamp Commissioned Name of
Notary Public)

WEST CDD CONTRACTION PARCEL 1

DESCRIPTION: That part of the aforesaid TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, lying in Sections 29 and 30, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the aforesaid Northeast corner of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive, of the Public Records of Pasco County, Florida, also being a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, run thence along the Northerly boundary of said TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, the following ten (10) courses: 1) N.74°26'05"W., 101.76 feet to a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, also being the **POINT OF BEGINNING**; 2) continue N.74°26'05"W., 34.49 feet to a point of curvature; 3) 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; 4) S.15°33'11"W., 111.11 feet; 5) N.74°31'53"W., 394.87 feet; 6) N.57°48'24"W., 109.74 feet; 7) N.18°31'09"E., 154.32 feet; 8) N.15°46'49"E., 200.35 feet; 9) S.82°54'52"E., 24.52 feet; 10) N.27°30'09"E., 24.54 feet to a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT; thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following three (3) courses: 1) S.18°22'31"W., 209.84 feet; 2) S.75°00'00"E., 427.71 feet; 3) S.40°00'00"E., 126.16 feet to the **POINT OF BEGINNING**.

Containing 2.425 acres, more or less.

WEST CDD EXPANSION PARCEL 1

DESCRIPTION: That part of TRACT "B-1", according to the plat of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive of the Public Records of Pasco County, Florida, lying in Section 29, Township 26 South, Range 21 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, also being a point on the Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, for a **POINT OF BEGINNING**, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following two (2) courses: 1) along the Easterly boundary of the aforesaid TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, Southerly, 70.59 feet along the arc of a curve to the right having a radius of 3929.00 feet and a central angle of 01°01'46" (chord bearing S.14°36'18"W., 70.59 feet); 2) N.40°00'00"W., 124.81 feet to a point on the Northerly boundary of the aforesaid TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A; thence along said Northerly boundary of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, S.74°26'05"E., 101.76 feet to the **POINT OF BEGINNING**.

Containing 0.083 acres, more or less.

WEST CDD EXPANSION PARCEL 2

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

COMMENCE at the aforesaid Northeast corner of TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137 inclusive, of the Public Records of Pasco County, Florida, also being a point on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, as recorded in Official Records Book 10505, Page 3988, of the Public Records of Pasco County, Florida, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, Northerly, 87.09 feet along the arc of a curve to the left having a radius of 3929.00 feet and a central angle of 01°16'12" (chord bearing N.13°27'19"E., 87.09 feet) to the **POINT OF BEGINNING**; thence S.60°33'55"W., 20.79 feet; thence N.74°26'05"W., 101.02 feet to a point of curvature; thence Northwesterly, 15.62 feet along the arc of a curve to the right having a radius of 10.00 feet and a central angle of 89°31'22" (chord

bearing N.29°40'23"W., 14.08 feet) to a point of tangency; thence N.15°05'18"E., 78.64 feet to a point of curvature; thence Northerly, 61.85 feet along the arc of a curve to the left having a radius of 64.67 feet and a central angle of 54°48'06" (chord bearing N.12°18'45"W., 59.52 feet); thence N.15°21'55"E., 306.09 feet to a point on a curve; thence Easterly, 126.00 feet along the arc of a curve to the left having a radius of 5874.58 feet and a central angle of 01°13'44" (chord bearing S.77°00'23"E., 126.00 feet) to a point on a curve on the aforesaid Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, run thence along said Northerly boundary of TWO RIVERS WEST COUMMUNITY DEVELOPMENT DISTRICT, the following three (3) courses: 1) Southerly, 4.68 feet along the arc of a curve to the right having a radius of 25.00 feet and a central angle of 10°43'15" (chord bearing S.06°19'19"W., 4.67 feet) to a point of tangency; 2) S.11°40'56"W., 356.52 feet to a point of curvature; 3) Southerly, 78.04 feet along the arc of a curve to the right having a radius of 3929.00 feet and a central angle of 01°08'17" (chord bearing S.12°15'05"W., 78.04 feet) to the **POINT OF BEGINNING**.

Containing 1.372 acres, more or less.

TAB 8

Exhibit G – Board of Supervisors

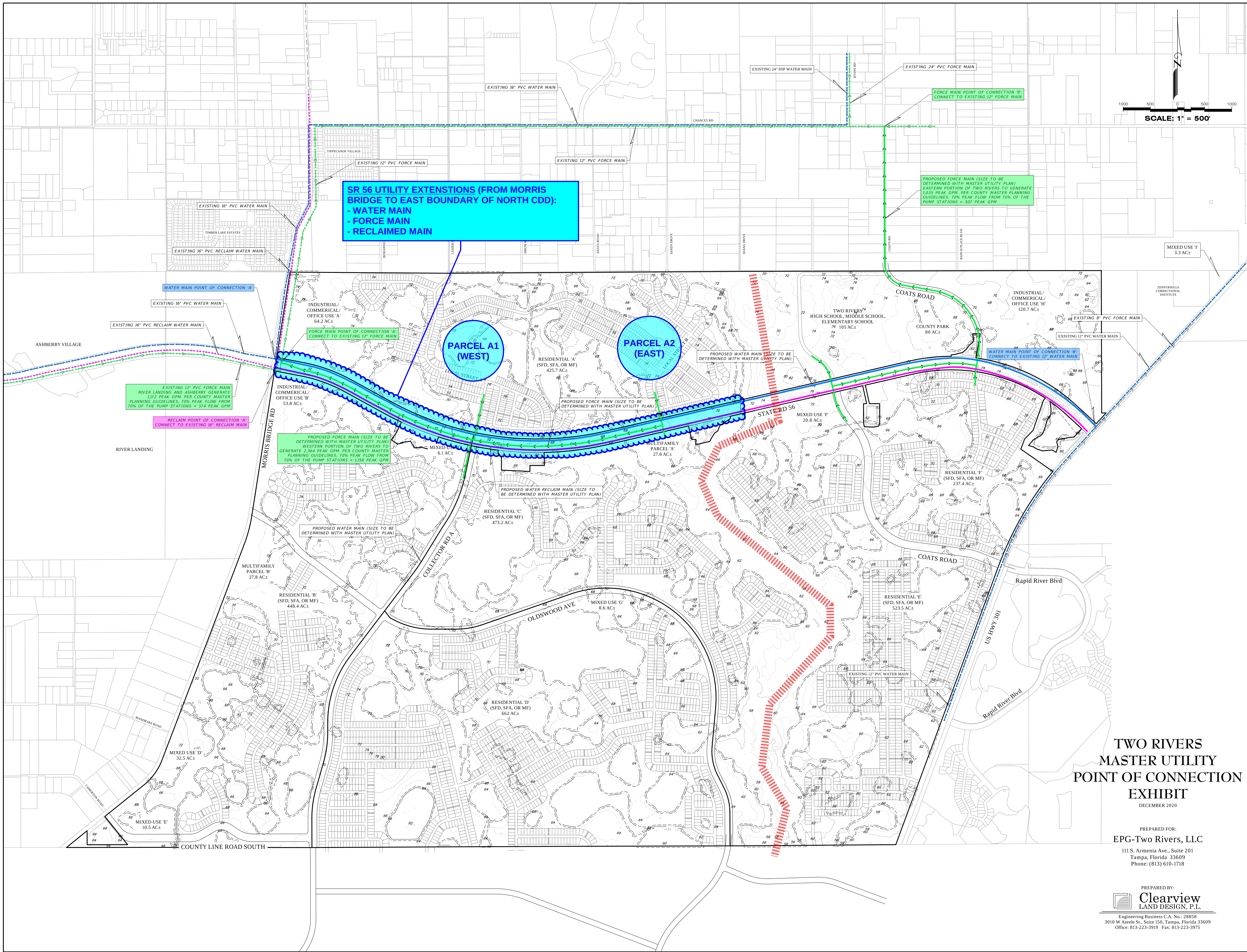
BOARD OF SUPERVISORS

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

1. CARLOS DE LA OSSA
2. NICHOLAS DISTER
3. THOMAS SPENCE
4. RYAN MOTKO
5. MIKE RAINER

TAB 9

Exhibit H – Major Water, Sewer, and Outfalls



**TWO RIVERS
MASTER UTILITY
POINT OF CONNECTION
EXHIBIT**
DECEMBER 2020

PREPARED FOR:
EPG-Two Rivers, LLC
111 S. Armenia Ave., Suite 201
Tampa, Florida 33609
Phone: (813) 610-1718

PREPARED BY:
**Clearview
LAND DESIGN, P.L.L.C.**
Engineering Business C.A. No.: 28858
3010 W. Azalea St., Suite 150, Tampa, Florida 33609
Office: 813-223-3919 Fax: 813-223-3975

TAB 10

Exhibit I – Time Table and Costs

Two Rivers West Community Development District Proposed Infrastructure Costs and Timeline			
<u>Description</u>	<u>2025 District Estimated</u> <u>Costs</u>		<u>Total</u>
Roadways	\$	-	\$ -
Sanitary Sewer Collection System	\$	-	\$ -
Water Distribution System	\$	-	\$ -
Stormwater Management	\$	-	\$ -
Landscape/Hardscape/Irrigation	\$	-	\$ -
Recreational Facilities	\$	-	\$ -
Professional Services	\$	-	\$ -
Contingency	\$	-	\$ -
TOTAL	\$	-	\$ -

Two Rivers West Community Development District Proposed Infrastructure Plan			
<u>Facility</u>	<u>Construction</u> <u>Funded By</u>	<u>Ownership</u>	<u>Operation &</u> <u>Maintenance</u>
Landscape/Hardscape/Irrigation	CDD	CDD	CDD
Amenities and Recreational Facilities	CDD	CDD	CDD

1) There are no infrastructure costs associated with the amended boundaries

TAB 11

Exhibit J

Statement of Estimated Regulatory Costs

STATEMENT OF ESTIMATED REGULATORY COSTS

PETITION TO AMEND THE BOUNDARIES

TWO RIVERS WEST

COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:

AN EXPERIENCED TEAM OF SPECIAL TAXING DISTRICT EXPERTS

2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
(813) 873-7300
www.inframark.com

JANUARY 12, 2025

STATEMENT OF ESTIMATED REGULATORY COSTS

FOR THE CONTRACTION/EXPANSION OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:
INFRAMARK LLC
JANUARY 12, 2025

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I. INTRODUCTION

1. Definitions

The following defined terms are used throughout this document:

“Agency” means each other unit of government in the state, including counties and municipalities, to the extent they are expressly made subject to this act by general or special law or existing judicial decisions.

“Contraction/expansion Parcels” means the approximately 2.425 acres of non-assessable and non-benefitting land consenting for exclusion within the existing boundaries of the District.

“Expansion Parcels” means the approximately 1.455 acres of land that is petitioned for expansion in the District

“County” means Pasco County, Florida

“Developer” means EPG-Two Rivers, LLC

“District” means Two Rivers West Community Development District

“Petition” means the petition filed with Pasco County to Amend the boundaries of the Two Rivers West Community Development District

“Petitioner” means Two Rivers West Community Development District

“Ordinance” means the proposed ordinance amending the boundaries of the Two Rivers West Community Development District

2. Purpose

This Statement of Estimated Regulatory Costs (“SERC”) is intended to fulfill the requirements of Section 190.005, Florida Statutes (“F.S.”) which outlines the required elements of a valid petition to contract a community development district. Specifically, Section 190.005(1)(a)8, F.S., requires that a SERC is prepared per Section 120.541, F.S.

The scope of this SERC is limited to the factors considered to be material or relevant to the Community Development District contraction/expansion process and, more specifically, those items for inclusion required by Section 120.541(2), F.S.

3. Overview of Two Rivers West Community Development District

The Two Rivers West Community Development District currently encompasses approximately 1,641.678 acres. The District is located entirely within Southeast Pasco County and is located in an area between Morris Bridge Road and US 30a, south of SR-56 and north of Hillsborough County Line Road

in Wesley Chapel, Pasco County, Florida. The petitioner is seeking authority, as outlined in Section 190.012 F.S., to amend the boundaries of the District to plan, finance, acquire, construct, and maintain the following types of infrastructure including, but not limited to, water management, water supply, sewer, wastewater management, roads and streetlights, landscaping, irrigation and entries, parks and recreational facilities and certain other projects when expressly approved or required by a local government.

The District seeks to amend its boundaries to a total district size of approximately 1640.708 ± acres. The exclusion of non-assessable areas of the District is not planned for private development, nor will it benefit from the District's infrastructure plan. The District has financed infrastructure improvements that the Expansion Parcel will benefit from, so; therefore, it will be subject to special or non-ad valorem assessments after a public hearing on assessments is conducted to assess and determine benefits to private properties. On-going operation and maintenance for district-owned facilities are expected to be funded through maintenance assessments levied against all privately benefited properties within the District. The CDD is structured to be financially independent as intended by the Legislature and will not require any subsidy from the State of Florida or Pasco County, nor will it place any additional economic burden on those persons not residing within the District.

II. STATUTORY REQUIREMENTS

Section 120.541 (2), F.S., read in conjunction with Section 190.005(1)(a)8, F.S., outlines the requirements of a valid SERC:

- (1) An economic analysis showing whether the rule directly or indirectly:
 - a. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment over \$1 million in the aggregate within 5 years after the implementation of the rule;
 - b. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation over \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - c. Is likely to increase regulatory costs, including any transactional costs, over \$1 million in the aggregate within 5 years after the implementation of the rule.
- (2) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.
- (3) A good faith estimate of the cost to the agency and to any other state and local government entities of implementing and enforcing the proposed ordinance and any anticipated effect on state or local revenues.
- (4) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based on standard business practices and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used, or procedures required to be employed in complying with the ordinance, additional operating costs incurred, the cost of monitoring and reporting and any other costs necessary to comply with the Ordinance.

(5) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S.

(6) Any additional information that the agency determines may be useful.

(7) A description of any regulatory alternatives or the reasons for rejecting the alternative in favor of the establishment of the District.

1. An Economic Analysis Showing Whether The Rule Directly Or Indirectly:

a. Is Likely To Have An Adverse Impact On Economic Growth, Private Sector Job Creation Or Employment, Or Private Sector Investment Over \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule;

b. Is Likely To Have An Adverse Impact On Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation Over \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or

c. Is Likely To Increase Regulatory Costs, Including Any Transactional Costs, Over \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule.

The District is not likely to have an adverse impact on the items described above in (1) a. (1) b. (1) c. above.

Economic Growth

The lands within the proposed District have undergone preliminary horizontal earthwork and construction. The District contraction/expansion will likely have no adverse impact in excess of \$1 million. On the contrary, it will likely encourage economic growth over the next 5 years by facilitating the development of the District as a functionally connected community and promoting the compact and economic enhancement of formerly unimproved land. The increase in costs associated with providing additional public infrastructure and services for development will be matched by a comparable increase in revenues. These revenues will be generated by levying assessments against benefited land within the District, of which the relative ratio of revenues to expenditures will change little over time. The District is structured to be self-sufficient in relation to the acquisition of revenues necessary to fund budgeted expenditures and will have a positive direct impact on economic growth.

In addition, the option to contract/expand a Community Development District provides a financing mechanism to (i) fund public Infrastructure at a low cost of capital and (ii) on a timely, self-sufficient basis. The District will be used to finance basic public infrastructure and services. Owners of the property within the District agree to a lien on their property that will be reduced over time through the annual payment of a special assessment. The assessment is used to pay debt service on bonds and/or annual maintenance and District operating expenditures, which are secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital than is otherwise available to fund public infrastructure and support community development. New development results in increased property values, a larger tax base, and more tax revenues for the community at large. It also creates an immediate demand for new streets, water and sewer capacity, and other infrastructure necessities. The District will fund, construct, and/or acquire the public infrastructure serving lands within the District. The result is that new growth can "pay for itself" instead of burdening an entire community with its costs.

Job Creation

Compared to the existing land use of the property, the development of the District and subsequent residential improvements would trigger private job creation. In general, volatility in the number of home-building projects taking place in a region can have considerable ramifications on the productivity levels of many other local industries. A jump in residential construction drives up the demand for steel, wood, electricity, glass, plastic, wiring, piping, and concrete. The need for skilled construction workers such as bricklayers, carpenters, and electricians soars as well. By one estimate, some 1,500 full-time jobs are created for every 500 single-family homes under construction. In 2012, the National Association of Home Builders (NAHB) estimated that the impacts of increased home-building included the creation of 3 new jobs and \$23,000 in state and local taxes from constructing one average new single-family home. In May of 2014, the NAHB released its estimates of the economic impact that residential construction has on the economy, which included the following:

- Building an average single-family home: 2.97 jobs, \$110,957 in taxes
- Building an average rental apartment: 1.13 jobs, \$42,383 in taxes
- \$100,000 spent on remodeling: 0.89 jobs, \$29,779 in taxes

Transactional Costs and Competitiveness

It is not likely that transactional costs in excess of \$1 million, in the aggregate, will result within 5 years after the contraction/expansion and development of the District occurs. Any transactional costs are covered by the assessments described above. The contraction/expansion of the District is not likely to have an adverse impact on business competitiveness, including the ability of persons or entities to conduct trade with businesses located in other states and/or domestic business partners, productivity, or innovation in excess of \$1 million in the aggregate within 5 years. Home building will increase the property tax base, which is responsible for generating revenues that support local schools and community infrastructure and will ultimately lead to a more competitive County.

2. A Good Faith Estimate Of The Number Of Individuals And Entities Likely To Be Required To Comply With The Ordinance, Together With A General Description Of The Types Of Individuals Likely To Be Affected By The Ordinance.

The individuals and entities are likely to be required to comply with the Ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized as follows: The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners within the District.

THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the expansion of the District boundaries and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 2 below.

PASCO COUNTY

Pasco County and its residents, not residing within the current boundaries of the contraction/expansion area of the district's boundaries, will not incur any compliance costs other than any one-time administrative costs outlined in Section 2 below. Once the District boundaries are amended, residents

of Pasco County not residing within the District Boundaries will not be affected by the adoption of the ordinance.

CURRENT PROPERTY OWNERS WITHIN THE DISTRICT

The land comprising the Existing District is developed. The current property owners of the lands within the boundaries of the Existing District will not be negatively affected by the proposed ordinance. The property owners in the contraction parcel will not be negatively affected as the land is non-assessable and in addition, does not benefit from the District's current or future improvement plans.

The current private property owners of the lands within the Expansion Parcel will be affected by their proportionate share of debt for the construction of infrastructure and operation and maintenance responsibility for said infrastructure. The current private owners of the Expansion Parcel are the Developers and Petitioners of this expansion. The landowner within the proposed expansion area expects to market 106 residential lots to future owners.

FUTURE PROPERTY OWNERS

Future property owners are those who will own property in the proposed District. They will be affected to the extent that the District allocates debt for the construction of public infrastructure improvements and undertakes operation and maintenance responsibility for certain infrastructure and administration.

3. A Good Faith Estimate Of The Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance And Any Anticipated Effect On State And Local Revenues.

3.1. Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance

State Government Entities

Upon contraction/expansion of the District, the State of Florida will incur only nominal administrative costs to review the periodic reports required according to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit, and public financing disclosures. These reporting requirements will be in effect as of the contraction/expansion of the District and will create the need for additional reporting or District expenditures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient, independent special-purpose governmental entity, it is responsible for its own management. Therefore, no additional burden has been placed on the State due to the District's contraction/expansion except for the reporting requirements outlined above or later established by law.

Pasco County

Once the District boundaries are contracted/expanded, Pasco County will not incur any quantifiable ongoing costs resulting from the contraction/expansion of the District. The District will submit, for informational purposes, its annual budget, financial report, audit, and public financing disclosures to the County. Since there are no legislative requirements for review or action, Pasco County will not necessarily incur any costs. The County may, however, choose to review these documents.

In addition, the District may choose to engage with the Pasco County Property Appraiser and Pasco County Tax Collector to collect special or non-ad valorem assessments levied to repay bonds issued to acquire and construct public infrastructure improvements. Fees charged to the District will offset the costs incurred by these agencies to make these collections. Therefore, no additional burden is placed on the County to collect the revenue.

3.2. Any Anticipated Effect on State and Local Revenues

It is anticipated that this petition's approval will not negatively affect state revenues. The District does have the potential for an increase in state sales tax revenue resulting from a stimulated economy, although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction, infrastructure installation, and ongoing maintenance services. Similarly, private development within the District, which the District's activities will facilitate, should have a positive impact on property values and, therefore, ad valorem taxes. Additional revenues will be generated by the future residents of the District, including but not limited to; increased gas tax collections, utility taxes, and fees from public and private utilities. In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

There is no cause for concern that a District obligation could become a State or County obligation, thereby negatively affecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

4. A Good Faith Estimate Of The Transactional Costs Likely To Be Incurred By Individuals And Entities, Including Local Government Entities, Required To Comply With The Requirements Of The Ordinance.

The transactional costs associated with the contraction/expansion of the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. When the District determines to issue bonds, assessments will be levied against benefited property owners within the District. The revenue generated by the payment of these assessments will be used to repay the bonds. The obligation to pay the assessments is secured by the real estate within the district and is transferred proportionately to new property owners upon the sale of any portions of the property.

To fund the cost of maintaining infrastructure, operations and maintenance assessments will be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, landowners are responsible for the payment of these assessments on the basis of their relative property ownership of the areas receiving benefit from infrastructure improvements and subsequent maintenance.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County and/or other taxing authorities.

Landowners receive substantial benefits in exchange for the payment of these special assessments. Specifically, these persons can expect to receive a higher level of services because they, the property

owners, elect the members of the District's Board of Supervisors. Furthermore, the District is limited in jurisdiction, and responsibility is constrained to a single development. Therefore, the District administrators should be extremely accessible and responsive to the needs of the property owners within the District. Community Development Districts offer the opportunity for a higher level of service to residents of the County without impacting the service capacity of other local governments.

5. An Analysis Of The Impact On Small Businesses As Defined By Section 288.703, F.S., And An Analysis Of The Impact On Small Counties And Small Cities As Defined By Section 120.52, F.S..

Section 288.703, F.S., defines "Small Business" as:

An independently owned and operated business concern that employs 200 or fewer permanent full-time employees and that, together with its affiliates, has a net worth of not more than \$5 million or any firm based in this state that has a Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments.

Section 120.52, F.S., defines "Small City" as:

Any municipality that has an unincarcerated population of 10,000 or less according to the most recent decennial census.

Section 120.52, F.S. defines "Small County" as:

Any county that has an unincarcerated population of 75,000 or less, according to the most recent decennial census. According to the 2020 US Census's Rank of Florida Counties by Population Size in 2020 and Population Distribution, the total estimated population of the County was 1,459,762, making it the 4th largest county in the state.

Contraction/expansion of the proposed District should have no negative impact on small businesses. Any business, large or small, has the option of locating in a Community Development District provided the local governmental authority has issued the appropriate land use approvals. Those who choose this option will be subjected to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District. Financial obligations would be in the form of special assessments, while benefits would be in the form of higher quality and lower cost development. This should, in theory, be more conducive to the economic success of a business.

The financial obligations would be in the form of special assessments, while the benefits would be in the form of higher quality and lower-cost development. This should, in theory, be more conducive to the economic success of a business.

Furthermore, the District operates according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result of the District's contraction/expansion and the subsequent development, small businesses should be better able to compete for District business serving the lands to be included within the District. The District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

Development of the District will have a positive impact on the small businesses of the local economy. As outlined above, the success of the development will generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunities for small businesses.

The County is not a small county; the development and improvement of the property subject to this contraction/expansion petition should not affect nearby small cities.

6. Any Additional Information That the Agency Determines May Be Useful

This Statement of Estimated Regulatory Costs was prepared for the proposed expansion/contraction/expansion of the Two Rivers West Community Development District and represents the best cost estimate at this time. Certain data utilized in this report was provided by the petitioner/developer and other associated professionals and represents the best information available to date. Inframark LLC has prepared this report, and the assertions and findings are based on research, observation, and experience in public policymaking and the district management experience of its employees.

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7. An Analysis of Alternatives for Delivering Community Development Services and Facilities

Analysis Of Alternatives For Delivering Community Development Services And Facilities To Be Served By The Two Rivers West Community Development District (Section 190.005(1)(e)4, Florida Statutes)		
Alternative	Description	Analysis
County Financing	The County is responsible for managing the construction of the roadways and all other infrastructure associated with the development. In addition, the County is responsible for maintaining the utilities.	Regardless of the specific mechanism (i.e., MSTU, MSBU, Dependent District), the County would incur costs associated with financing and management of the construction. The source of necessary construction funds would be the County's general revenue fund or the issuance of additional debt; therefore, these costs, along with annual maintenance costs, will be borne by County residents, not just property owners within the District. The County, however, may already have a policy prohibiting the construction of "Subdivision level" infrastructure, as do many other general-purpose local governments.
Private Conventional Financing	The cost of constructing infrastructure is financed through conventional bank financing or a combination of private financing and equity financing.	Private financing is difficult to obtain and, when available, very expensive. This may result in less affordable housing and/or a decrease in the level of service(s) provided. In addition, annual maintenance would likely be delegated to a Homeowners' Association (HOA/POA), which does not have the same legal backing to enforce dues and assessments as does the CDD.
Community Development District	A combination of public and private entities establishes a mechanism to finance, construct, maintain, and manage community development services and facilities.	The CDD will incur the cost of issuing Bonds necessary to finance the construction of the necessary infrastructure, will oversee and manage all phases of construction, and will be responsible for the maintenance and management of the common areas on an ongoing basis. All costs associated with these activities will be borne only by those property owners within the District that benefit from the improvements. No County general funds will be used and no County residents outside of the District will incur costs. RECOMMENDED ALTERNATIVE

III. CONCLUSION

The purpose of this SERC is to support the petition filed with the County to modify the boundaries of Two Rivers West Community Development District, as required by Florida Statute, Chapter 190, and prepared per F.S. Section 120.541. The scope of this SERC is limited to the factors considered to be material or relevant to the contraction/expansion process and, more specifically, those items for inclusion required by F.S. Section 120.541 (2). The table below summarizes the items in the SERC required by F.S. Section 120.541 (2).

Item	Result
<i>Estimate of the number and type of individuals and entities likely to be required to comply with/affected by the ordinance</i>	If the District boundary modification is approved, the State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners may be required to comply with the ordinance.
<i>Estimate of the cost to the Agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance</i>	The involvement of State/Local Government Entities will be limited to reviewing, interpreting, and summarizing the petition to modify the boundaries of the District. State/Local Government Entities already have the necessary staff in place to process these reports, and the costs related to these changes are nominal. Section 189.427, F.S., sets forth an annual fee schedule applicable to special districts to help compensate for the minimal costs. The County and its staff will review, conduct a public hearing, and vote upon the Petition to contract/expand the District. The modest costs to perform these tasks will be offset by the filing fee. In addition, the Petitioner must fund and publish the notice of public hearing within a newspaper of general, local circulation in accordance with statutory noticing requirements.
<i>Any anticipated effect on state or local revenues</i>	Modification of the District boundaries should have no negative impact on state and local revenues. Local tax revenues may be impacted positively due to the potential increase in long-term property values both within and within close proximity to the District. New commercial activity will increase revenue collection for state and local agencies.
<i>A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance</i>	The majority of the transactional costs for the District result from the actual financing of the infrastructure improvements, which are typically borne entirely by the District through bonds secured by special assessments. There should not be any major transactional costs incurred by local government entities (i.e. the County) related to the modification of the boundaries of the District.
<i>An analysis of the impact on small businesses, small counties and small cities.</i>	An overall increase in local economic activity (i.e. local small businesses within close proximity to the District) may be felt due to increased traffic, increased employment, and increased construction and development. Furthermore, certain contracts for goods and services needed by the District are competitively bid. This will allow many small businesses the opportunity to provide bids to the District for these goods and services. No negative impact on small cities or counties. The costs to fund the infrastructure improvements are financed entirely by the District, and furthermore that debt obligation is the responsibility of the property owners within the District.



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

RECIPIENT:

Two Rivers- Wide Water Way

35820 Sunflower Hill Drive
Zephyrhills, Florida 33541

Quote #2277

Sent on Oct 13, 2025

Total \$4,700.00

Product/Service	Description	Qty.	Unit Price	Total
#C1 Labor- Pre lit wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	0	\$90.00	\$0.00
#C1 Materials- 72" Commercial Olympia Pine Prelit Wreath	- 600 Warm White LED 5mm Lights - Olympia Pine artificial Christmas wreath - 1400 PVC tips - Flame retardant and non-allergenic - Wreaths lit with LED lights use up to 90% less energy - UL Listed for quality and assurance - Durable 2-ply PVC needles are fade and crush resistant, maintaining a full appearance every season - 10 year warranty on greenery - 3 year warranty on string lights	1	\$900.00	\$900.00
#C2 Labor- Top of entrance signs and monuments	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	0	\$90.00	\$0.00
#C2 Materials-Signs and Monuments	Location: Top of entrance signs and monuments Materials- C9 Lights 18" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords \$20 Timer(s) \$25 Timer Box(s)	400	\$2.00	\$800.00



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Product/Service	Description	Qty.	Unit Price	Total
#C3 Labor- Garland on top of Two Rivers Sign	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	0	\$90.00	\$0.00
#C3 Materials- 9X14 pre-lit Sequoia Garland	- 9' x 14" Sequoia Fir Prelit Commercial LED Holiday Garland, 100 Warm White Lights Warm White LED 5mm lights Commercial grade, heavy duty 7 year warranty on greenery 3 year warranty on lights	5	\$150.00	\$750.00
#C4 Labor- 3 Wreaths - with a Red bow	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	0	\$90.00	\$0.00
#C4 Materials- 48" Commercial Sequoia Fir pre-lit Wreath	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	3	\$285.00	\$855.00
#C5 Labor- Center 3 oak trees	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	0	\$90.00	\$0.00
#C5 Materials- Oak Tree	Materials: (20) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green wire (\$420.00) Extension Cords (\$20.00) Timers: (\$25.00)	3	\$465.00	\$1,395.00
			Total	\$4,700.00



Images

View online <https://l.jbbr.io/7GTNVYv>



Payment Schedule

50%	First Half Deposit-	\$2,350.00
50%	Second Half Payment- Due by April	\$2,350.00

2025 Total Investment: \$8,660.00 (Materials only- \$4,700.00)
2025 Labor:
2025 Materials: \$4,700.00

This quote is valid for the next 30 days, after which values may be subject to change.

To avoid the 2.9% card fee, please send checks to:

Tampa Holiday Lighting
10601 Leland Hawes Rd,
Thonotosassa, Florida 33592

Oct 13, 2025

Date

Fayna Cooper

Client Signature



TWO RIVERS WEST CDD

Field Inspection-Down To Earth

Tuesday, September 30, 2025

Prepared For Board Of Supervisors

26 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed

Not completed/No response

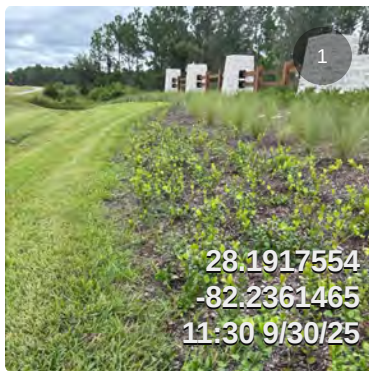
Scheduled/Monitoring

Item 1- Sr. 56

Due By: Tuesday, October 14, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that the landscape beds behind the Two Rivers monument have a significant amount of weeds, many of which are taller than the plants. These need to be removed and treated with weed control where applicable



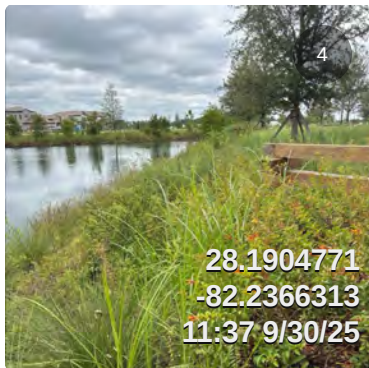
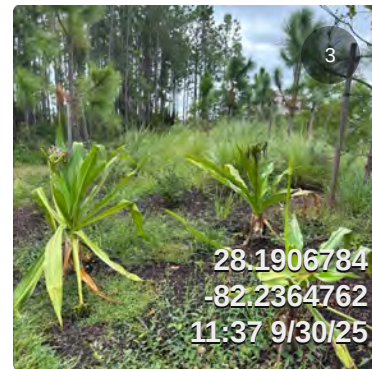
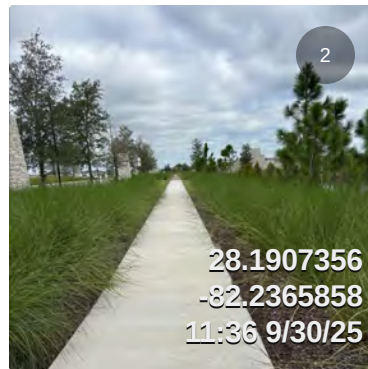
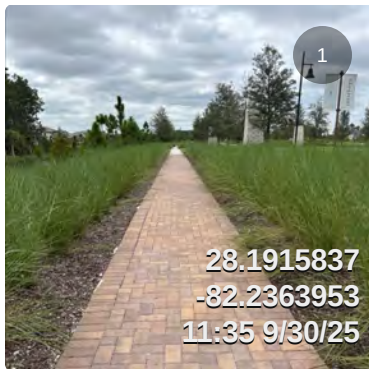
Down To Earth will continue working on all weeds.

Item 2- 2 Rivers Blvd (exit Side)

Due By: Tuesday, October 14, 2025

Assigned To: Down To Earth

Photos 1 through 4 show that on the exit side of Two Rivers Blvd, the ornamental grasses should be trimmed back and cleared to prevent them from obstructing or poking individuals walking in the area. In addition, the landscape beds in this section contain a significant amount of weeds. These areas should be addressed by removing the weeds, applying appropriate burn-down methods, and treating with weed control where applicable.

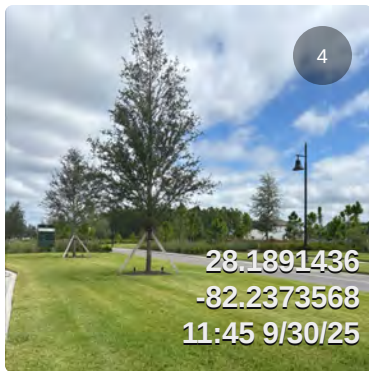
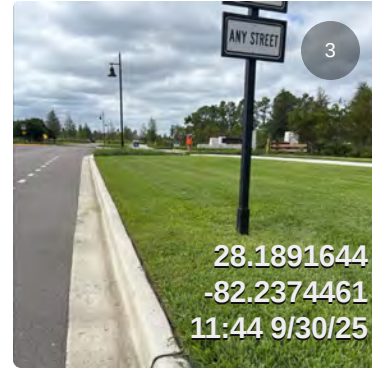
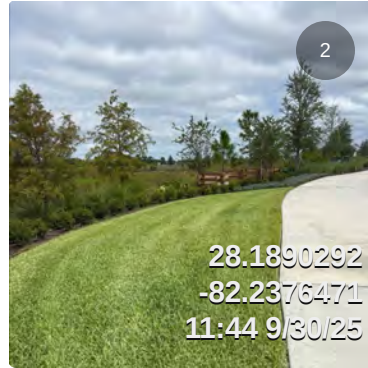
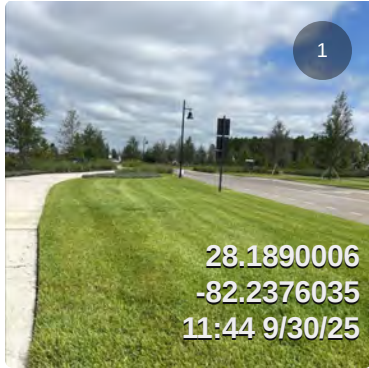


Down To Earth made a huge impact on weeds down the 2 Rivers Blvd and will continue to make improvement throughout the district.

Item 3- 2 Rivers Blvd

Assigned To: Down To Earth

Heading into the community on Two Rivers Boulevard (heading south), the turf is in good condition with healthy fertility. Sidewalks are well-edged and clean.

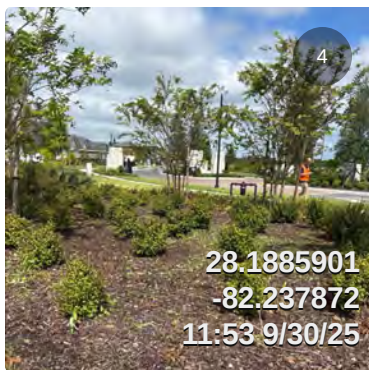
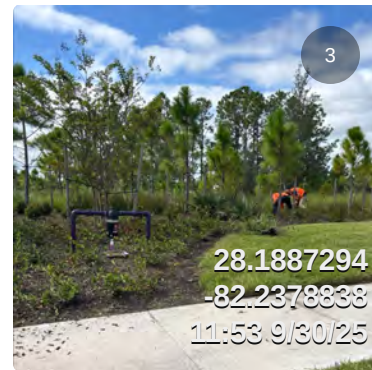
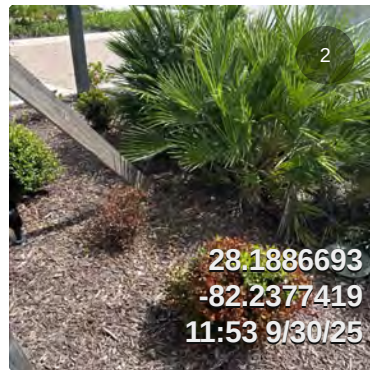
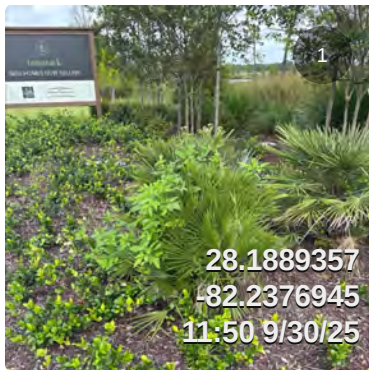


Item 4- Wise River Ln.

Due By: Tuesday, October 14, 2025

Assigned To: Down To Earth

Photos 1–4 show that the landscape beds at the entrance to Wise River Lane (Tamara Rack Entrance) have weeds growing between the saw palmetto. All dead plant material should be removed. The photos also show that Down to Earth was actively working on weed removal throughout the beds during the inspection.



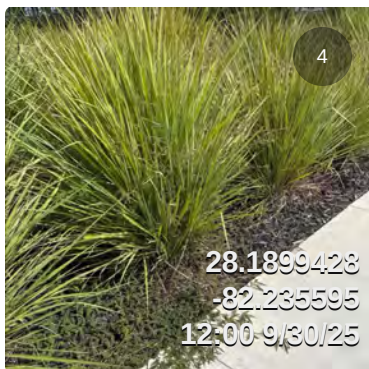
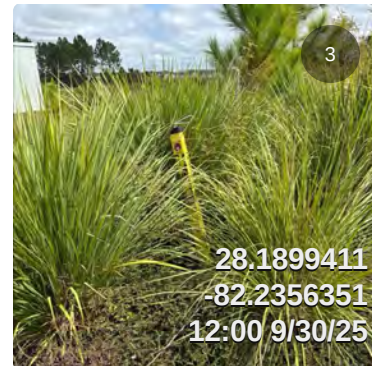
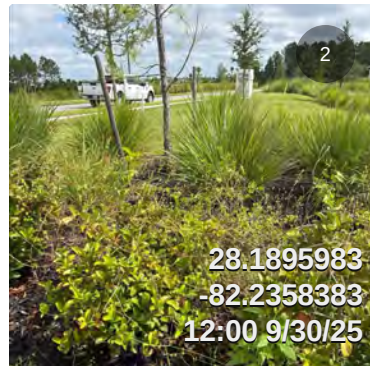
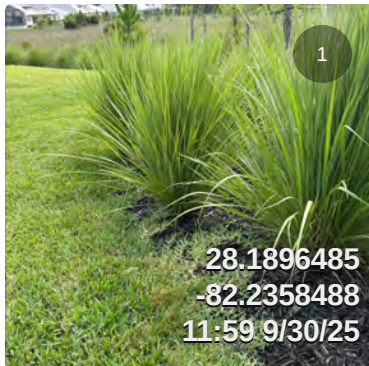
Scheduled to be completed by 10-21-25

Item 5- Big Hawk Drive

Due By: Tuesday, October 14, 2025

Assigned To: Down To Earth

The pocket park on Big Hawk Drive shows that the landscape beds need to be soft-edged, and weeds should be removed and treated with weed control where applicable.

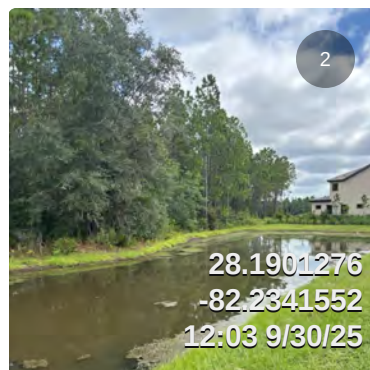
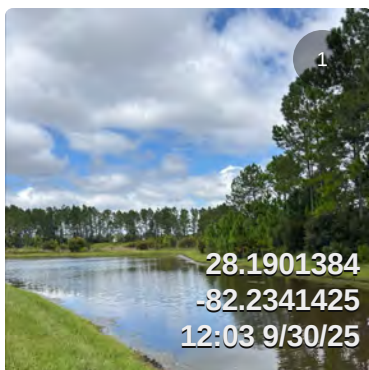


Scheduled to be completed by 10-21-25

Item 6- Pond

Assigned To: Sitex Aquatic

pond FPC24 was treated for filamentous algae, which has now died off

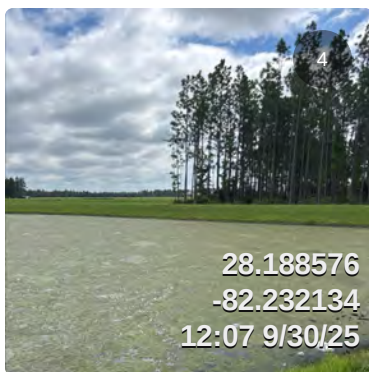
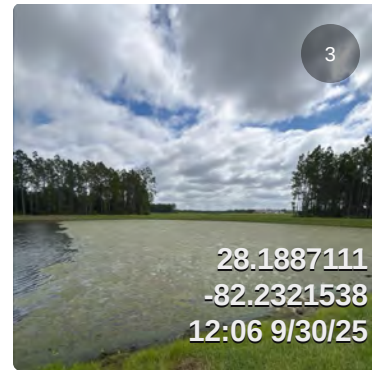
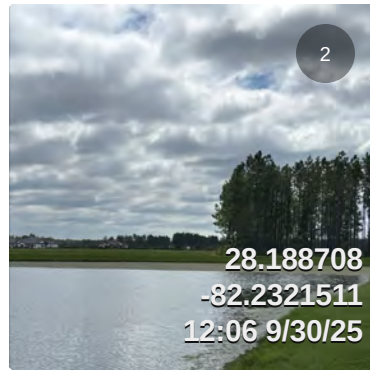
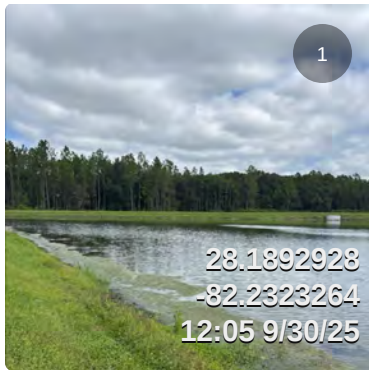


Item 7- Pond

Due By: Tuesday, October 14, 2025

Assigned To: Sitex Aquatic

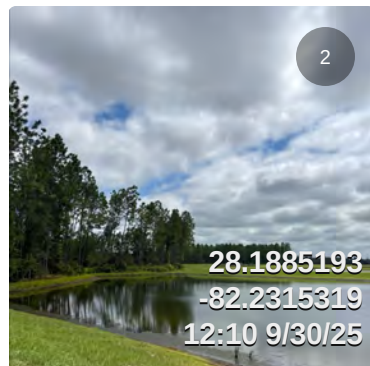
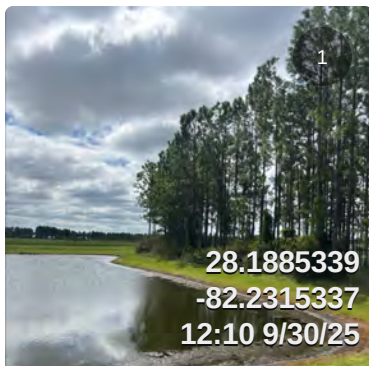
Pond 317 was treated for filamentous algae, which has now died off while performing my inspection Sitex was on site and removed the trash.



Item 8- Pond

Assigned To: Sitex Aquatic

Pond FPC23 was treated for filamentous algae, which has now died off.

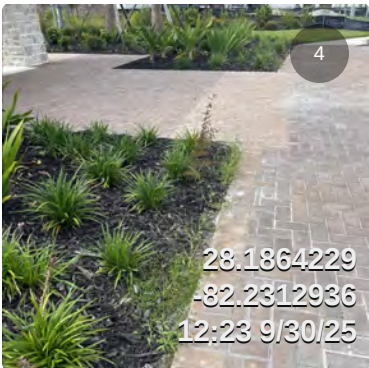
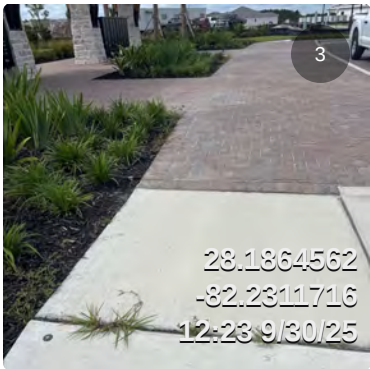
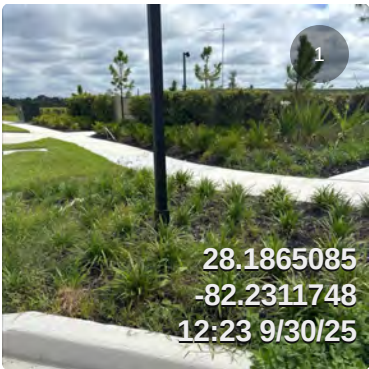


Item 9- Big Hawk Dr.

Due By: Tuesday, October 14, 2025

Assigned To: Down To Earth

The landscape beds in front of and around the mail kiosk contain a significant amount of weeds that should be addressed as soon as possible and treated with weed control where applicable.



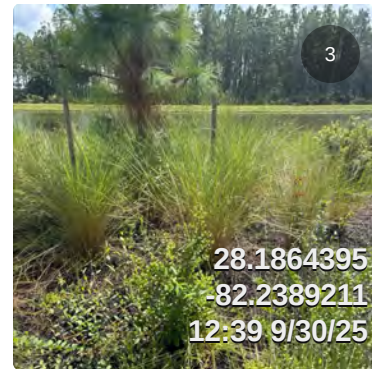
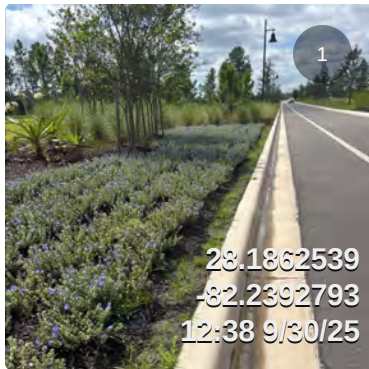
Scheduled to be completed by 10-21-25

Item 10- 2 Rivers Blvd.

Due By: Tuesday, October 14, 2025

Assigned To: Down To Earth

On Two Rivers Boulevard heading toward Colston, the landscape beds contain a significant amount of weeds. Tall weeds should be removed, and all areas should be treated with weed control where applicable

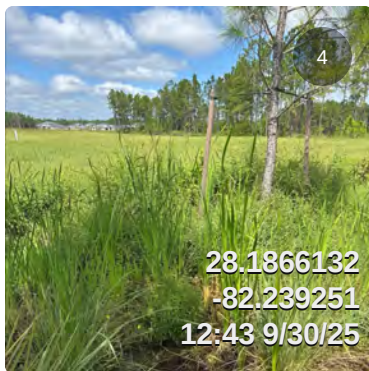
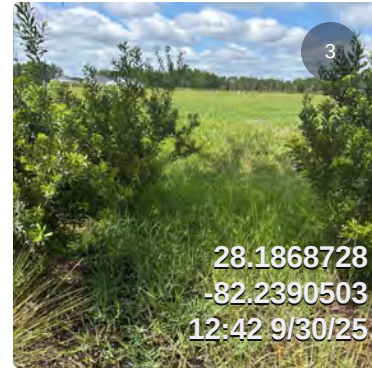


DTE will continue working on weeds.

Item 11- 2 Rivers Blvd

Assigned To: Down To Earth

The landscape beds along Two Rivers Boulevard contain a significant amount of weeds that need to be addressed. In one area, cattail growth is present due to over-saturation, indicating a need to review the irrigation in that section. Weeds should be removed, burned down, and treated with weed control where applicable.

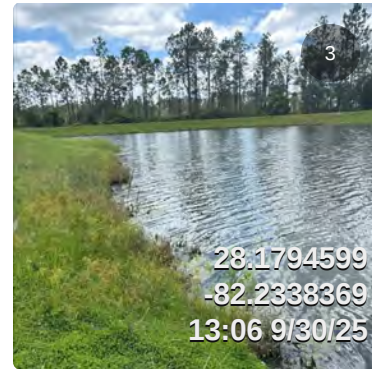
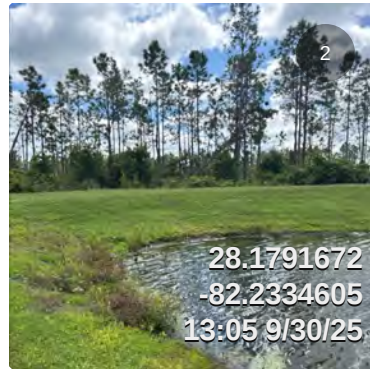
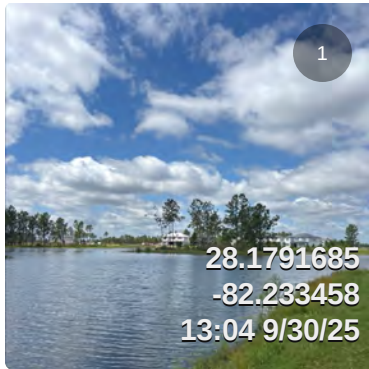


Item 12- Pond

Due By: Tuesday, October 14, 2025

Assigned To: Down To Earth/ Sitex Aquatic

Pond 12 is well maintained it was treated for filamentous algae, which has now died off however DTE needs to weed-eat to the waters edge.

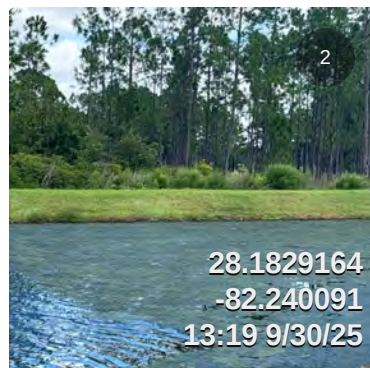
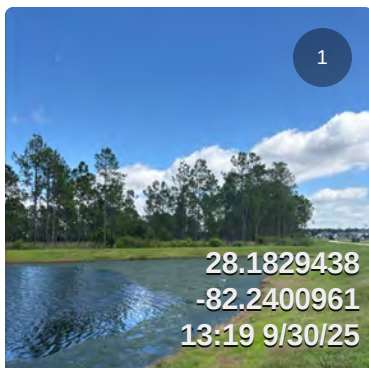


Item 13- Pond

Due By: Wednesday, October 15, 2025

Assigned To: Sitex Aquatic

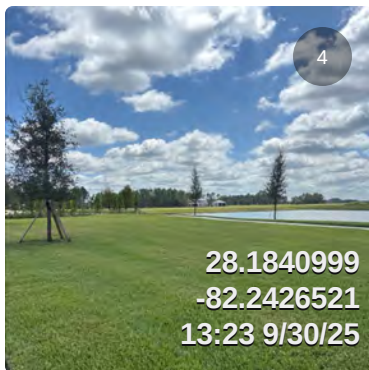
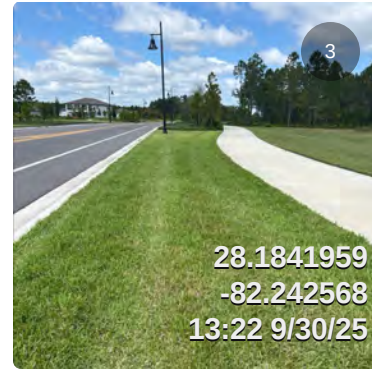
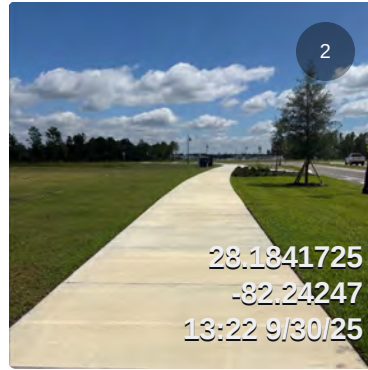
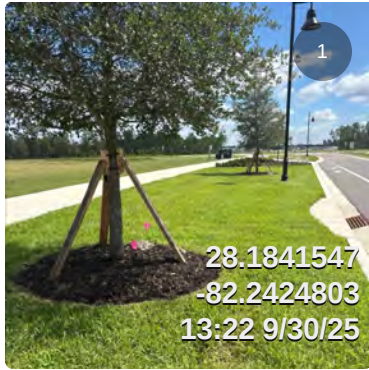
Pond 35 was treated for filamentous algae, which has now died off however there is a significant amount of trash that needs to be removed.



Item 14- Colston Ave

Assigned To: LMP A Juniper Company

The photos show the turf along Colston Avenue, heading west toward Morris Bridge Road, is well maintained. The turf looks healthy, is nicely edged, and the sidewalks are clean.

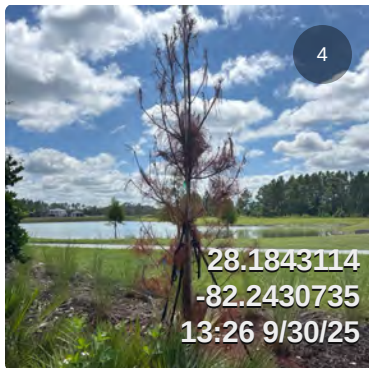
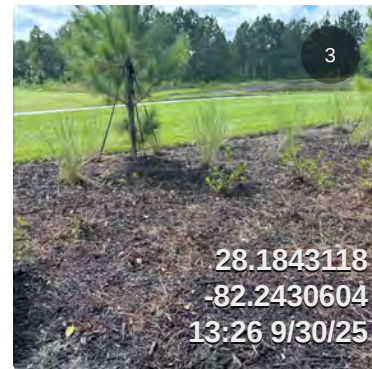
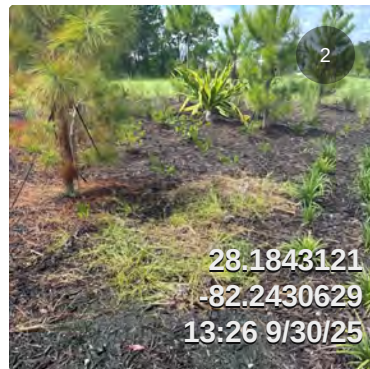


Item 15- Colston Ave

Due By: Tuesday, October 14, 2025

Assigned To: Lmp A Juniper Company

The landscape beds along Colston Avenue contain some weeds that need to be addressed—either hand-pulled, burned down, or treated with weed control. There is also some dead plant material, including a dead pine tree that needs to be removed and a ligustrum tree showing signs of decline. Additionally, there are leftover piles of previously pulled weeds that need to be collected and removed.”

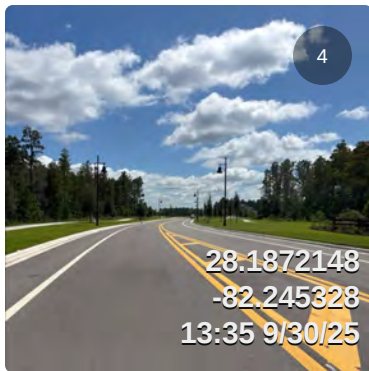
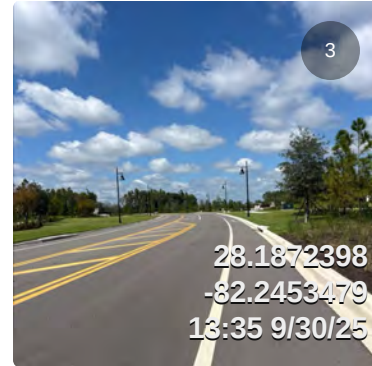
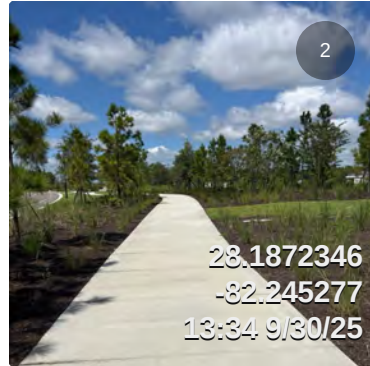
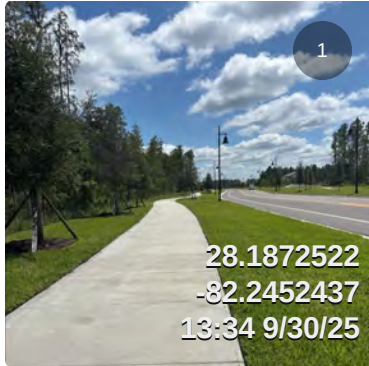


The dead trees and plants are scheduled to be replaced by 10-17-25

Item 16

Assigned To: Lmp A Juniper Company

The photos show that the sidewalks, roadways, curbs, and turf are well maintained. The areas are neatly edged and have been thoroughly blown off.

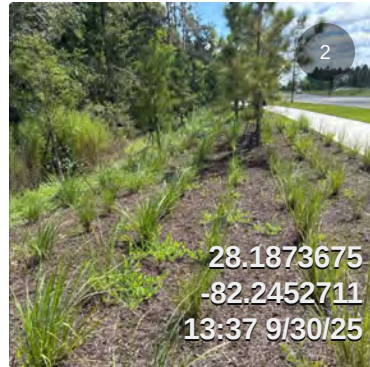
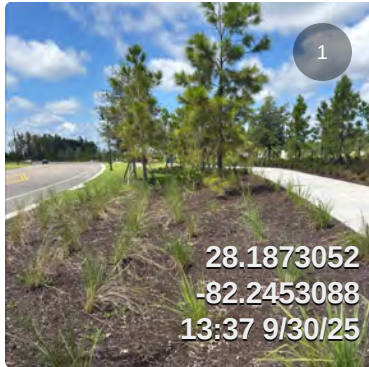


Item 17- Colston Ave

Due By: Tuesday, October 14, 2025

Assigned To: Lmp A Juniper Company

Although the maintenance team is addressing weeds, some beds still contain a significant amount that need attention. These weeds should be hand-pulled, burned down, and treated with weed control where applicable.”

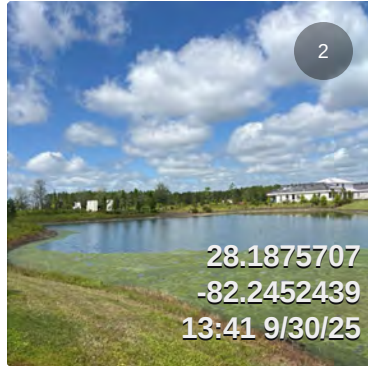
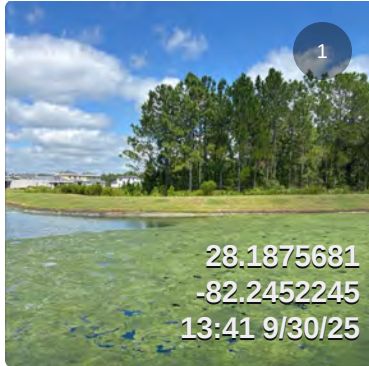


Item 18- Pond

Due By: Wednesday, October 15, 2025

Assigned To: Sitex Aquatic

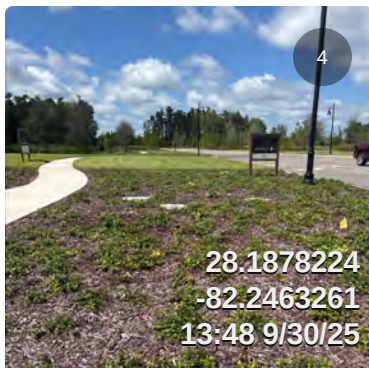
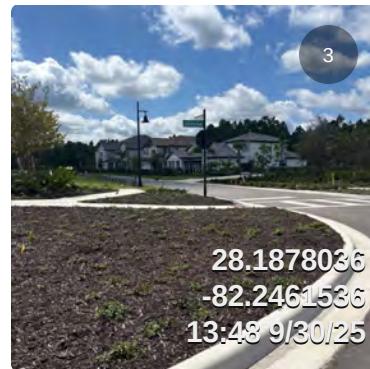
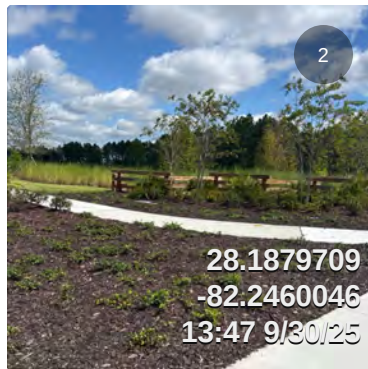
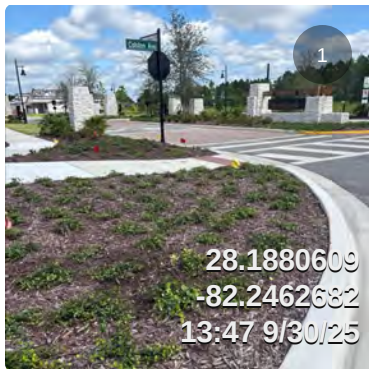
Pond 101D has filamentous algae that needs to be treated and trash removed.



Item 19- Tamarack & Shortgrass

Assigned To: Lmp A Juniper Company

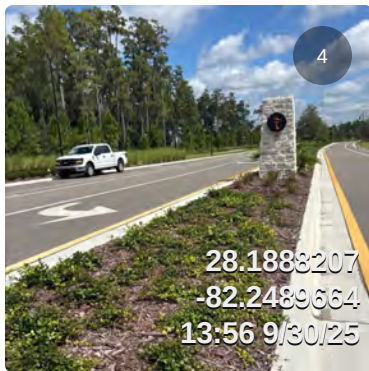
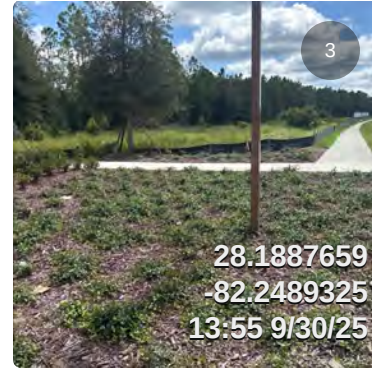
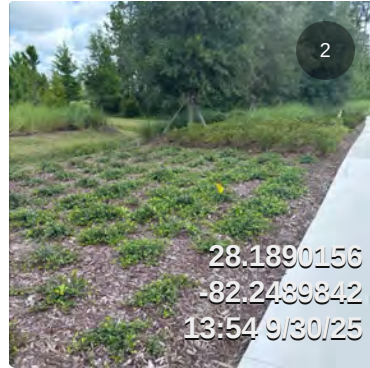
The photos show that the maintenance team did an excellent job removing weeds from the jasmine beds at the entrances of Tamarack and Short Grass."



Item 20- Morris Bridge & Colston Ave

Assigned To: Lmp A Juniper Company

The maintenance team did a good job removing weeds from the jasmine bed at the entrance off Morris Bridge Road."



Item 21- Cardwall Pt. Cul-De-Sac.
Due By: Wednesday, October 15, 2025
Assigned To: Lmp A Juniper Company

The photos show a significant amount of weeds in the landscape beds located at the end of Cardwall PT cul-de-sac, heading toward Morris Bridge Road. These beds require attention, including hand-pulling, burning down, and treatment with weed control where applicable.”



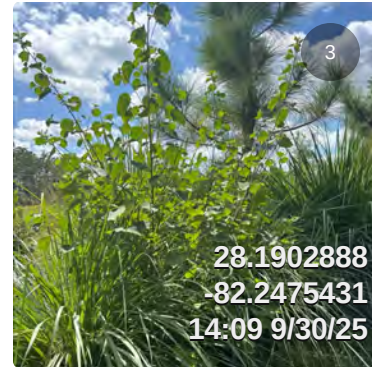
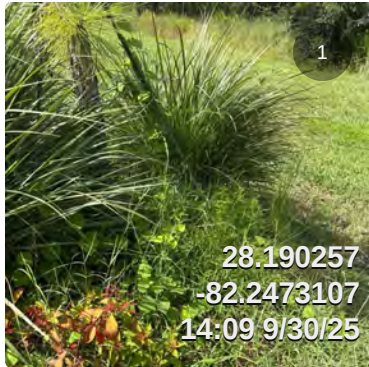
Scheduled for 10-13-25

Item 22-landscape Bed

Due By: Tuesday, October 14, 2025

Assigned To: Lmp A Juniper Company

The landscape bed that runs from Cardwall PT and Toland CT toward Morris Bridge Road contains a significant amount of weeds that need to be hand-pulled, burned down, and treated with weed control.

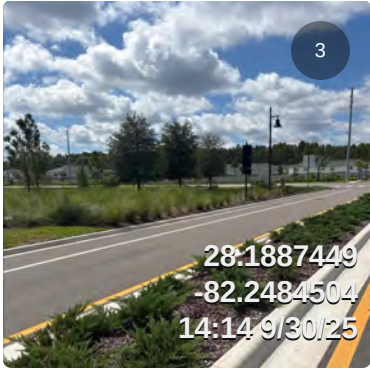
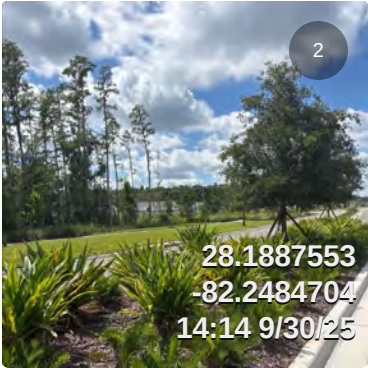
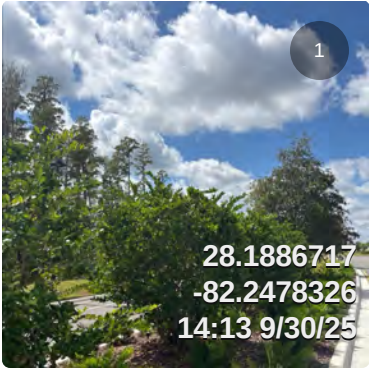


Scheduled for 10-13-25

Item 23- Colston Ave.

Assigned To: Lmp A Juniper Company

The plant material in the center island at the entrance off Morris Bridge Road toward Wise River Lane is well maintained, appearing green and healthy.”

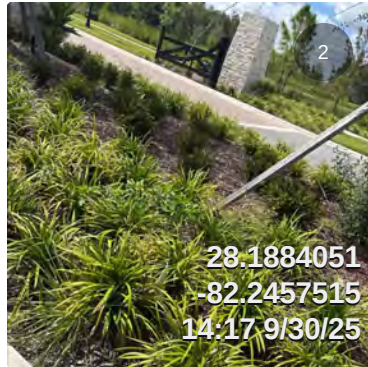
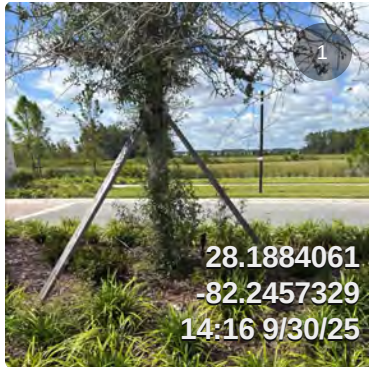


Item 24- Wise River Ln.

Due By: Tuesday, October 14, 2025

Assigned To: Down To Earth

Just before entering Tamarack, the liriopie beds are full of weeds that need to be removed. Additionally, upon entering, the oak tree beds contain numerous tree sprouts and a significant amount of weeds that also require removal.



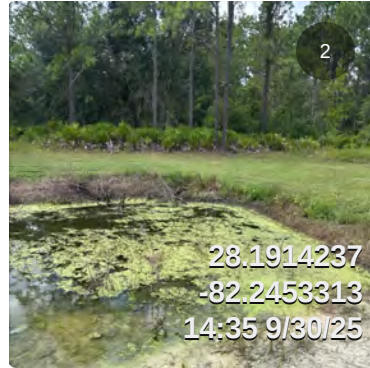
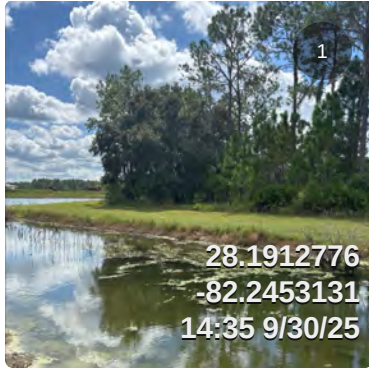
Scheduled to be completed by 10-21-25

Item 25- Pond

Due By: Wednesday, October 15, 2025

Assigned To: Sitex Aquatic

Pond FPC2 has duckweed.



Item 26- Pond

Assigned To: Sitex Aquatic

Pond 100 was treated for filamentous algae, which has now dying off

