

**TWO RIVER WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOVEMBER 18, 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  
Rollamay Turkoane, District Manager  
Jacqueline Gray, Administrative Assistant  
Hanna Yi, District Accountant

## Regular Meetings Agenda

Tuesday, November 18, 2025, at 11:00 a.m.

The Regular Meeting of Two Rivers West Community Development District will be held on **November 18, 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 School Now Website Proposal

4. **CONSENT AGENDA**

- A. Approval of Minutes of the October 21, 2025 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures October 2025
- C. Acceptance of the Financials and Approval of the Check Register for October 2025
- D. Ratification of the First Amended Notice of Establishment
- E. Ratification of the Down to Earth Landscape & Irrigation Proposal # 132189
- F. Ratification of the Coastal Outdoor Water Truck Proposal # 1078
- G. Ratification of the Down to Earth Landscape MI Homes Plant Replacement Proposal #126702
- H. Ratification of the Down to Earth Landscape Sod/Plant Installation Proposal # 132494

5. **STAFF REPORTS**

- A. District Counsel
- B. District Accountant
- C. District Manager
  - i. Community Inspection Report
- D. District Engineer

6. **BOARD MEMBERS' COMMENTS**

7. **ADJOURNMENT**

### Bill To:

Two Rivers West CDD  
Jayna Cooper  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

### Shipping To:

Two Rivers West CDD  
Jayna Cooper  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-11-14	2026-11-13	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-11-14	2026-11-13	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-11-14	2026-11-13	1	Number of Schools	\$615.00	\$0.00	\$615.00
							<b>\$1,613.00</b>
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							<b>\$1,512.00</b>

Subtotal **\$3,125.00**

**Contract Total Value \$3,125.00**

Term Summary	
Total Years	Autorenew Term
1.00	12
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

**Additional Notes:**

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

**Additional Payment Terms**

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

**Authorized Representative: Jayna Cooper****Signature:****Title:** \_\_\_\_\_**Date:** \_\_\_\_\_



**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, October 21, 2025, and called to order at 11:33 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Thomas Spence	Assistant Secretary
Angie Grunwald	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Brian Lamb	VP Developer Services
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Arturo Gandarilla	Field Manager
Residents	

*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 Fence Approval - 1575 Valier Point**

Ms. Hopkinson will amend to reflect the five feet (5') agreed upon.

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Fence (easement) Approval for five feet (5') on each side - 1575 Valier Point, were approved. 4-0
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**B. Consideration of Resolution 2026-01; Redesignation of Officers**

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Resolution 2026-01; Redesignation of Officers, designating Rollamay Turkoane as Assistant Secretary, was adopted. 4-0

**C. Consideration of Resolution 2026-02; Fiscal Year 2025-2026 Budget Amendment**

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Resolution 2026-02; Fiscal Year 2025-2026 Budget Amendment, was adopted. 4-0

**FORTH ORDER OF BUSINESS****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**

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

*Mr. de la Ossa expressed his gratitude to Mr. Lamb and Mr. Vericker for their assistance with the contraction/boundaries.*

**FIFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Ms. Hopkinson mentioned state submitted letter received for establishment submission of Two Rivers West.

**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. Mr. de la Ossa mentioned comments from an HOA meeting held regarding weeds, plant beds, dead plant material and agreement between developers and landscaping also, reclaim reminder.

**UNDER SEPARATE COVER**

Ms. Cooper requested the Board approve the **FY 2025 Goals & Objectives**.

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, FY 2025 Goals & Objectives, were approved. 4-0

**C. District Engineer**

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

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

Mr. de la Ossa requested feedback from the *USPS*, to be discussed at the next meeting.

**SEVENTH ORDER OF BUSINESS****Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, the meeting was adjourned at 11:39 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
<b>Monthly Contract</b>					
Down To Earth	10/1/2025	155079	\$69,436.67	\$69,436.67	Landscape MAINTENANCE
LANDSCAPE MAINTENTENANCE PROFESSIONALS, INC.	10/1/2025	361575	\$8,130.41	\$8,130.41	LANDSCAPE CONTRACT
PASCO COUNTY UTILITIES	10/9/2025	130733001554193	\$72.18	\$72.18	WATER
SITEX AQUATICS LLC	10/1/2025	10319-B	\$13,499.00	\$13,499.00	AQUATIC MAINTENANCE
<b>Monthly Contract Subtotal</b>			<b>\$91,138.26</b>	<b>\$91,138.26</b>	
<b>Variable Contract</b>					
STRALEY ROBIN VERICKER	10/7/2025	27275	\$5,564.47	\$5,564.47	DISTRICT COUNSEL SERVICES
<b>Variable Contract Subtotal</b>			<b>\$5,564.47</b>	<b>\$5,564.47</b>	
<b>Utilities</b>					
PASCO COUNTY UTILITIES	9/18/2025	091825-5150	\$376.65	\$376.65	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-0070	\$325.62	\$325.62	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-4995	\$313.47	\$313.47	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-6655	\$296.46	\$296.46	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-9720	\$262.41	\$262.41	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-0075	\$92.34	\$92.34	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-4945	\$110.97	\$110.97	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-5000	\$132.84	\$132.84	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-6090	\$213.00	\$213.00	WATER 08/28/25-09/04/25
PASCO COUNTY UTILITIES	9/18/2025	091825-3800	\$114.21	\$114.21	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-4960	\$84.24	\$84.24	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-6630	\$2.43	\$2.43	WATER
PASCO COUNTY UTILITIES	9/4/2025	090425-6095	\$8.10	\$8.10	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-6095	\$8.10	\$8.10	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-4990	\$8.91	\$8.91	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-4985	\$123.93	\$123.93	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-3795	\$2.43	\$2.43	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-9715	\$44.55	\$44.55	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-4940	\$46.98	\$46.98	WATER
PASCO COUNTY UTILITIES	9/4/2025	090425-4940	\$46.98	\$46.98	WATER
PASCO COUNTY UTILITIES	9/4/2025	090425-6660	\$33.21	\$33.21	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-3790	\$84.24	\$84.24	WATER
PASCO COUNTY UTILITIES	9/18/2025	091825-3945	\$12.96	\$12.96	WATER
PASCO COUNTY UTILITIES	10/9/2025	23206848	\$61.68	\$61.68	WATER

**TWO RIVERS WEST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PASCO COUNTY UTILITIES	10/20/2025	123007001547952	\$1,714.21	\$1,714.21	WATER
PASCO COUNTY UTILITIES	10/20/2025	128379001547952	\$948.73	\$948.73	WATER
PASCO COUNTY UTILITIES	10/20/2025	125515001547952	\$348.75	\$348.75	WATER
PASCO COUNTY UTILITIES	10/20/2025	123665501547952	\$432.64	\$432.64	WATER
PASCO COUNTY UTILITIES	10/20/2025	125499001547952	\$431.15	\$431.15	WATER
PASCO COUNTY UTILITIES	10/20/2025	125494501547952	\$704.97	\$704.97	WATER
PASCO COUNTY UTILITIES	10/20/2025	129972001547952	\$95.95	\$95.95	WATER
PASCO COUNTY UTILITIES	10/20/2025	123007501547952	\$178.91	\$178.91	WATER
PASCO COUNTY UTILITIES	10/20/2025	125500501547952	\$60.60	\$60.60	WATER
PASCO COUNTY UTILITIES	10/20/2025	125500001547952	\$126.40	\$126.40	WATER
PASCO COUNTY UTILITIES	10/20/2025	125499501547952	\$133.36	\$133.36	WATER
PASCO COUNTY UTILITIES	10/20/2025	128380001547952	\$94.24	\$94.24	WATER
PASCO COUNTY UTILITIES	10/20/2025	125494001547952	\$73.38	\$73.38	WATER
PASCO COUNTY UTILITIES	10/20/2025	125498501547952	\$236.61	\$236.61	WATER
PASCO COUNTY UTILITIES	10/20/2025	129971501547952	\$60.01	\$60.01	WATER
PASCO COUNTY UTILITIES	10/20/2025	129394501547952	\$14.43	\$14.43	WATER
PASCO COUNTY UTILITIES	10/20/2025	129990501547952	\$4.04	\$4.04	WATER
PASCO COUNTY UTILITIES	10/20/2025	128379501547952	\$9.09	\$9.09	WATER
PASCO COUNTY UTILITIES	10/20/2025	123663001554193	\$2.02	\$2.02	WATER
PASCO COUNTY UTILITIES	10/20/2025	123666001547952	\$47.76	\$47.76	WATER
PASCO COUNTY UTILITIES	10/20/2025	124609501547952	\$15.96	\$15.96	WATER
PASCO COUNTY UTILITIES	10/20/2025	125496001547952	\$39.73	\$39.73	WATER
PASCO COUNTY UTILITIES	10/20/2025	23258053	\$12.06	\$12.06	WATER
PASCO COUNTY UTILITIES	10/20/2025	23258052	\$12.06	\$12.06	WATER
PASCO COUNTY UTILITIES	10/20/2025	23258317	\$128.27	\$128.27	SERVICE 09/04/25 - 10/06/25
TAMPA ELECTRIC	9/24/2025	092425-221009418668	\$22,650.64	\$22,650.64	ELECTRIC
TAMPA ELECTRIC	9/18/2025	091825-221009530827	\$2,837.66	\$2,837.66	ELECTRIC
TAMPA ELECTRIC	9/12/2025	091225-5395	\$37.45	\$37.45	ELECTRIC
TAMPA ELECTRIC	9/12/2025	091225-211034856834	\$67.27	\$67.27	ELECTRIC
TAMPA ELECTRIC	9/12/2025	091225-211035184756	\$38.40	\$38.40	ELECTRIC
TAMPA ELECTRIC	9/12/2025	091225-211035097206	\$37.59	\$37.59	ELECTRIC
TAMPA ELECTRIC	9/12/2025	091225-4120	\$33.57	\$33.57	ELECTRIC
TAMPA ELECTRIC	9/12/2025	091225-5774	\$37.43	\$37.43	ELECTRIC
TAMPA ELECTRIC	9/12/2025	091225-211035150245	\$21.30	\$21.30	ELECTRIC
TAMPA ELECTRIC	9/12/2025	091225-221009539331	\$20.83	\$20.83	ELECTRIC
TAMPA ELECTRIC	9/12/2025	091225-211034856826	\$32.49	\$32.49	ELECTRIC

**TWO RIVERS WEST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TAMPA ELECTRIC	10/9/2025	100925-211035616468	\$63.12	\$63.12	ELECTRIC
TAMPA ELECTRIC	9/30/2025	093025 211035884934	\$14.65	\$14.65	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-8003 ACH	\$235.92	\$235.92	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211036127242	\$220.58	\$220.58	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211036089111	\$220.58	\$220.58	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211035184756	\$41.15	\$41.15	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211034856834	\$67.24	\$67.24	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211035125395	\$38.97	\$38.97	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211036089145	\$205.58	\$205.58	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211036116740	\$125.74	\$125.74	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211036147331	\$141.25	\$141.25	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211035135774	\$39.82	\$39.82	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211036166943	\$150.15	\$150.15	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211035150245	\$24.20	\$24.20	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211035174120	\$36.16	\$36.16	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-221009539331	\$23.74	\$23.74	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211034856826	\$34.93	\$34.93	ELECTRIC
TAMPA ELECTRIC	10/13/2025	101325-211035097206	\$30.91	\$30.91	ELECTRIC
TAMPA ELECTRIC	9/30/2025	221009566607 093025	\$18.14	\$18.14	ELECTRIC
TAMPA ELECTRIC	9/30/2025	093025 221009563471	\$14.65	\$14.65	ELECTRIC
TAMPA ELECTRIC	9/30/2025	093025 221009566615	\$14.65	\$14.65	ELECTRIC
TAMPA ELECTRIC	9/30/2025	093025 211035884900	\$26.58	\$26.58	ELECTRIC
TAMPA ELECTRIC	9/30/2025	211035903874 093025	\$14.65	\$14.65	ELECTRIC
TAMPA ELECTRIC	10/23/2025	102325-221009418668	\$22,315.91	\$22,315.91	ELECTRIC
TAMPA ELECTRIC	10/17/2025	101725-221009530827	\$2,837.66	\$2,837.66	ELECTRIC
TAMPA ELECTRIC	10/13/2025	221009570567 101325	\$181.95	\$181.95	ELECTRIC
TAMPA ELECTRIC	10/13/2025	211036042003 101325	\$183.35	\$183.35	ELECTRIC
TAMPA ELECTRIC	10/13/2025	211035953911 101325	\$186.30	\$186.30	ELECTRIC
TAMPA ELECTRIC	10/13/2025	211035953903 101325	\$187.14	\$187.14	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$62,242.34</b>	<b>\$62,242.34</b>	
<b>Regular Services</b>					
ANGIE GRUNWALD	10/21/2025	AG-102125	\$200.00	\$200.00	BOARD 10/21/25
CARLOS DE LA OSSA	10/21/2025	CO-102125	\$200.00	\$200.00	BOARD 10/21/25
FLORIDA COMMERCE	10/1/2025	93581	\$175.00	\$175.00	DISTRICT FILING FEES
INFRAMARK LLC	9/22/2025	159323	\$5.18	\$5.18	POSTAGE

**TWO RIVERS WEST CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	10/24/2025	161893	\$9.60	\$9.60	POSTAGE
NICHOLAS J. DISTER	10/21/2025	ND-102125	\$200.00	\$200.00	BOARD 10/21/25
RYAN MOTKO	10/21/2025	RM-102125	\$200.00	\$200.00	BOARD 10/21/25
THOMAS R. SPENCE	10/21/2025	TS-102125	\$200.00	\$200.00	BOARD 10/21/25
TIMES PUBLISHING COM	10/1/2025	58092-100125	\$141.20	\$141.20	LEGAL AD
<b>Regular Services Subtotal</b>			<b>\$1,330.98</b>	<b>\$1,330.98</b>	
<b>Additional Services</b>					
Down To Earth	10/16/2025	156938	\$3,095.50	\$3,095.50	Annuals Installation
KINGS POWER WASHING SERVICES	10/19/2025	1184	\$250.00	\$250.00	JUNK REMOVAL
TWO RIVERS EAST CDD	9/26/2025	TR 092625	\$268.37	\$268.37	O&M Check made out to incorrect district
TWO RIVERS WEST CDD	10/8/2025	10082025 - 01	\$1,949.48	\$1,949.48	FY25 Off Roll DS SERIES 2022
<b>Additional Services Subtotal</b>			<b>\$5,563.35</b>	<b>\$5,563.35</b>	
<b>TOTAL</b>			<b>\$165,839.40</b>	<b>\$165,839.40</b>	

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



Invoice: #155079

October 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**

Two Rivers West Contract (2025)  
Estimate # 103495

**Invoice Date**

10/1/2025

**Date Due**

10/31/2025

**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: 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
LCR003: Additional Common Areas - Start 4/7/25				\$3,447.90
LCR003: Additional Common Areas - Start 5/19/2025				\$11,772.90
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

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

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.com/terms-and-conditions/)

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

Subtotal	\$69,436.67
Sales Tax	\$0.00
<b>Total</b>	<b>\$69,436.67</b>
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/>

<b>Balance Due</b>	<b>\$69,436.67</b>
--------------------	--------------------

**Please Remit Payment to:**

Landscape Maintenance  
Professional LLC  
PO Box 919917  
Orlando, FL 32891



Invoice 361575

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

Date	Due Date
10/01/25	10/31/2025
Account Owner	PO#
ROYAL CONRAD	

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



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54-99105

**TWO RIVERS WEST CDD**

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

Bill Number: 23206872

Billing Date: 10/9/2025

Billing Period: 8/29/2025 to 9/30/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	20849263	8/29/2025	19801	9/30/2025	19806	32	5

**Usage History**

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

**Transactions**

Previous Bill	78.48
Payment 10/03/25	-78.48 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	61.68
Water Tier 1	5.0 Thousand Gals X \$2.10 10.50
<b>Total Current Transactions</b>	72.18
<b>TOTAL BALANCE DUE</b>	<b>\$72.18</b>



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Account #	1307330
Customer #	01554193
Balance Forward	0.00
Current Transactions	72.18

**Total Balance Due \$72.18**  
**Due Date 10/27/2025**

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 SUITE 300  
TAMPA FL 33607

PASCO COUNTY UTILITIES  
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NEW PORT RICHEY, FL 34656-2139

15 015541932130733032320687240000072188

# 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.: 10319-b  
Terms: Net 30  
Invoice date: 10/01/2025  
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Lake Maintenance: 129 Waterways			
2.		<b>Aquatic Maintenance</b>	13 waterways	1	\$1,770.00	\$1,770.00
3.		<b>Aquatic Maintenance</b>	B1/B2 16 waterways	1	\$1,990.00	\$1,990.00
4.		<b>Aquatic Maintenance</b>	B3 18 waterways	1	\$2,039.00	\$2,039.00
5.		<b>Aquatic Maintenance</b>	E 3 Waterways	1	\$509.00	\$509.00
6.		<b>Aquatic Maintenance</b>	13 Waterways at Taylor Morrison	1	\$1,852.00	\$1,852.00
7.		<b>Aquatic Maintenance</b>	11 Waterways C1B	1	\$1,271.00	\$1,271.00
8.		<b>Aquatic Maintenance</b>	52 Waterways	1	\$4,068.00	\$4,068.00
Total						<b>\$13,499.00</b>

# 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

October 07, 2025

Client: 001578

Matter: 000001

Invoice #: 27275

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/2/2025	KCH	TEAMS CALL REGARDING UPDATES ON DEVELOPER SIDE OF OPERATIONS.	0.1	\$37.50
9/3/2025	AM	DRAFT AND FINALIZE ADDENDUM TO AQUATIC MAINTENANCE SERVICES AGREEMENT.	1.5	\$292.50
9/3/2025	LC	WORK ON ADDENDUM #6 AND ADDENDUM #7 TO LANDSCAPE MAINTENANCE SERVICES AGREEMENT; PREPARE CORRESPONDENCE TO J. COOPER RE SAME; CORRESPONDENCE FROM AND TO J. COOPER RE DEVELOPER BUDGET FUNDING AGREEMENTS; WORK ON DEVELOPER FUNDING AGREEMENT; PREPARE AFFIDAVIT OF ANTI-HUMAN TRAFFICKING FOR FY 2026 BUDGET.	1.3	\$253.50
9/3/2025	KCH	REVIEW DRAFT DEVELOPER FUNDING AGREEMENT; REVIEW ADDENDUM NUMBER 6 AND ADDENDUM NUMBER 7 TO THE LANDSCAPE MAINTENANCE SERVICES AGREEMENT AND SCOPE OF SERVICES; REVIEW ADDENDUM NO. 4 TO AQUATICS AGREEMENT WITH SITEX.	1.5	\$562.50
9/5/2025	CAW	REVIEW EXECUTED DEED FOR PARCEL B4 AND PREPARE FOR RECORDING; EMAIL CORRESPONDENCE REGARDING COST SHARE AGREEMENT ON COMMERCIAL PARCEL.	0.2	\$75.00
9/5/2025	LC	E-RECORD SPECIAL WARRANTY DEED BETWEEN M/I HOMES AND THE DISTRICT FOR TRACTS IN TWO RIVERS PARCEL B4 PLAT.	0.3	\$58.50
9/8/2025	JMV	REVIEW FUNDING SHEET; PREPARE FUNDING AGREEMENTS.	0.6	\$243.00

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/8/2025	LC	CORRESPONDENCE TO AND FROM L. POPELKA AND C. DE LA OSSA RE DEVELOPER INFORMATION FOR BUDGET FUNDING AGREEMENT; REVISE BUDGET FUNDING AGREEMENT; PREPARE CORRESPONDENCE TO TEAM RE SAME.	0.2	\$39.00
9/9/2025	CAW	PREPARE FOR AND ATTEND PHONE CONFERENCE REGARDING STATUS OF OUTSTANDING ITEMS.	0.1	\$37.50
9/10/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
9/15/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
9/15/2025	KCH	REVIEW AGENDA PACKAGE; PREPARE FOR BOS MEETING.	0.4	\$150.00
9/16/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.9	\$364.50
9/16/2025	WAS	REVIEW COMMUNICATIONS FROM R. FERMO REQUESTING ADDITIONAL INFORMATION FOR ZIP CODE PETITION.	0.4	\$134.00
9/16/2025	KCH	ATTEND BOS MEETING IN PERSON.	0.9	\$337.50
9/18/2025	WAS	REVIEW ZIP CODE BOUNDARY SUPPORTING DOCUMENTS.	0.4	\$134.00
9/19/2025	WAS	REVIEW AND ASSEMBLE SUPPORTING DOCUMENTATION REQUESTED FOR ZIP CODE CHANGE PETITION, DRAFT COVER LETTER TO TRANSMIT ADDITIONAL DOCUMENTATION, COMMUNICATIONS WITH PLANNING, ENGINEERING AND MANAGEMENT FOR SUPPORTING DOCUMENTATION.	2.0	\$670.00
9/19/2025	MS	REVIEW MULTIPLE ADDRESS LISTS FOR ZIP CODE PETITION; CREATE MASTER ADDRESS LIST PER THE POST OFFICE STANDARDS.	1.5	\$292.50
9/19/2025	KCH	ATTEND EPG OPERATIONS MEETING VIA MICROSOFT TEAMS.	0.3	\$112.50
9/19/2025	KCH	REVIEW ZIP CODE PETITION ADDITIONAL EXHIBITS AND PLATS; DISCUSS SAME WITH W. SOUSA; REVIEW COVER LETTER TO USPS DISTRICT MANAGER R. FERMO.	0.5	\$187.50
9/22/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE PETITION AND REVIEW MASTER ADDRESS LIST; DRAFT ADDENDUM #6 TO LANDSCAPE MAINTENANCE AGREEMENT.	1.2	\$402.00
9/22/2025	MS	REVIEW ADDRESS LISTS FOR ZIP CODE PETITION FROM VARIOUS PROJECT PHASES; UPDATE AND COMPILE MASTER ADDRESS LIST PER POST OFFICE STANDARDS.	2.0	\$390.00

October 07, 2025  
 Client: 001578  
 Matter: 000001  
 Invoice #: 27275

Page: 3

## SERVICES

Date	Person	Description of Services	Hours	Amount
9/23/2025	KCH	ATTEND EPG/INFRAMARK TEAMS UPDATE TELEPHONICALLY.	0.1	\$37.50
9/24/2025	WAS	REVIEW UPDATED MASTER SITE PLAN AND PREPARE DOCUMENTS SUP0PORTING ZIP CODE PETITION TO USPS.	0.4	\$134.00
9/25/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE PETITION.	0.1	\$33.50
9/26/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE PETITION.	0.1	\$33.50
9/29/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE PETITION.	0.1	\$33.50
9/29/2025	KCH	REVIEW AND REVISE ADDENDUM TO DOWN TO EARTH AGREEMENT.	0.4	\$150.00
Total Professional Services			18.3	\$5,507.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
9/10/2025	Simplefile E-Recording- Filing Fee-	\$32.95
9/30/2025	Photocopies	\$18.75
9/30/2025	Postage	\$5.27
Total Disbursements		\$56.97

Total Services	\$5,507.50
Total Disbursements	\$56.97
Total Current Charges	\$5,564.47
Previous Balance	\$27,240.18
<b>PAY THIS AMOUNT</b>	<b>\$32,804.65</b>

*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	\$8,166.97
26644	June 10, 2025	\$6,633.00	\$0.69	\$0.00	\$0.00	\$12,198.16
26811	July 09, 2025	\$4,533.50	\$2.04	\$0.00	\$0.00	\$10,100.01
26973	August 15, 2025	\$9,043.00	\$0.00	\$0.00	\$0.00	\$14,607.47
27133	September 16, 2025	\$4,307.50	\$117.95	\$0.00	\$0.00	\$9,989.92
<b>Total Remaining Balance Due</b>						<b>\$32,804.65</b>

**AGED ACCOUNTS RECEIVABLE**

<b>0-30 Days</b>	<b>31-60 Days</b>	<b>61-90 Days</b>	<b>Over 90 Days</b>
\$9,989.92	\$9,043.00	\$4,535.54	\$9,236.19





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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23089616

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

Account #	Customer #
1255150	01547952
Please use the 15-digit number below when making a payment through your bank	
125515001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579120	8/5/2025	326	9/4/2025	791	30	465

Usage History		
Water		
September 2025	465	
August 2025	146	

Transactions		
Previous Bill		662.26
Payment 09/10/25		-662.26 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	465 Thousand Gals X \$0.81	376.65
<b>Total Current Transactions</b>		376.65
<b>TOTAL BALANCE DUE</b>		<b>\$376.65</b>



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

Account # 1255150  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 376.65

<b>Total Balance Due</b>	<b>\$376.65</b>
<b>Due Date</b>	<b>10/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23088934

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579116	8/5/2025	4442	9/4/2025	4844	30	402

Usage History

Reclaimed

September 2025  
August 2025  
July 2025  
June 2025  
May 2025

402  
845  
663  
1431  
189

Transactions

Previous Bill 684.45  
Payment 09/10/25 -684.45 CR  
**Balance Forward 0.00**

Current Transactions

Reclaimed  
Reclaimed 402 Thousand Gals X \$0.81 325.62  
**Total Current Transactions 325.62**

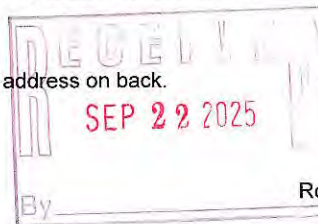
**TOTAL BALANCE DUE \$325.62**



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Account # 1230070  
Customer # 01547952

Balance Forward 0.00  
Current Transactions 325.62

**Total Balance Due \$325.62**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

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

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34492 COLSTON AVENUE**

Bill Number: 23089609

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579036	8/5/2025	1391	9/4/2025	1778	30	387

#### Usage History

##### Reclaimed

September 2025  
August 2025  
July 2025  
June 2025  
May 2025  
April 2025  
March 2025  
February 2025  
January 2025

387  
55  
394  
10  
75  
157  
453  
246  
1

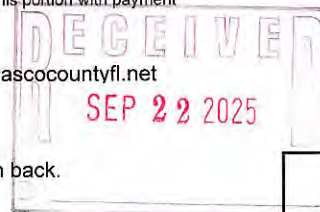
#### Transactions

Previous Bill	44.55
Payment 09/10/25	-44.55 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	387 Thousand Gals X \$0.81
<b>Total Current Transactions</b>	313.47
<b>TOTAL BALANCE DUE</b>	<b>\$313.47</b>



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Account # 1254995  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 313.47

**Total Balance Due \$313.47**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST COMMUNITY DEVELOPMENT  
DISTRICT  
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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23089001

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579123	8/5/2025	1601	9/4/2025	1967	30	366

Usage History

Water	
September 2025	366
August 2025	538
July 2025	219
June 2025	32

Transactions

Previous Bill	435.78
Payment 09/10/25	-435.78 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	366 Thousand Gals X \$0.81 296.46
<b>Total Current Transactions</b>	296.46
<b>TOTAL BALANCE DUE</b>	<b>\$296.46</b>



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

Account # 1236655  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 296.46

<b>Total Balance Due</b>	<b>\$296.46</b>
<b>Due Date</b>	<b>10/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **1873 DRUMMOND POINT RECLAIM**

Bill Number: 23090913

Billing Date: 9/18/2025

Billing Period: 8/7/2025 to 9/4/2025

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

Account #	Customer #
1299720	01547952
Please use the 15-digit number below when making a payment through your bank	
129972001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606790	8/7/2025	286	9/4/2025	347	28	61

Usage History  
Water  
September 2025 61

Transactions			
Current Transactions			
Reclaimed			
Reclaimed	61 Thousand Gals X \$0.81		49.41
Adjustments			
Deposit Owing			150.00
Turn On Next Day Activation Fee			63.00
<b>Total Current Transactions</b>			<b>262.41</b>
<b>TOTAL BALANCE DUE</b>			<b>\$262.41</b>



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

Account # 1299720  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 262.41

<b>Total Balance Due</b>	<b>\$262.41</b>
<b>Due Date</b>	<b>10/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **DRUMMOND AND COLSTON**

Bill Number: 23088935

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	220600002	8/5/2025	307	9/4/2025	421	30	114

Usage History

Reclaimed

September 2025  
August 2025  
July 2025  
June 2025  
May 2025

114  
103  
154  
50  
0

Transactions

Previous Bill 83.43  
Payment 09/10/25 -83.43 CR

**Balance Forward** 0.00

Current Transactions

Reclaimed

Reclaimed 114 Thousand Gals X \$0.81 92.34

**Total Current Transactions** 92.34

**TOTAL BALANCE DUE \$92.34**



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SEP 22 2025

Account # 1230075

Customer # 01547952

Balance Forward 0.00

Current Transactions 92.34

**Total Balance Due \$92.34**

**Due Date 10/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23089605  
Billing Date: 9/18/2025  
Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607007	8/5/2025	3446	9/4/2025	3583	30	137

Usage History

	Reclaimed
September 2025	137
August 2025	272
July 2025	90
June 2025	477
May 2025	378
April 2025	485
March 2025	810
February 2025	371
January 2025	10

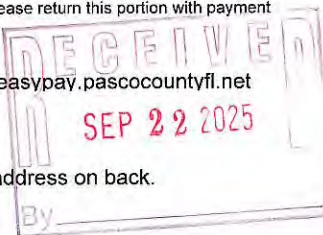
Transactions

Previous Bill	220.32
Payment 09/10/25	-220.32 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	137 Thousand Gals X \$0.81 110.97
<b>Total Current Transactions</b>	110.97
<b>TOTAL BALANCE DUE</b>	<b>\$110.97</b>



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Account # 1254945  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 110.97

**Total Balance Due \$110.97**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2124 WISE RIVER LANE**

Bill Number: 23089610

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579044	8/5/2025	124	9/4/2025	288	30	164

Usage History

Reclaimed

September 2025	164
August 2025	54
July 2025	9
June 2025	0
May 2025	21
April 2025	30
March 2025	10
February 2025	0
January 2025	0

Transactions

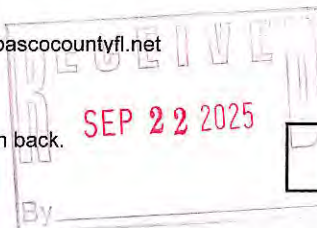
Previous Bill	43.74
Payment 09/10/25	-43.74 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	164 Thousand Gals X \$0.81 132.84
<b>Total Current Transactions</b>	132.84
<b>TOTAL BALANCE DUE</b>	<b>\$132.84</b>



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Account # 1255000  
 Customer # 01547952

Balance Forward 0.00  
 Current Transactions 132.84

**Total Balance Due \$132.84**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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TWO RIVERS WEST CDD

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

Bill Number: 23089266

Billing Date: 9/18/2025

Billing Period: 8/28/2025 to 9/4/2025

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

Account #	Customer #
1246090	01554193
Please use the 15-digit number below when making a payment through your bank	
124609001554193	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399007	8/28/2025	105	9/4/2025	105	7	0

Usage History

Reclaimed  
0

September 2025

Transactions

Current Transactions

Adjustments

Deposit Owing

150.00

Turn On Next Day Activation Fee

63.00

**Total Current Transactions**

213.00

**TOTAL BALANCE DUE**

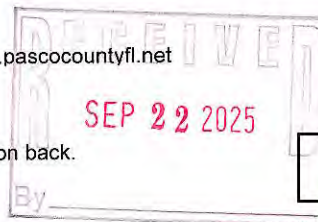
**\$213.00**



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Account # 1246090  
Customer # 01554193

Balance Forward 0.00  
Current Transactions 213.00

**Total Balance Due \$213.00**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST CDD  
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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23090298  
Billing Date: 9/18/2025  
Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607012	8/5/2025	1475	9/4/2025	1616	30	141

Usage History

	Reclaimed
September 2025	141
August 2025	69
July 2025	145
June 2025	240
May 2025	8

Transactions

Previous Bill	55.89
Payment 09/10/25	-55.89 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	141 Thousand Gals X \$0.81 114.21
<b>Total Current Transactions</b>	114.21
<b>TOTAL BALANCE DUE</b>	<b>\$114.21</b>



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Account # 1283800  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 114.21

**Total Balance Due \$114.21**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

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

Bill Number: 23089606  
Billing Date: 9/18/2025  
Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606770	8/5/2025	0	9/4/2025	104	30	104

**Usage History**

September 2025 104  
August 2025 0

**Transactions**

**Current Transactions**

Reclaimed  
Reclaimed 104 Thousand Gals X \$0.81 84.24

**Total Current Transactions**

84.24

**TOTAL BALANCE DUE**

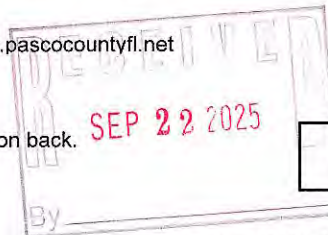
**\$84.24**



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Account # 1254960  
Customer # 01547952

Balance Forward 0.00  
Current Transactions 84.24

**Total Balance Due \$84.24**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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TWO RIVERS WEST CDD

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

Bill Number: 23089000

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149363	8/5/2025	98	9/4/2025	101	30	3

Usage History

Reclaimed

September 2025  
August 2025  
July 2025  
June 2025

3  
1  
3  
12

Transactions

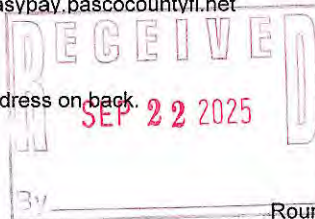
Previous Bill 0.81  
Payment 09/10/25 -0.81 CR  
**Balance Forward** 0.00  
Current Transactions  
Reclaimed  
Reclaimed 3 Thousand Gals X \$0.81 2.43  
**Total Current Transactions** 2.43  
**TOTAL BALANCE DUE** **\$2.43**



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Account # 1236630  
Customer # 01554193

Balance Forward 0.00  
Current Transactions 2.43

**Total Balance Due** **\$2.43**  
**Due Date** **10/6/2025**

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

Round-Up Donations to Charity  
Amount Enclosed

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST CDD  
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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35183 COLSTRIP TRAIL RECLAIM**

Bill Number: 23089268

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	8/5/2025	546	9/4/2025	556	30	10

Usage History

Reclaimed

September 2025  
August 2025  
July 2025  
June 2025

10  
9  
45  
19

Transactions

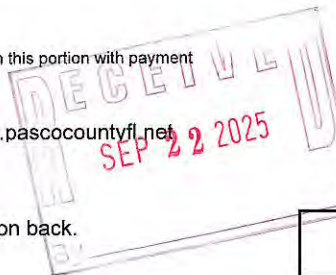
Previous Bill	7.29
Payment 09/10/25	-7.29 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	10 Thousand Gals X \$0.81
	8.10
<b>Total Current Transactions</b>	8.10
<b>TOTAL BALANCE DUE</b>	<b>\$8.10</b>



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Account # 1246095  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 8.10

**Total Balance Due \$8.10**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **35183 COLSTRIP TRAIL RECLAIM**

Bill Number: 23089268

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	8/5/2025	546	9/4/2025	556	30	10

Usage History		
Water		
September 2025	10	
August 2025	9	
July 2025	45	
June 2025	19	

Transactions		
Previous Bill		7.29
Payment 09/10/25		-7.29 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	10 Thousand Gals X \$0.81	8.10
<b>Total Current Transactions</b>		8.10
<b>TOTAL BALANCE DUE</b>		<b>\$8.10</b>



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DISTRICT  
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Account # 1246095  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 8.10

<b>Total Balance Due</b>	<b>\$8.10</b>
<b>Due Date</b>	<b>10/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2281 TWO RIVERS BOULEVARD**

Bill Number: 23089608

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	8/5/2025	2004	9/4/2025	2015	30	11

Usage History

Reclaimed

September 2025	11
August 2025	107
July 2025	245
June 2025	468
May 2025	464
April 2025	322
March 2025	271
February 2025	108
January 2025	11

Transactions

Previous Bill	86.67
Payment 09/10/25	-86.67 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	11 Thousand Gals X \$0.81 8.91
<b>Total Current Transactions</b>	8.91
<b>TOTAL BALANCE DUE</b>	<b>\$8.91</b>



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SEP 22 2025

Account # 1254990  
Customer # 01547952

Balance Forward 0.00  
Current Transactions 8.91

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**Total Balance Due \$8.91**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **2221 TWO RIVERS BOULEVARD**

Bill Number: 23089607  
Billing Date: 9/18/2025  
Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579050	8/5/2025	2479	9/4/2025	2632	30	153

**Usage History**

**Reclaimed**

September 2025	153
August 2025	110
July 2025	21
June 2025	319
May 2025	375
April 2025	443
March 2025	349
February 2025	426
January 2025	425

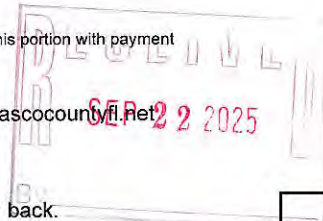
**Transactions**

Previous Bill	89.10
Payment 09/10/25	-89.10 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	153 Thousand Gals X \$0.81 123.93
<b>Total Current Transactions</b>	123.93
<b>TOTAL BALANCE DUE</b>	<b>\$123.93</b>



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Account #	1254985
Customer #	01547952
Balance Forward	0.00
Current Transactions	123.93

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<b>Total Balance Due</b>	<b>\$123.93</b>
<b>Due Date</b>	<b>10/6/2025</b>

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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36 015479523125498542308960770000123934





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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23090297

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606771	8/5/2025	323	9/4/2025	326	30	3

Usage History

Reclaimed

September 2025  
 August 2025  
 July 2025  
 June 2025  
 May 2025

3  
 2  
 20  
 24  
 3

Transactions

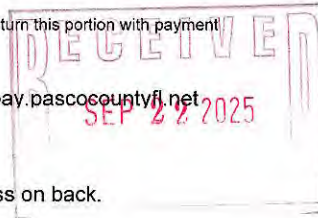
Previous Bill 1.62  
 Payment 09/10/25 -1.62 CR  
**Balance Forward** 0.00  
 Current Transactions  
 Reclaimed  
     Reclaimed 3 Thousand Gals X \$0.81 2.43  
**Total Current Transactions** 2.43  
**TOTAL BALANCE DUE \$2.43**



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Account # 1283795  
 Customer # 01547952

Balance Forward 0.00  
 Current Transactions 2.43

**Total Balance Due \$2.43**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

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37 015479523128379532309029780000002431



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **1508 SUTTONSET TRAIL RECLAIM**

Bill Number: 23090914

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

Account #	Customer #
1299715	01547952
Please use the 15-digit number below when making a payment through your bank	
129971501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606791	8/5/2025	707	9/4/2025	762	30	55

Usage History			Transactions		
Water			Previous Bill		
September 2025	55		Payment 09/10/25	-213.00	CR
August 2025	0		<b>Balance Forward</b>		0.00
			Current Transactions		
			Reclaimed		
			Reclaimed	55 Thousand Gals X \$0.81	44.55
			<b>Total Current Transactions</b>		44.55
			<b>TOTAL BALANCE DUE</b>		<b>\$44.55</b>



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Account # 1299715  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 44.55

<b>Total Balance Due</b>	<b>\$44.55</b>
<b>Due Date</b>	<b>10/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23089603

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606996	8/5/2025	1300	9/4/2025	1358	30	58

Usage History		
Water		
September 2025	58	
August 2025	24	
July 2025	155	
June 2025	70	

Transactions		
Previous Bill		19.44
Payment 09/10/25		-19.44 CR
<b>Balance Forward</b>		0.00
Current Transactions		
Reclaimed		
Reclaimed	58 Thousand Gals X \$0.81	46.98
<b>Total Current Transactions</b>		46.98
<b>TOTAL BALANCE DUE</b>		<b>\$46.98</b>



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DISTRICT  
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Account # 1254940  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 46.98

<b>Total Balance Due</b>	<b>\$46.98</b>
<b>Due Date</b>	<b>10/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23089603

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606996	8/5/2025	1300	9/4/2025	1358	30	58

Usage History

Reclaimed

September 2025  
August 2025  
July 2025  
June 2025

58  
24  
155  
70

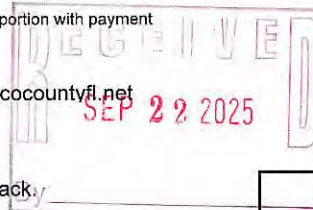
Transactions

Previous Bill	19.44
Payment 09/10/25	-19.44 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	58 Thousand Gals X \$0.81 46.98
<b>Total Current Transactions</b>	46.98
<b>TOTAL BALANCE DUE</b>	<b>\$46.98</b>



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Account # 1254940  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 46.98

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**Total Balance Due \$46.98**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

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**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **0 BRIGHT MOON RECLAIM TRAIL**

Bill Number: 23089002  
Billing Date: 9/18/2025  
Billing Period: 8/5/2025 to 9/4/2025

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

Account #	Customer #
1236660	01547952
Please use the 15-digit number below when making a payment through your bank	
123666001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232147320	8/5/2025	20	9/4/2025	61	30	41

**Usage History**

	Reclaimed
September 2025	41
August 2025	20
July 2025	0
June 2025	0
May 2025	0
April 2025	0

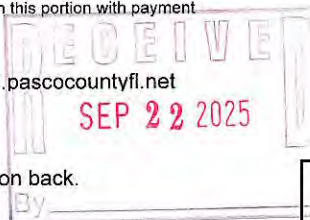
**Transactions**

Previous Bill	16.20
Payment 09/10/25	-16.20 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	41 Thousand Gals X \$0.81
<b>Total Current Transactions</b>	33.21
<b>TOTAL BALANCE DUE</b>	<b>\$33.21</b>



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Account # 1236660  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 33.21

**Total Balance Due \$33.21**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **1871 TRAILHEAD LN - RECLAIM - 2 INCH**

Bill Number: 23090296

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

Account #	Customer #
1283790	01547952
Please use the 15-digit number below when making a payment through your bank	
128379001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579052	8/5/2025	0	9/4/2025	104	30	104

Usage History

Reclaimed

September 2025	104
August 2025	0
June 2025	0
June 2025	0
May 2025	0

Transactions

Current Transactions

Reclaimed

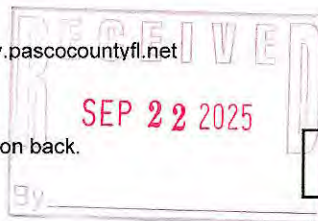
Reclaimed	104 Thousand Gals X \$0.81	84.24
<b>Total Current Transactions</b>		<b>84.24</b>
<b>TOTAL BALANCE DUE</b>		<b>\$84.24</b>



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Account # 1283790  
Customer # 01547952

Balance Forward 0.00  
Current Transactions 84.24

**Total Balance Due \$84.24**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

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42 015479523128379082309029610000084244





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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23090721

Billing Date: 9/18/2025

Billing Period: 8/5/2025 to 9/4/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161118	8/5/2025	502	9/4/2025	518	30	16

Usage History

Reclaimed

September 2025 16  
August 2025 12  
July 2025 20  
June 2025 110  
May 2025 4

Transactions

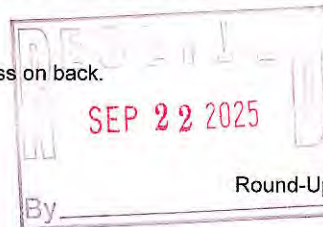
Previous Bill 9.72  
Payment 09/10/25 -9.72 CR  
**Balance Forward 0.00**  
Current Transactions  
Reclaimed  
Reclaimed 16 Thousand Gals X \$0.81 12.96  
**Total Current Transactions 12.96**  
**TOTAL BALANCE DUE \$12.96**



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Account # 1293945  
Customer # 01547952  
Balance Forward 0.00  
Current Transactions 12.96

**Total Balance Due \$12.96**  
**Due Date 10/6/2025**

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

Round-Up Donations to Charity  
Amount Enclosed

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**TWO RIVERS WEST CDD**

Service Address: **2772 WISE RIVER LANE**  
Bill Number: 23206848  
Billing Date: 10/9/2025  
Billing Period: 8/29/2025 to 9/30/2025

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

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	180091434	8/29/2025	8554	9/30/2025	8554	32	0

**Usage History**

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

**Transactions**

Previous Bill	61.68
Payment 10/03/25	-61.68 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	61.68
<b>Total Current Transactions</b>	<b>61.68</b>
<b>TOTAL BALANCE DUE</b>	<b>\$61.68</b>



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

**Total Balance Due \$61.68**  
**Due Date 10/27/2025**

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

Round-Up Donations to Charity

Amount Enclosed

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44 015527846130485072320684870000061681





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**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

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

Bill Number: 23256501

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579116	9/4/2025	4844	10/6/2025	6509	32	1665

**Usage History**

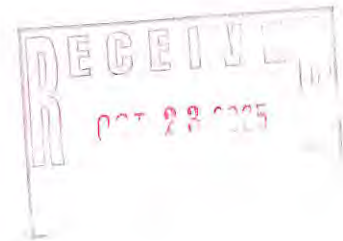
**Reclaimed**

October 2025	1665
September 2025	402
August 2025	845
July 2025	663
June 2025	1431
May 2025	189

**Transactions**

Previous Bill	325.62
<b>Past Due</b>	<b>325.62</b>
Current Transactions	
Reclaimed	
Reclaimed	1,665 Thousand Gals X \$1.01 1,681.65
Adjustments	
Late Payment Charge	32.56
<b>Total Current Transactions</b>	<b>1,714.21</b>
<b>TOTAL BALANCE DUE</b>	<b>\$2,039.83</b>

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



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Account # 1230070  
Customer # 01547952  
Past Due 325.62  
Current Transactions 1,714.21

<b>Total Balance Due</b>	<b>\$2,039.83</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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45 015479523123007072325650140002039833



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**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **1871 TRAILHEAD LN - RECLAIM - 2 INCH**

Bill Number: 23257887

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit bit.ly/pcurates for details.**

Account #	Customer #
1283790	01547952
Please use the 15-digit number below when making a payment through your bank	
128379001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579052	9/4/2025	104	10/6/2025	1035	32	931

**Usage History**

**Reclaimed**

October 2025	931
September 2025	104
August 2025	0
June 2025	0
June 2025	0
May 2025	0

**Transactions**

Previous Bill	84.24
<b>Past Due</b>	<b>84.24</b>
Current Transactions	
Reclaimed	
Reclaimed	931 Thousand Gals X \$1.01 940.31
Adjustments	
Late Payment Charge	8.42
<b>Total Current Transactions</b>	<b>948.73</b>

**TOTAL BALANCE DUE \$1,032.97**

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



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Account # 1283790  
Customer # 01547952  
Past Due 84.24  
Current Transactions 948.73

**Total Balance Due \$1,032.97**  
**Due Date 11/6/2025**

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

Round-Up Donations to Charity   
Amount Enclosed

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46 015479523128379082325788740001032972



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23257202

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

Account #	Customer #
1255150	01547952
Please use the 15-digit number below when making a payment through your bank	
125515001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579120	9/4/2025	791	10/6/2025	1099	32	308

Usage History

Water	
October 2025	308
September 2025	465
August 2025	146

Transactions

Previous Bill	376.65
<b>Past Due</b>	<b>376.65</b>
Current Transactions	
Reclaimed	
Reclaimed	308 Thousand Gals X \$1.01
Adjustments	
Late Payment Charge	37.67
<b>Total Current Transactions</b>	<b>348.75</b>

**TOTAL BALANCE DUE \$725.40**

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



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TWO RIVERS WEST COMMUNITY DEVELOPMENT  
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Account # 1255150  
Customer # 01547952  
Past Due 376.65  
Current Transactions 348.75

<b>Total Balance Due</b>	<b>\$725.40</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23256569

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579123	9/4/2025	1967	10/6/2025	2366	32	399

Usage History

Water	
October 2025	399
September 2025	366
August 2025	538
July 2025	219
June 2025	32

Transactions

Previous Bill	296.46
<b>Past Due</b>	296.46
Current Transactions	
Reclaimed	
Reclaimed	399 Thousand Gals X \$1.01 402.99
Adjustments	
Late Payment Charge	29.65
<b>Total Current Transactions</b>	<b>432.64</b>

**TOTAL BALANCE DUE \$729.10**

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



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TWO RIVERS WEST COMMUNITY DEVELOPMENT  
DISTRICT  
2005 PAN AM SUITE 300 CIRCLE  
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Account # 1236655  
Customer # 01547952  
Past Due 296.46  
Current Transactions 432.64

<b>Total Balance Due</b>	<b>\$729.10</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2281 TWO RIVERS BOULEVARD**

Bill Number: 23257194

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**

**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	9/4/2025	2015	10/6/2025	2441	32	426

#### Usage History

##### Reclaimed

October 2025	426
September 2025	11
August 2025	107
July 2025	245
June 2025	468
May 2025	464
April 2025	322
March 2025	271
February 2025	108
January 2025	11

#### Transactions

Previous Bill	8.91
<b>Past Due</b>	8.91
Current Transactions	
Reclaimed	
Reclaimed	426 Thousand Gals X \$1.01 430.26
Adjustments	
Late Payment Charge	0.89
<b>Total Current Transactions</b>	431.15
<b>TOTAL BALANCE DUE</b>	<b>\$440.06</b>

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



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Account # 1254990  
Customer # 01547952  
Past Due 8.91  
Current Transactions 431.15

**Total Balance Due \$440.06**  
**Due Date 11/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23257191

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**

**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607007	9/4/2025	3583	10/6/2025	4270	32	687

#### Usage History

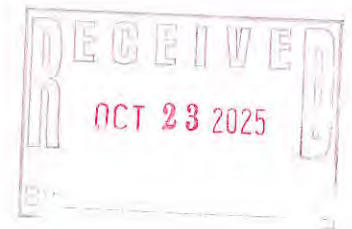
##### Reclaimed

October 2025	687
September 2025	137
August 2025	272
July 2025	90
June 2025	477
May 2025	378
April 2025	485
March 2025	810
February 2025	371
January 2025	10

#### Transactions

Previous Bill	110.97
<b>Past Due</b>	110.97
Current Transactions	
Reclaimed	
Reclaimed	687 Thousand Gals X \$1.01 693.87
Adjustments	
Late Payment Charge	11.10
<b>Total Current Transactions</b>	704.97
<b>TOTAL BALANCE DUE</b>	<b>\$815.94</b>

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



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Account #	1254945
Customer #	01547952
Past Due	110.97
Current Transactions	704.97

<b>Total Balance Due</b>	<b>\$815.94</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **1873 DRUMMOND POINT RECLAIM**

Bill Number: 23258508

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

Account #	Customer #
1299720	01547952
Please use the 15-digit number below when making a payment through your bank	
129972001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606790	9/4/2025	347	10/6/2025	442	32	95

Usage History		
Water		
October 2025		95
September 2025		61

Transactions		
Previous Bill		262.41
<b>Past Due</b>		262.41
Current Transactions		
Reclaimed		
Reclaimed	95 Thousand Gals X \$1.01	95.95
<b>Total Current Transactions</b>		95.95

**TOTAL BALANCE DUE \$358.36**

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



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Account # 1299720  
Customer # 01547952  
Past Due 262.41  
Current Transactions 95.95

<b>Total Balance Due</b>	<b>\$358.36</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **DRUMMOND AND COLSTON**

Bill Number: 23256502

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	220600002	9/4/2025	421	10/6/2025	589	32	168

Usage History

Reclaimed

October 2025	168
September 2025	114
August 2025	103
July 2025	154
June 2025	50
May 2025	0

Transactions

Previous Bill	92.34
<b>Past Due</b>	<b>92.34</b>
Current Transactions	
Reclaimed	
Reclaimed	168 Thousand Gals X \$1.01 169.68
Adjustments	
Late Payment Charge	9.23
<b>Total Current Transactions</b>	<b>178.91</b>
<b>TOTAL BALANCE DUE</b>	<b>\$271.25</b>

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



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Account # 1230075  
Customer # 01547952  
Past Due 92.34  
Current Transactions 178.91

<b>Total Balance Due</b>	<b>\$271.25</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **34501 COLSTON AVENUE**

Bill Number: 23257195

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**

**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579040	9/4/2025	754	10/6/2025	814	32	60

**Usage History**

**Reclaimed**

October 2025	60
September 2025	0
August 2025	39
July 2025	50
June 2025	336
May 2025	45
April 2025	57
March 2025	104
February 2025	110
January 2025	13

**Transactions**

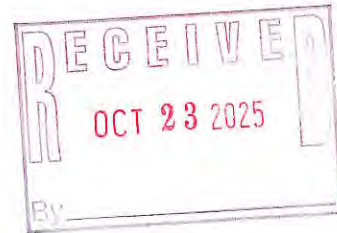
**Current Transactions**

**Reclaimed**

Reclaimed 60 Thousand Gals X \$1.01 60.60

**Total Current Transactions 60.60**

**TOTAL BALANCE DUE \$60.60**



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Account # 1255005

Customer # 01547952

Balance Forward 0.00

Current Transactions 60.60

**Total Balance Due \$60.60**

**Due Date 11/6/2025**

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2124 WISE RIVER LANE**

Bill Number: 23257196

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**

**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579044	9/4/2025	288	10/6/2025	400	32	112

Usage History

Reclaimed

October 2025  
September 2025  
August 2025  
July 2025  
June 2025  
May 2025  
April 2025  
March 2025  
February 2025  
January 2025

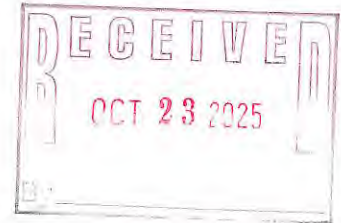
112  
164  
54  
9  
0  
21  
30  
10  
0  
0

Transactions

Previous Bill 132.84  
**Past Due** 132.84  
Current Transactions  
Reclaimed  
Reclaimed 112 Thousand Gals X \$1.01 113.12  
Adjustments  
Late Payment Charge 13.28  
**Total Current Transactions** 126.40

**TOTAL BALANCE DUE \$259.24**

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



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Account # 1255000  
Customer # 01547952  
Past Due 132.84  
Current Transactions 126.40

**Total Balance Due \$259.24**  
**Due Date 11/6/2025**

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

Round-Up Donations to Charity  
Amount Enclosed

☐ Check this box to participate in Round-Up.

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **34492 COLSTON AVENUE**

Bill Number: 23257197

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**

**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579036	9/4/2025	1778	10/6/2025	1879	32	101

Usage History

Reclaimed

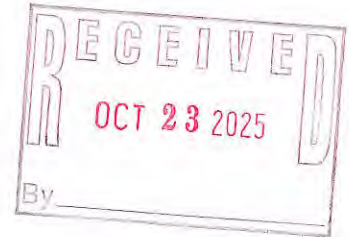
October 2025  
September 2025  
August 2025  
July 2025  
June 2025  
May 2025  
April 2025  
March 2025  
February 2025  
January 2025

101  
387  
55  
394  
10  
75  
157  
453  
246  
1

Transactions

Previous Bill	313.47
<b>Past Due</b>	<b>313.47</b>
Current Transactions	
Reclaimed	
Reclaimed	101 Thousand Gals X \$1.01 102.01
Adjustments	
Late Payment Charge	31.35
<b>Total Current Transactions</b>	<b>133.36</b>
<b>TOTAL BALANCE DUE</b>	<b>\$446.83</b>

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



Please return this portion with payment

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Account # 1254995  
Customer # 01547952  
Past Due 313.47  
Current Transactions 133.36

**Total Balance Due \$446.83**  
**Due Date 11/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST COMMUNITY DEVELOPMENT  
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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23257889

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit bit.ly/pcurates for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607012	9/4/2025	1616	10/6/2025	1698	32	82

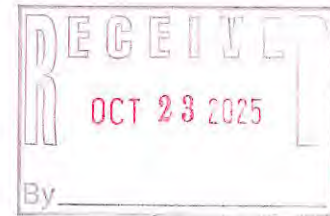
Usage History  
Reclaimed

October 2025 82  
September 2025 141  
August 2025 69  
July 2025 145  
June 2025 240  
May 2025 8

Transactions

Previous Bill 114.21  
**Past Due 114.21**  
Current Transactions  
Reclaimed  
Reclaimed 82 Thousand Gals X \$1.01 82.82  
Adjustments  
Late Payment Charge 11.42  
**Total Current Transactions 94.24**  
**TOTAL BALANCE DUE \$208.45**

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



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Account # 1283800  
Customer # 01547952  
Past Due 114.21  
Current Transactions 94.24

<b>Total Balance Due</b>	<b>\$208.45</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity   
Amount Enclosed

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST COMMUNITY DEVELOPMENT  
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56 015479523128380042325788980000208451





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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23257190

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606996	9/4/2025	1358	10/6/2025	1426	32	68

Usage History

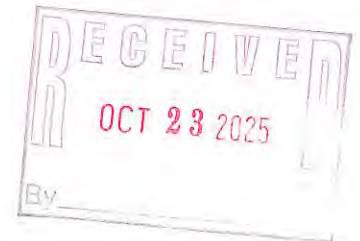
Reclaimed

October 2025	68
September 2025	58
August 2025	24
July 2025	155
June 2025	70

Transactions

Previous Bill	46.98
<b>Past Due</b>	<b>46.98</b>
Current Transactions	
Reclaimed	
Reclaimed	68 Thousand Gals X \$1.01
Adjustments	
Late Payment Charge	4.70
<b>Total Current Transactions</b>	<b>73.38</b>
<b>TOTAL BALANCE DUE</b>	<b>\$120.36</b>

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



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Account # 1254940  
Customer # 01547952  
Past Due 46.98  
Current Transactions 73.38

**Total Balance Due \$120.36**  
**Due Date 11/6/2025**

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

Round-Up Donations to Charity   
Amount Enclosed

☐ Check this box to participate in Round-Up.



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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **2221 TWO RIVERS BOULEVARD**

Bill Number: 23257193

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**

**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579050	9/4/2025	2632	10/6/2025	2854	32	222

#### Usage History

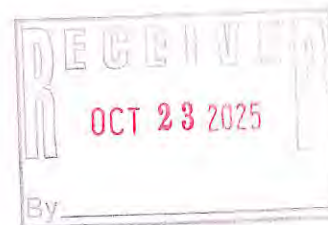
##### Reclaimed

October 2025	222
September 2025	153
August 2025	110
July 2025	21
June 2025	319
May 2025	375
April 2025	443
March 2025	349
February 2025	426
January 2025	425

#### Transactions

Previous Bill	123.93
<b>Past Due</b>	123.93
Current Transactions	
Reclaimed	
Reclaimed	222 Thousand Gals X \$1.01 224.22
Adjustments	
Late Payment Charge	12.39
<b>Total Current Transactions</b>	236.61
<b>TOTAL BALANCE DUE</b>	<b>\$360.54</b>

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



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Account # 1254985  
Customer # 01547952  
Past Due 123.93  
Current Transactions 236.61

<b>Total Balance Due</b>	<b>\$360.54</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Service Address: **1508 SUTTONSET TRAIL RECLAIM**

Bill Number: 23258507  
Billing Date: 10/20/2025  
Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Account #	Customer #
1299715	01547952
Please use the 15-digit number below when making a payment through your bank	
129971501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606791	9/4/2025	762	10/6/2025	817	32	55

Usage History		
Water		
October 2025		55
September 2025		55
August 2025		0

Transactions		
Previous Bill		44.55
<b>Past Due</b>		44.55
Current Transactions		
Reclaimed		
Reclaimed	55 Thousand Gals X \$1.01	55.55
Adjustments		
Late Payment Charge		4.46
<b>Total Current Transactions</b>		60.01

**TOTAL BALANCE DUE \$104.56**

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



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Account # 1299715  
Customer # 01547952  
Past Due 44.55  
Current Transactions 60.01

<b>Total Balance Due</b>	<b>\$104.56</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23258316

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161118	9/4/2025	518	10/6/2025	531	32	13

#### Usage History

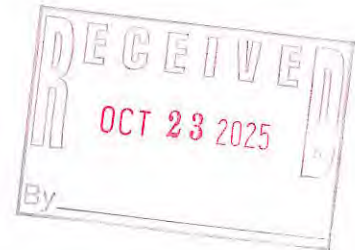
##### Reclaimed

October 2025	13
September 2025	16
August 2025	12
July 2025	20
June 2025	110
May 2025	4

#### Transactions

Previous Bill	12.96
<b>Past Due</b>	12.96
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$1.01
Adjustments	
Late Payment Charge	1.30
<b>Total Current Transactions</b>	14.43
<b>TOTAL BALANCE DUE</b>	<b>\$27.39</b>

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



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Account # 1293945  
Customer # 01547952  
Past Due 12.96  
Current Transactions 14.43

**Total Balance Due \$27.39**  
**Due Date 11/6/2025**

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

Round-Up Donations to Charity   
Amount Enclosed

☐ Check this box to participate in Round-Up.

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**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **36442 HILLRIDGE TRAIL - POC 'E'**

Bill Number: 23258521

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**

**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

Account #	Customer #
1299905	01547952
Please use the 15-digit number below when making a payment through your bank	
129990501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579122	9/4/2025	0	10/6/2025	4	32	4

**Usage History**

**Reclaimed**

October 2025  
September 2025  
August 2025  
July 2025  
June 2025  
May 2025  
April 2025

4  
0  
0  
0  
0  
0  
0

**Transactions**

**Current Transactions**

**Reclaimed**

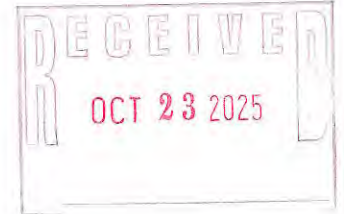
Reclaimed 4 Thousand Gals X \$1.01 4.04

**Total Current Transactions**

4.04

**TOTAL BALANCE DUE**

**\$4.04**



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Account # 1299905

Customer # 01547952

Balance Forward 0.00

Current Transactions 4.04

**Total Balance Due \$4.04**

**Due Date 11/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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61 015479523129990532325852140000004048





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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23257888

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606771	9/4/2025	326	10/6/2025	335	32	9

Usage History  
Reclaimed

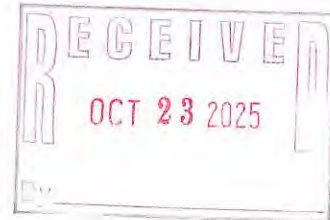
October 2025 9  
September 2025 3  
August 2025 2  
July 2025 20  
June 2025 24  
May 2025 3

Transactions

Previous Bill 2.43  
**Past Due 2.43**  
Current Transactions  
Reclaimed  
Reclaimed 9 Thousand Gals X \$1.01 9.09  
**Total Current Transactions 9.09**

**TOTAL BALANCE DUE \$11.52**

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



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Account # 1283795  
Customer # 01547952  
Past Due 2.43  
Current Transactions 9.09

**Total Balance Due \$11.52**  
**Due Date 11/6/2025**

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

Round-Up Donations to Charity   
Amount Enclosed

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62 015479523128379532325788810000011525



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**TWO RIVERS WEST CDD**

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

Bill Number: 23256568

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149363	9/4/2025	101	10/6/2025	103	32	2

**Usage History**  
**Reclaimed**

October 2025 2  
September 2025 3  
August 2025 1  
July 2025 3  
June 2025 12

**Transactions**

Previous Bill 2.43  
**Past Due 2.43**  
Current Transactions  
Reclaimed  
Reclaimed 2 Thousand Gals X \$1.01 2.02  
**Total Current Transactions 2.02**

**TOTAL BALANCE DUE \$4.45**

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



Please return this portion with payment

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Account # 1236630  
Customer # 01554193  
Past Due 2.43  
Current Transactions 2.02

<b>Total Balance Due</b>	<b>\$4.45</b>
<b>Due Date</b>	<b>11/6/2025</b>

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  
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63 015541932123663012325656810000004455





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**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **0 BRIGHT MOON RECLAIM TRAIL**

Bill Number: 23256570

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

Account #	Customer #
1236660	01547952
Please use the 15-digit number below when making a payment through your bank	
123666001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232147320	9/4/2025	61	10/6/2025	105	32	44

**Usage History**

**Reclaimed**

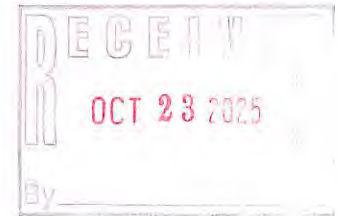
October 2025	44
September 2025	41
August 2025	20
July 2025	0
June 2025	0
May 2025	0
April 2025	0

**Transactions**

Previous Bill	33.21
<b>Past Due</b>	<b>33.21</b>
Current Transactions	
Reclaimed	
Reclaimed	44 Thousand Gals X \$1.01 44.44
Adjustments	
Late Payment Charge	3.32
<b>Total Current Transactions</b>	<b>47.76</b>

**TOTAL BALANCE DUE \$80.97**

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



Please return this portion with payment

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Account #	1236660
Customer #	01547952
Past Due	33.21
Current Transactions	47.76

**Total Balance Due \$80.97**  
**Due Date 11/6/2025**

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

Round-Up Donations to Charity	.
Amount Enclosed	.

☐ Check this box to participate in Round-Up.



TWO RIVERS WEST COMMUNITY DEVELOPMENT  
DISTRICT  
2005 PAN AM SUITE 300 CIRCLE  
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4255 1 1

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**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

Service Address: **35183 COLSTRIP TRAIL RECLAIM**

Bill Number: 23256845

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	9/4/2025	556	10/6/2025	571	32	15

**Usage History**

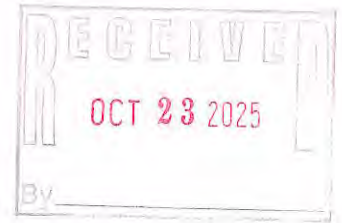
**Reclaimed**

October 2025	15
September 2025	10
August 2025	9
July 2025	45
June 2025	19

**Transactions**

Previous Bill	8.10
<b>Past Due</b>	8.10
Current Transactions	
Reclaimed	
Reclaimed	15 Thousand Gals X \$1.01
Adjustments	
Late Payment Charge	0.81
<b>Total Current Transactions</b>	15.96
<b>TOTAL BALANCE DUE</b>	<b>\$24.06</b>

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



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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

Account # 1246095  
Customer # 01547952  
Past Due 8.10  
Current Transactions 15.96

**Total Balance Due \$24.06**  
**Due Date 11/6/2025**

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST COMMUNITY DEVELOPMENT  
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TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

Bill Number: 23257192

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**

**Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.**

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606770	9/4/2025	104	10/6/2025	135	32	31

Usage History

Reclaimed

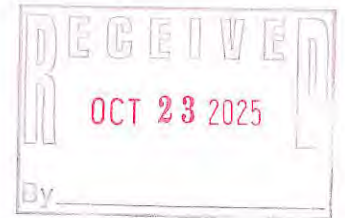
October 2025  
September 2025  
August 2025

31  
104  
0

Transactions

Previous Bill	84.24
<b>Past Due</b>	<b>84.24</b>
Current Transactions	
Reclaimed	
Reclaimed	31 Thousand Gals X \$1.01 31.31
Adjustments	
Late Payment Charge	8.42
<b>Total Current Transactions</b>	<b>39.73</b>
<b>TOTAL BALANCE DUE</b>	<b>\$123.97</b>

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



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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Account # 1254960  
Customer # 01547952  
Past Due 84.24  
Current Transactions 39.73

**Total Balance Due \$123.97**  
**Due Date 11/6/2025**

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

TWO RIVERS WEST COMMUNITY DEVELOPMENT  
DISTRICT  
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4220 1 1  
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EPG TWO RIVERS HOLDINGS VII LLC

Service Address: 1323 CHASEHILL LANE PUMP STATION

Bill Number: 23258053

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/16/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

*Two Rivers West*

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	241573887	9/4/2025	1	10/16/2025	1	42	0

#### Usage History

	Water
October 2025	0
September 2025	0
August 2025	1
July 2025	0
June 2025	0

#### Transactions

Previous Bill	10.60
Past Due	10.60
Current Transactions	
Water	
Water Base Charge	11.00
Adjustments	
Late Payment Charge	1.06
Total Current Transactions	12.06
<b>TOTAL BALANCE DUE</b>	<b>\$22.66</b>

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



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

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Account #	1287235
Customer #	01542092
Past Due	10.60
Current Transactions	12.06

<b>Total Balance Due</b>	<b>\$22.66</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

EPG TWO RIVERS HOLDINGS VII LLC  
111 S ARMENIA AVENUE SUITE 201  
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015420929128723562325805320000022660





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EPG TWO RIVERS HOLDINGS VII LLC

Service Address: 35518 LOWERY TRAIL PUMP STATION

Bill Number: 23258052

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

*Two Rivers West*

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	241572551	9/4/2025	0	10/6/2025	0	32	0

#### Usage History

#### Transactions

	Water
October 2025	0
September 2025	0
August 2025	0

Previous Bill	14.49
Payment 09/24/25	-3.89 CR
<b>Past Due</b>	<b>10.60</b>
Current Transactions	
Water	
Water Base Charge	11.00
Adjustments	
Late Payment Charge	1.06
<b>Total Current Transactions</b>	<b>12.06</b>
<b>TOTAL BALANCE DUE</b>	<b>\$22.66</b>

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



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasyway.pascocountyfl.net](http://pascoeasyway.pascocountyfl.net)

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

Account #	1287220
Customer #	01542089
Past Due	10.60
Current Transactions	12.06

<b>Total Balance Due</b>	<b>\$22.66</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

EPG TWO RIVERS HOLDINGS VII LLC  
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015420895128722022325805250000022660





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**TWO RIVERS WEST**

EPG TWO RIVERS CLUB LLC

Service Address: **35140 COLSTON AVENUE**

Bill Number: 23258317

Billing Date: 10/20/2025

Billing Period: 9/4/2025 to 10/6/2025

**New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for details.

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

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

Transactions

Previous Bill	112.76
<b>Past Due</b>	<b>112.76</b>
Current Transactions	
Water	
Water Base Charge	116.99
Adjustments	
Late Payment Charge	11.28
<b>Total Current Transactions</b>	<b>128.27</b>

**TOTAL BALANCE DUE \$241.03**

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

**TWO RIVERS WEST**

Please return this portion with payment

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

Account # 1293980  
Customer # 01546655  
Past Due 112.76  
Current Transactions 128.27

<b>Total Balance Due</b>	<b>\$241.03</b>
<b>Due Date</b>	<b>11/6/2025</b>

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

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

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

Statement Date: September 24, 2025

Amount Due: \$22,650.64

Due Date: October 15, 2025

Account #: 221009418668

## Account Summary

Previous Amount Due	\$22,315.91
Payment(s) Received Since Last Statement	-\$22,315.91
Current Month's Charges	\$22,650.64

**Amount Due by October 15, 2025 \$22,650.64**

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



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

Account #: 221009418668

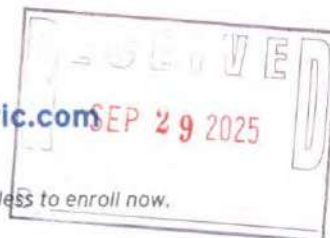
Due Date: October 15, 2025



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Amount Due: \$22,650.64

Payment Amount: \$ \_\_\_\_\_

605705557649

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.

70 6057055576492210094186680000022650640



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

**Account #:** 221009418668  
**Statement Date:** September 24, 2025  
**Charges Due:** October 15, 2025

**Service Period:** Aug 20, 2025 - Sep 18, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

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

Lighting Energy Charge	2040 kWh @ \$0.03412/kWh	\$69.60
Monthly Charge		\$3474.01
Lighting Fuel Charge	2040 kWh @ \$0.03363/kWh	\$68.61
Storm Protection Charge	2040 kWh @ \$0.00559/kWh	\$11.40
Clean Energy Transition Mechanism	2040 kWh @ \$0.00043/kWh	\$0.88
Storm Surcharge	2040 kWh @ \$0.01230/kWh	\$25.09
Florida Gross Receipt Tax		\$4.50
<b>Lighting Charges</b>		<b>\$3,654.09</b>



### Other Fees and Charges

Lighting Late Payment Fee	\$54.81
<b>Total Other Fees and Charges</b>	<b>\$54.81</b>

Billing information continues on next page →

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

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

## Contact Us

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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:** September 24, 2025  
**Charges Due:** October 15, 2025

**Service Period:** Aug 20, 2025 - Sep 18, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

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

Lighting Energy Charge	540 kWh @ \$0.03412/kWh	\$18.42
Monthly Charge		\$1624.62
Lighting Fuel Charge	540 kWh @ \$0.03363/kWh	\$18.16
Storm Protection Charge	540 kWh @ \$0.00559/kWh	\$3.02
Clean Energy Transition Mechanism	540 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	540 kWh @ \$0.01230/kWh	\$6.64
Florida Gross Receipt Tax		\$1.19

#### Lighting Charges

**\$1,672.28**



### Other Fees and Charges

Lighting Late Payment Fee	\$25.08
<b>Total Other Fees and Charges</b>	<b>\$25.08</b>

Billing information continues on next page →






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


Account #: 221009418668  
Statement Date: September 24, 2025  
Charges Due: October 15, 2025

Service Period: Aug 20, 2025 - Sep 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$3,019.41</b>

 <b>Other Fees and Charges</b>		
Lighting Late Payment Fee		\$45.29
<b>Total Other Fees and Charges</b>		<b>\$45.29</b>

Billing information continues on next page →

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

**Account #:** 221009418668  
**Statement Date:** September 24, 2025  
**Charges Due:** October 15, 2025

**Service Period:** Aug 20, 2025 - Sep 18, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

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

Lighting Energy Charge	1920 kWh @ \$0.03412/kWh	\$65.51
Monthly Charge		\$3269.66
Lighting Fuel Charge	1920 kWh @ \$0.03363/kWh	\$64.57
Storm Protection Charge	1920 kWh @ \$0.00559/kWh	\$10.73
Clean Energy Transition Mechanism	1920 kWh @ \$0.00043/kWh	\$0.83
Storm Surcharge	1920 kWh @ \$0.01230/kWh	\$23.62
Florida Gross Receipt Tax		\$4.24

#### Lighting Charges

**\$3,439.16**



### Other Fees and Charges

Lighting Late Payment Fee	\$51.59
<b>Total Other Fees and Charges</b>	<b>\$51.59</b>

Billing information continues on next page →



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

**Account #:** 221009418668  
**Statement Date:** September 24, 2025  
**Charges Due:** October 15, 2025

**Service Period:** Aug 20, 2025 - Sep 18, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

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

Lighting Energy Charge	510 kWh @ \$0.03412/kWh	\$17.40
Monthly Charge		\$1534.36
Lighting Fuel Charge	510 kWh @ \$0.03363/kWh	\$17.15
Storm Protection Charge	510 kWh @ \$0.00559/kWh	\$2.85
Clean Energy Transition Mechanism	510 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	510 kWh @ \$0.01230/kWh	\$6.27
Florida Gross Receipt Tax		\$1.13

**Lighting Charges** **\$1,579.38**



### Other Fees and Charges

Lighting Late Payment Fee	\$23.69
<b>Total Other Fees and Charges</b>	<b>\$23.69</b>

Billing information continues on next page →



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

Account #: 221009418668  
Statement Date: September 24, 2025  
Charges Due: October 15, 2025

Service Period: Aug 20, 2025 - Sep 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

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

Lighting Energy Charge	705 kWh @ \$0.03412/kWh	\$24.05
Monthly Charge		\$2121.03
Lighting Fuel Charge	705 kWh @ \$0.03363/kWh	\$23.71
Storm Protection Charge	705 kWh @ \$0.00559/kWh	\$3.94
Clean Energy Transition Mechanism	705 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	705 kWh @ \$0.01230/kWh	\$8.67
Florida Gross Receipt Tax		\$1.56

**Lighting Charges** **\$2,183.26**



### Other Fees and Charges

Lighting Late Payment Fee	\$32.75
<b>Total Other Fees and Charges</b>	<b>\$32.75</b>

Billing information continues on next page →





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

**Account #:** 221009418668  
**Statement Date:** September 24, 2025  
**Charges Due:** October 15, 2025

**Service Period:** Aug 20, 2025 - Sep 18, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

**Charge Details**

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,612.11</b>

<b>📄 Other Fees and Charges</b>		
Lighting Late Payment Fee		\$24.18
<b>Total Other Fees and Charges</b>		<b>\$24.18</b>

Billing information continues on next page →

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

Account #: 221009418668  
Statement Date: September 24, 2025  
Charges Due: October 15, 2025

Service Period: Aug 20, 2025 - Sep 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



00000039-0000406-Page 11 of 18

<b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,300.67</b>

<b>Other Fees and Charges</b>		
Lighting Late Payment Fee		\$19.51
<b>Total Other Fees and Charges</b>		<b>\$19.51</b>

Billing information continues on next page →



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

**Account #:** 221009418668  
**Statement Date:** September 24, 2025  
**Charges Due:** October 15, 2025

**Service Period:** Aug 20, 2025 - Sep 18, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details



### Electric Charges

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

Lighting Energy Charge	1245 kWh @ \$0.03412/kWh	\$42.48
Monthly Charge		\$3745.64
Lighting Fuel Charge	1245 kWh @ \$0.03363/kWh	\$41.87
Storm Protection Charge	1245 kWh @ \$0.00559/kWh	\$6.96
Clean Energy Transition Mechanism	1245 kWh @ \$0.00043/kWh	\$0.54
Storm Surcharge	1245 kWh @ \$0.01230/kWh	\$15.31
Florida Gross Receipt Tax		\$2.75

**Lighting Charges** **\$3,855.55**



### Other Fees and Charges

Lighting Late Payment Fee	\$57.83
<b>Total Other Fees and Charges</b>	<b>\$57.83</b>

**Total Current Month's Charges**

**\$22,650.64**





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

Statement Date: September 18, 2025

Amount Due: \$2,837.66

Due Date: October 09, 2025

Account #: 221009530827

## Account Summary

Current Service Period: August 14, 2025 - September 12, 2025

Previous Amount Due	\$2,837.66
Payment(s) Received Since Last Statement	-\$2,837.66
Current Month's Charges	\$2,837.66

Amount Due by October 09, 2025 \$2,837.66

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



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

Account #: 221009530827

Due Date: October 09, 2025

Amount Due: \$2,837.66

Payment Amount: \$ \_\_\_\_\_

673606497594



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00004692 FTECO109182523175210 00000 02 01000000 11489 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.



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

**Account #:** 221009530827  
**Statement Date:** September 18, 2025  
**Charges Due:** October 09, 2025

**Service Period:** Aug 14, 2025 - Sep 12, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

## Important Messages



### Electric Charges

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

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

**Lighting Charges** **\$2,837.66**

**Total Current Month's Charges**

**\$2,837.66**

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### Mail A Check

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



### Credit or Debit Card

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### Phone

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

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

## Contact Us

**Online:**  
[TampaElectric.com](http://TampaElectric.com)

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

**Hearing Impaired/TTY:**  
7-1-1

**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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

Statement Date: September 12, 2025

Amount Due: \$37.45

Due Date: October 03, 2025

Account #: 211035125395

## Account Summary

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

Previous Amount Due	\$24.20
Payment(s) Received Since Last Statement	-\$24.20
Current Month's Charges	\$37.45

Amount Due by October 03, 2025 \$37.45

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



## Your Energy Insight



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



Scan here to view your account online.

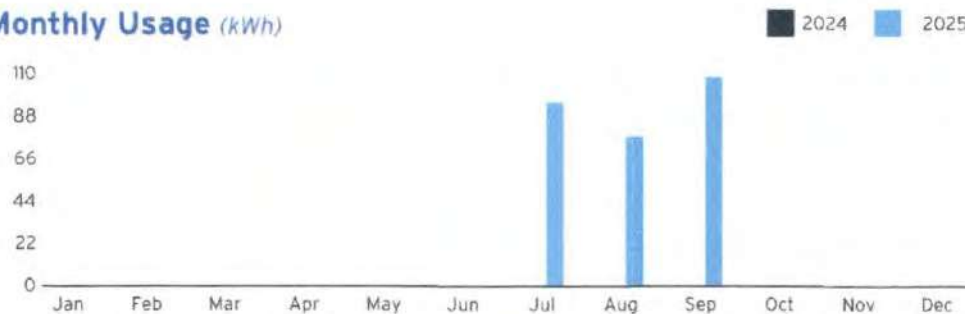
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## Monthly Usage (kWh)



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

Account #: 211035125395

Due Date: October 03, 2025



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Amount Due: \$37.45

Payment Amount: \$ \_\_\_\_\_

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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.





Service For:  
2429 WISE RIVER LN  
ZEPHYRHILLS, FL 33541

Account #: 211035125395  
Statement Date: September 12, 2025  
Charges Due: October 03, 2025

Meter Read

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

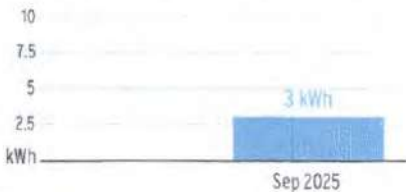
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000939709	09/08/2025	455	347	108 kWh	1	32 Days

Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	108 kWh @ \$0.08641/kWh	\$9.33
Fuel Charge	108 kWh @ \$0.03391/kWh	\$3.66
Storm Protection Charge	108 kWh @ \$0.00577/kWh	\$0.62
Clean Energy Transition Mechanism	108 kWh @ \$0.00418/kWh	\$0.45
Storm Surcharge	108 kWh @ \$0.02121/kWh	\$2.29
Florida Gross Receipt Tax		\$0.94
<b>Electric Service Cost</b>		<b>\$37.45</b>

**Total Current Month's Charges      \$37.45**

Avg kWh Used Per Day



Important Messages

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- Mail A Check**  
**Payments:**  
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P.O. Box 31318  
Tampa, FL 33631-3318  
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**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111
- Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.
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**Residential Customer Care:**  
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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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TWO RIVERS WEST CDD  
35037 BIG HAWK DR  
ZEPHYRHILLS, FL 33541-1712

Statement Date: September 12, 2025

Amount Due: \$67.27

Due Date: October 03, 2025

Account #: 211034856834

## Account Summary

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

Previous Amount Due	\$72.80
Payment(s) Received Since Last Statement	-\$72.80
Current Month's Charges	\$67.27

Amount Due by October 03, 2025 \$67.27

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



## Your Energy Insight



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



Scan here to view your account online.

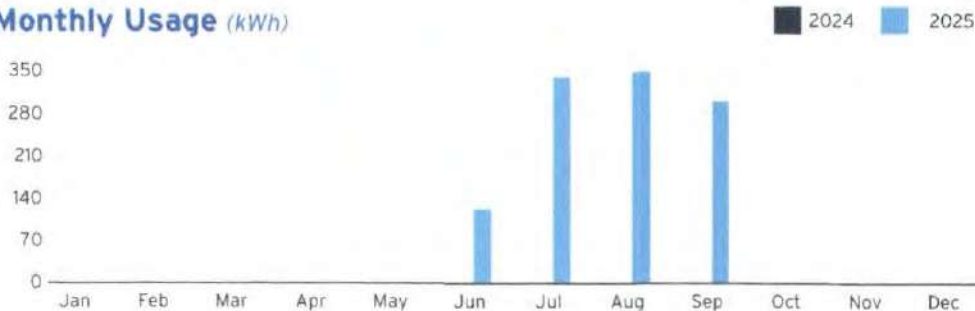
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## Monthly Usage (kWh)



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

Account #: 211034856834

Due Date: October 03, 2025



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Amount Due: \$67.27

Payment Amount: \$ \_\_\_\_\_

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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.





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

Account #: 211034856834  
Statement Date: September 12, 2025  
Charges Due: October 03, 2025

Meter Read

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000939675	09/08/2025	1,294	994		300 kWh	1	32 Days

Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	300 kWh @ \$0.08641/kWh	\$25.92
Fuel Charge	300 kWh @ \$0.03391/kWh	\$10.17
Storm Protection Charge	300 kWh @ \$0.00577/kWh	\$1.73
Clean Energy Transition Mechanism	300 kWh @ \$0.00418/kWh	\$1.25
Storm Surcharge	300 kWh @ \$0.02121/kWh	\$6.36
Florida Gross Receipt Tax		\$1.68
<b>Electric Service Cost</b>		<b>\$67.27</b>

**Total Current Month's Charges      \$67.27**

Avg kWh Used Per Day



Important Messages

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- 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](https://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**

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

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TWO RIVERS WEST CDD  
35644 BIG HAWK DR, MP  
ZEPHYRHILLS, FL 33541-1713

Statement Date: September 12, 2025

Amount Due: \$38.40

Due Date: October 03, 2025

Account #: 211035184756

## Account Summary

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

Previous Amount Due	\$24.03
Payment(s) Received Since Last Statement	-\$24.03
Current Month's Charges	\$38.40

Amount Due by October 03, 2025 \$38.40

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



## Your Energy Insight



Your average daily kWh used was **33.33% higher** than it was in your previous period.



Scan here to view your account online.

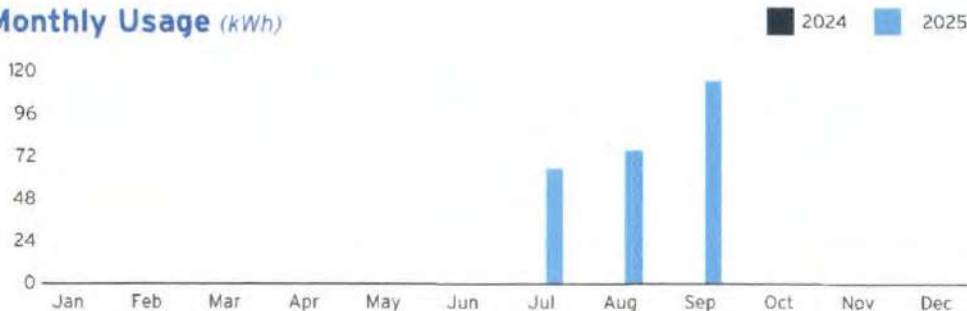
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## Monthly Usage (kWh)



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

Account #: 211035184756

Due Date: October 03, 2025



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Amount Due: \$38.40

Payment Amount: \$ \_\_\_\_\_

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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.



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

**Account #:** 211035184756  
**Statement Date:** September 12, 2025  
**Charges Due:** October 03, 2025

### Meter Read

**Meter Location:** METER POLE

**Service Period:** Aug 08, 2025 - Sep 08, 2025

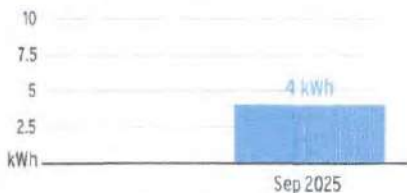
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000944138	09/08/2025	299	185	114 kWh	1	32 Days

### Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	114 kWh @ \$0.08641/kWh	\$9.85
Fuel Charge	114 kWh @ \$0.03391/kWh	\$3.87
Storm Protection Charge	114 kWh @ \$0.00577/kWh	\$0.66
Clean Energy Transition Mechanism	114 kWh @ \$0.00418/kWh	\$0.48
Storm Surcharge	114 kWh @ \$0.02121/kWh	\$2.42
Florida Gross Receipt Tax		\$0.96
<b>Electric Service Cost</b>		<b>\$38.40</b>

### Avg kWh Used Per Day



### Important Messages

<b>Total Current Month's Charges</b>	<b>\$38.40</b>
--------------------------------------	----------------

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- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.  
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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](https://TECOaccount.com). Convenience fee will be charged.
- Phone**  
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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

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TWO RIVERS WEST CDD  
1861 DRUMMOND PT, MAIL KIOSK  
ZEPHYRHILLS, FL 33541-6691

Statement Date: September 12, 2025

Amount Due: \$37.59

Due Date: October 03, 2025

Account #: 211035097206

## Account Summary

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

Previous Amount Due	\$33.30
Payment(s) Received Since Last Statement	-\$33.30
<b>Current Month's Charges</b>	<b>\$37.59</b>

**Amount Due by October 03, 2025 \$37.59**

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



## Your Energy Insight



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



Scan here to view your account online.

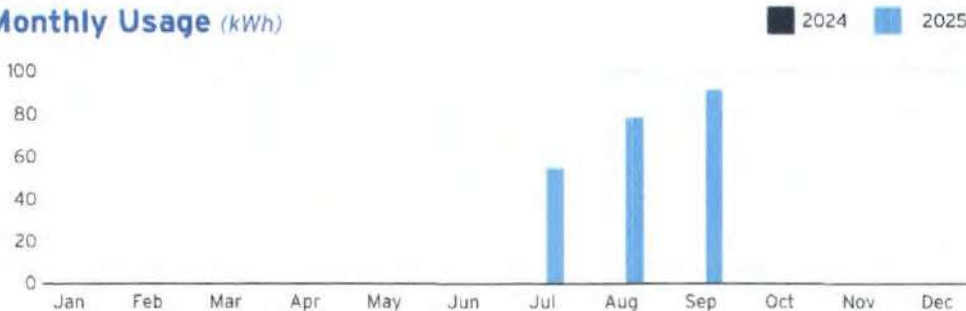
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## Monthly Usage (kWh)



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

Account #: 211035097206

Due Date: October 03, 2025



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Amount Due: \$37.59

Payment Amount: \$ \_\_\_\_\_

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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.





**Service For:**  
1861 DRUMMOND PT  
MAIL KIOSK, ZEPHYRHILLS, FL 33541-6691

**Account #:** 211035097206  
**Statement Date:** September 12, 2025  
**Charges Due:** October 03, 2025

## Meter Read

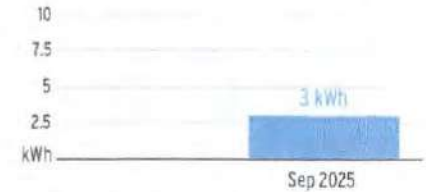
**Service Period:** Aug 08, 2025 - Sep 08, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916314	09/08/2025	593	502	91 kWh	1	32 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	91 kWh @ \$0.08641/kWh	\$7.86
	Fuel Charge	91 kWh @ \$0.03391/kWh	\$3.09
	Storm Protection Charge	91 kWh @ \$0.00577/kWh	\$0.53
	Clean Energy Transition Mechanism	91 kWh @ \$0.00418/kWh	\$0.38
	Storm Surcharge	91 kWh @ \$0.02121/kWh	\$1.93
	Florida Gross Receipt Tax		\$0.87
	<b>Electric Service Cost</b>		<b>\$34.82</b>
	State Tax		\$2.77
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$37.59</b>

**Total Current Month's Charges**

**\$37.59**

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### 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://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://TampaElectric.com)

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

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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TWO RIVERS WEST CDD  
1745 FALLON PASS  
ZEPHYRHILLS, FL 33541-6755

Statement Date: September 12, 2025

Amount Due: \$33.57

Due Date: October 03, 2025

Account #: 211035174120

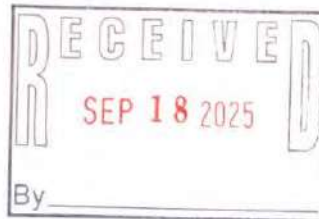
## Account Summary

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

Previous Amount Due	\$22.35
Payment(s) Received Since Last Statement	-\$22.35
Current Month's Charges	\$33.57

Amount Due by October 03, 2025 \$33.57

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



## Your Energy Insight



Your average daily kWh used was **50% higher** than it was in your previous period.



Scan here to view your account online.

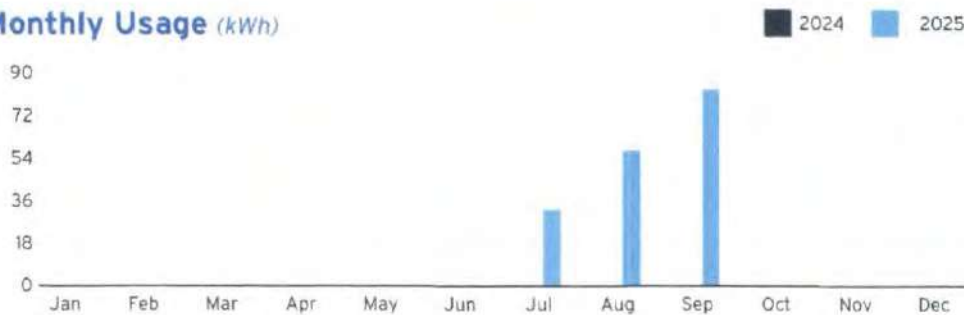
## SEE HOW YOU CAN SAVE

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](https://TECOaccount.com)



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

Account #: 211035174120

Due Date: October 03, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$33.57

Payment Amount: \$ \_\_\_\_\_

677310195159

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.





Service For:  
1745 FALLON PASS  
ZEPHYRHILLS, FL 33541-6755

Account #: 211035174120  
Statement Date: September 12, 2025  
Charges Due: October 03, 2025

Meter Read

Meter Location: SIGN LIGHTING  
Service Period: Aug 08, 2025 - Sep 08, 2025      Rate Schedule: General Service - Non Demand

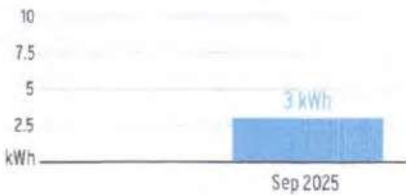
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000931228	09/08/2025	180	97	83 kWh	1	32 Days

Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	83 kWh @ \$0.08641/kWh	\$7.17
Fuel Charge	83 kWh @ \$0.03391/kWh	\$2.81
Storm Protection Charge	83 kWh @ \$0.00577/kWh	\$0.48
Clean Energy Transition Mechanism	83 kWh @ \$0.00418/kWh	\$0.35
Storm Surcharge	83 kWh @ \$0.02121/kWh	\$1.76
Florida Gross Receipt Tax		\$0.84
<b>Electric Service Cost</b>		<b>\$33.57</b>

**Total Current Month's Charges      \$33.57**

Avg kWh Used Per Day



Important Messages

00000024-0000453-Page 8 of 42

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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TWO RIVERS WEST CDD  
2483 SUTTONSET TRL  
ZEPHYRHILLS, FL 33541

Statement Date: September 12, 2025

Amount Due: \$37.43

Due Date: October 03, 2025

Account #: 211035135774

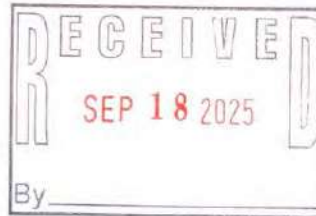
## Account Summary

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

Previous Amount Due	\$32.80
Payment(s) Received Since Last Statement	-\$32.80
Current Month's Charges	\$37.43

Amount Due by October 03, 2025 \$37.43

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



## Your Energy Insight



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



Scan here to view your account online.

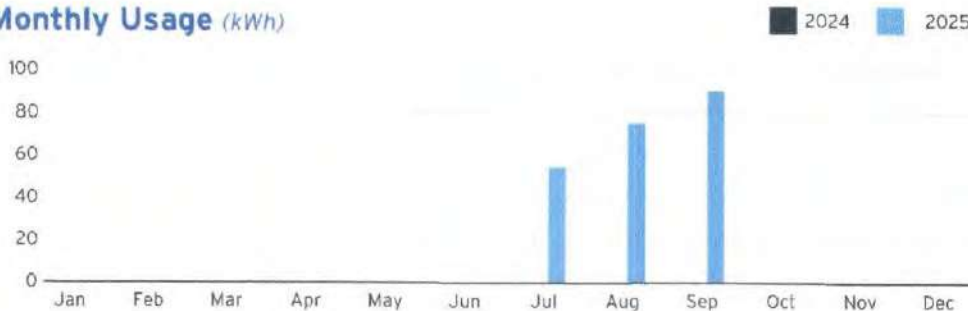
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with tips from our energy experts.



TampaElectric.com/BizSavingsTips

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 211035135774

Due Date: October 03, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$37.43

Payment Amount: \$ \_\_\_\_\_

677310195157

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.



**Service For:**  
2483 SUTTONSET TRL  
ZEPHYRHILLS, FL 33541

**Account #:** 211035135774  
**Statement Date:** September 12, 2025  
**Charges Due:** October 03, 2025

## Meter Read

**Meter Location:** MAIL KIOSK

**Service Period:** Aug 08, 2025 - Sep 08, 2025

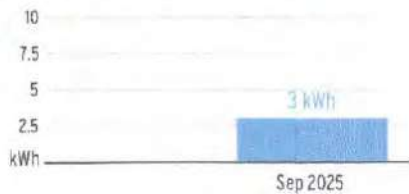
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916374	09/08/2025	427	337	90 kWh	1	32 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	90 kWh @ \$0.08641/kWh	\$7.78
	Fuel Charge	90 kWh @ \$0.03391/kWh	\$3.05
	Storm Protection Charge	90 kWh @ \$0.00577/kWh	\$0.52
	Clean Energy Transition Mechanism	90 kWh @ \$0.00418/kWh	\$0.38
	Storm Surcharge	90 kWh @ \$0.02121/kWh	\$1.91
	Florida Gross Receipt Tax		\$0.87
	<b>Electric Service Cost</b>		<b>\$34.67</b>
	State Tax		\$2.76
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$37.43</b>

## Avg kWh Used Per Day



## Important Messages

<b>Total Current Month's Charges</b>	<b>\$37.43</b>
--------------------------------------	----------------

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

## Ways To Pay Your Bill

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- In-Person**  
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- Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
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- Credit or Debit Card**  
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- Phone**  
Toll Free:  
**866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**  
7-1-1

**Power Outage:**  
877-588-1010

**Energy-Saving Programs:**  
813-275-3909

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TWO RIVERS WEST CDD  
35191 COLSTRIP TRL, KIOSK  
ZEPHYRHILLS, FL 33541-6754

Statement Date: September 12, 2025

Amount Due: \$21.30

Due Date: October 03, 2025

Account #: 211035150245

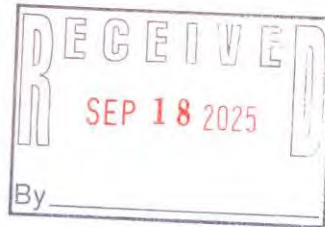
## Account Summary

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

Previous Amount Due	\$13.22
Payment(s) Received Since Last Statement	-\$13.22
Current Month's Charges	\$21.30

Amount Due by October 03, 2025 \$21.30

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



## Your Energy Insight



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



Scan here to view your account online.

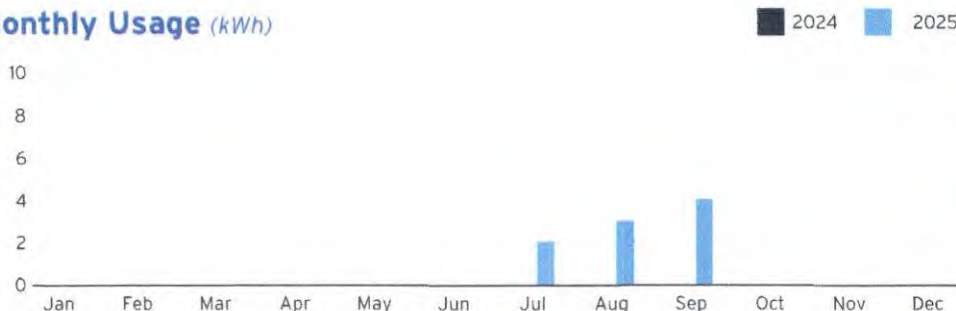
## SEE HOW YOU CAN SAVE

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](https://TECOaccount.com)



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

Account #: 211035150245

Due Date: October 03, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$21.30

Payment Amount: \$ \_\_\_\_\_

677310195158

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.





**Service For:**  
35191 COLSTRIP TRL  
KIOSK, ZEPHYRHILLS, FL 33541-6754

**Account #:** 211035150245  
**Statement Date:** September 12, 2025  
**Charges Due:** October 03, 2025

## Meter Read

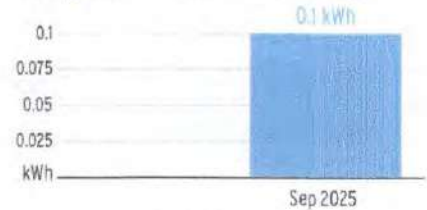
**Service Period:** Aug 08, 2025 - Sep 08, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944085	09/08/2025	9	5		4 kWh	1	32 Days

## Charge Details

### Avg kWh Used Per Day



### Important Messages



#### Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	4 kWh @ \$0.08641/kWh	\$0.35
Fuel Charge	4 kWh @ \$0.03391/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.53
<b>Electric Service Cost</b>		<b>\$21.30</b>

**Total Current Month's Charges**

**\$21.30**

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

## Ways To Pay Your Bill



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Tampa, FL 33631-3318  
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#### Phone

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

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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

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TWO RIVERS WEST CDD  
35001 COLSTRIP TRL  
ZEPHYRHILLS, FL 33541-6698

Statement Date: September 12, 2025

Amount Due: \$20.83

Due Date: October 03, 2025

Account #: 221009539331

## Account Summary

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

Previous Amount Due \$12.73

Payment(s) Received Since Last Statement -\$12.73

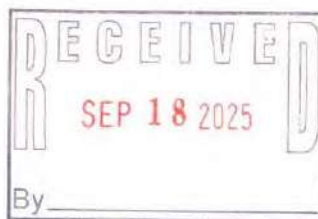
Current Month's Charges \$20.83

**Amount Due by October 03, 2025 \$20.83**

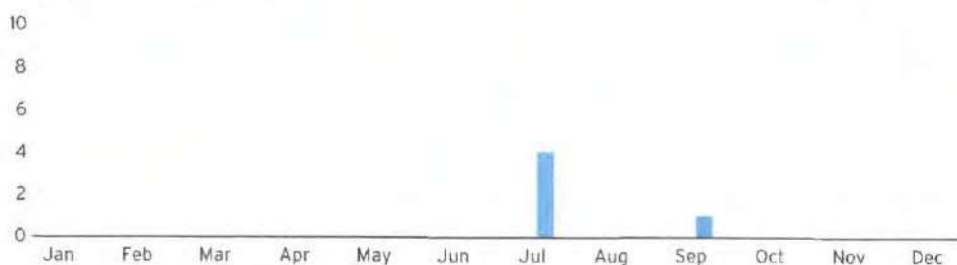
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view  
your account online.



## Monthly Usage (kWh)



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

Account #: 221009539331

Due Date: October 03, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$20.83

Payment Amount: \$ \_\_\_\_\_

652618954934

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.





**Service For:**  
35001 COLSTRIP TRL  
ZEPHYRHILLS, FL 33541-6698

**Account #:** 221009539331  
**Statement Date:** September 12, 2025  
**Charges Due:** October 03, 2025

## Meter Read

**Service Period:** Aug 08, 2025 - Sep 08, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000944153	09/08/2025	5	4	1 kWh	1	32 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	1 kWh @ \$0.08641/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03391/kWh	\$0.03
Storm Protection Charge	1 kWh @ \$0.00577/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.52
<b>Electric Service Cost</b>		<b>\$20.83</b>

**Total Current Month's Charges**

**\$20.83**

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TWO RIVERS WEST CDD  
2113 N DRUMMOND POINT  
ZEPHYRHILLS, FL 33541

Statement Date: September 12, 2025

Amount Due: \$32.49

Due Date: October 03, 2025

Account #: 211034856826

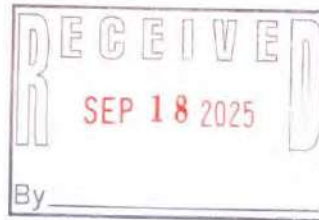
## Account Summary

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

Previous Amount Due	\$28.69
Payment(s) Received Since Last Statement	-\$28.69
Current Month's Charges	\$32.49

Amount Due by October 03, 2025 \$32.49

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



## Your Energy Insight



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



Scan here to view your account online.

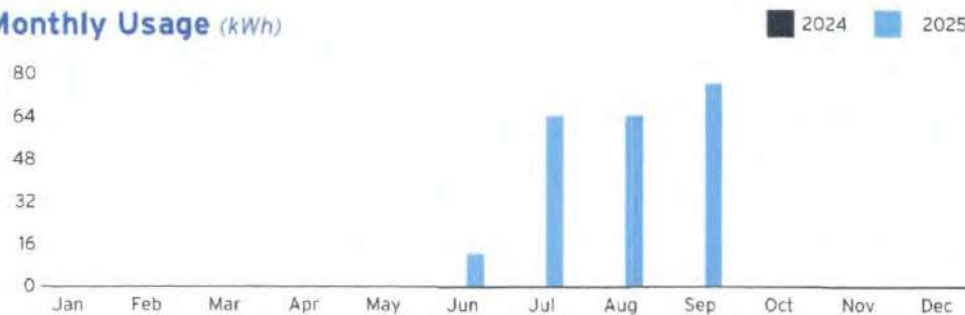
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with tips from our energy experts.



TampaElectric.com/BizSavingsTips

## Monthly Usage (kWh)



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

Account #: 211034856826

Due Date: October 03, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$32.49

Payment Amount: \$ \_\_\_\_\_

671137354178

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.



**Service For:**  
2113 N DRUMMOND POINT  
ZEPHYRHILLS, FL 33541

**Account #:** 211034856826  
**Statement Date:** September 12, 2025  
**Charges Due:** October 03, 2025

### Meter Read

**Service Period:** Aug 08, 2025 - Sep 08, 2025

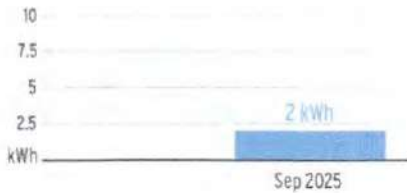
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000933946	09/08/2025	222	146	76 kWh	1	32 Days

### Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
	Energy Charge	76 kWh @ \$0.08641/kWh	\$6.57
	Fuel Charge	76 kWh @ \$0.03391/kWh	\$2.58
	Storm Protection Charge	76 kWh @ \$0.00577/kWh	\$0.44
	Clean Energy Transition Mechanism	76 kWh @ \$0.00418/kWh	\$0.32
	Storm Surcharge	76 kWh @ \$0.02121/kWh	\$1.61
	Florida Gross Receipt Tax		\$0.81
	<b>Electric Service Cost</b>		<b>\$32.49</b>

### Avg kWh Used Per Day



### Important Messages

**Total Current Month's Charges** **\$32.49**

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

### Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**

### Contact Us

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

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

Statement Date: October 09, 2025

Amount Due: \$63.12

Due Date: October 30, 2025

Account #: 211035616468

## Account Summary

Current Service Period: September 05, 2025 - October 03, 2025

Previous Amount Due	\$226.67
Payment(s) Received Since Last Statement	-\$226.67
Miscellaneous Credits	-\$6.75
Credit balance after payments and credits	-\$6.75
Current Month's Charges	\$69.87

Amount Due by October 30, 2025 \$63.12

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

## Your Energy Insight

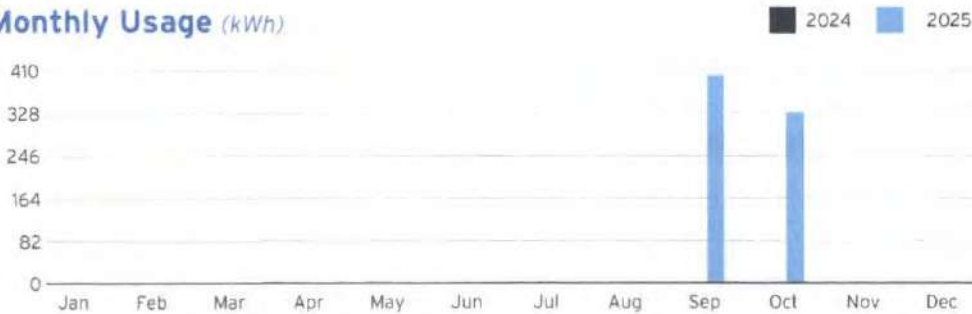


Your average daily kWh used was **0% higher** than it was in your previous period.



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](https://TECOaccount.com)

# DON'T BE FOOLED!

Scammers are using digital ads, imposter websites and spoofed phone numbers to pose as us and steal your money. Learn how to stop them at

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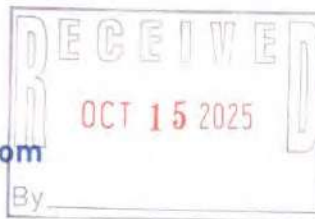


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See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

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



Account #: 211035616468

Due Date: October 30, 2025

Amount Due: \$63.12

Payment Amount: \$ \_\_\_\_\_

662495441061

00004038 FTECO110092523320810 00000 02 01000000 10659 002

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

Mail payment to:

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

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

100 6624954410612110356164680000000063129





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

**Account #:** 211035616468  
**Statement Date:** October 09, 2025  
**Charges Due:** October 30, 2025

## Meter Read

**Service Period:** Sep 05, 2025 - Oct 03, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000917615	10/03/2025	1,338	1,009		329 kWh	1	29 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	329 kWh @ \$0.08641/kWh	\$28.43
Fuel Charge	329 kWh @ \$0.03391/kWh	\$11.16
Storm Protection Charge	329 kWh @ \$0.00577/kWh	\$1.90
Clean Energy Transition Mechanism	329 kWh @ \$0.00418/kWh	\$1.38
Storm Surcharge	329 kWh @ \$0.02121/kWh	\$6.98
Florida Gross Receipt Tax		\$1.75
<b>Electric Service Cost</b>		<b>\$69.87</b>

## Avg kWh Used Per Day



## Important Messages

## Total Current Month's Charges

**\$69.87**



### Miscellaneous Credits

Sales Tax Credit	-\$6.75
<b>Total Current Month's Credits</b>	<b>-\$6.75</b>

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

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

**All Other Correspondences:**  
Tampa Electric  
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888-223-0800 (All Other Counties)

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7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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EISENHOWER PROPERTY GROUP LLC  
36312 COLSTON AVE  
ZEPHYRHILLS, FL 33541

Statement Date: September 30, 2025

Amount Due: \$186.98

Due Date: October 21, 2025

Account #: 211035884934

FINAL INVOICE

## Account Summary

Two Rivers West

Current Service Period: September 09, 2025 - September 29, 2025

Previous Amount Due	\$292.33
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$120.00
Previous Statement Balance*	\$172.33
Current Month's Charges - Due by October 21, 2025	\$14.65

**Total Amount Due \$186.98**

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



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](https://TECOaccount.com)

## SEE HOW YOU CAN SAVE

with tips  
from our  
energy  
experts.



[TampaElectric.com/BizSavingsTips](https://TampaElectric.com/BizSavingsTips)



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

Account #: 211035884934

Due Date: October 21, 2025

Two Rivers West



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$186.98

Payment Amount: \$ \_\_\_\_\_

681013903633

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.

102 6810139036332110358849340000000186988





Service For:  
36312 COLSTON AVE  
ZEPHYRHILLS, FL 33541

Account #: 211035884934  
Statement Date: September 30, 2025  
Charges Due: October 21, 2025

Meter Read

Service Period: Sep 09, 2025 - Sep 29, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000202991	09/29/2025	5	5		0 kWh	1	21 Days

Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	21 days @ \$0.63000	\$13.23
Florida Gross Receipt Tax		\$0.34
<b>Electric Service Cost</b>		<b>\$13.57</b>
State Tax		\$1.08
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$14.65</b>

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**      **\$14.65**

<b>Miscellaneous Credits</b>	
Reversals	-\$120.00
<b>Total Current Month's Credits</b>	<b>-\$120.00</b>

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P.O. Box 31318  
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Tampa Electric  
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Tampa, FL 33601-0111

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

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

**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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00000022-0000231-Page 16 of 26





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

Statement Date: October 13, 2025

Amount Due: \$235.92

Due Date: November 03, 2025

Account #: 211035858003

## Account Summary

Current Service Period: September 08, 2025 - October 07, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$235.92</b>

**Amount Due by November 03, 2025 \$235.92**

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



Scan here to view  
your account online.

# DON'T BE FOOLED!

Scammers are using  
digital ads, imposter  
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numbers to pose  
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**TampaElectric.com/Scam.**



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.



Account #: 211035858003

Due Date: November 03, 2025

Amount Due: \$235.92

Payment Amount: \$ \_\_\_\_\_

683483035198

00004027 FTECO110132522534910 00000 02 01000000 10927 002

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

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

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



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

**Account #:** 211035858003  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

**Service Period:** Sep 08, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933889	10/07/2025	12		12		0 kWh	1	30 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Florida Gross Receipt Tax		\$0.48
<b>Electric Service Cost</b>		<b>\$19.38</b>
State Tax		\$1.54
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$20.92</b>



### Other Fees and Charges

Electric Security Deposit	\$200.00
Elec Connection Chrg Same	\$15.00
<b>Total Other Fees and Charges</b>	<b>\$215.00</b>

**Total Current Month's Charges**

**\$235.92**

## Important Messages

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

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

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

### All Other

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

## Contact Us

### Online:

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### Phone:

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**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
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### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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TWO RIVERS WEST CDD  
1900 ALCOVE PL  
ZEPHYRHILLS, FL 33541

Statement Date: October 13, 2025

Amount Due: \$220.58

Due Date: November 03, 2025

Account #: 211036127242

## Account Summary

Current Service Period: September 30, 2025 - October 07, 2025

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

Current Month's Charges	\$220.58
-------------------------	----------

**Amount Due by November 03, 2025 \$220.58**

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



Scan here to view  
your account online.

# DON'T BE FOOLED!

Scammers are using  
digital ads, imposter  
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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211036127242

Due Date: November 03, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$220.58

Payment Amount: \$ \_\_\_\_\_

698296716494

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

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

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

106 6982967164942110361272420000000220588





Service For:  
1900 ALCOVE PL  
ZEPHYRHILLS, FL 33541

Account #: 211036127242  
Statement Date: October 13, 2025  
Charges Due: November 03, 2025

Meter Read

Service Period: Sep 30, 2025 - Oct 07, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000255438	10/07/2025	0	0	0 kWh	1	8 Days

Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	8 days @ \$0.63000	\$5.04
Florida Gross Receipt Tax		\$0.13
<b>Electric Service Cost</b>		<b>\$5.17</b>
State Tax		\$0.41
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$5.58</b>

<b>Other Fees and Charges</b>		
Electric Security Deposit		\$200.00
Elec Connection Chrg Same		\$15.00
<b>Total Other Fees and Charges</b>		<b>\$215.00</b>

**Total Current Month's Charges      \$220.58**

Avg kWh Used Per Day



Important Messages

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TWO RIVERS WEST CDD  
35889 STABLETON LN  
ZEPHYRHILLS, FL 33541

Statement Date: October 13, 2025

Amount Due: \$220.58

Due Date: November 03, 2025

Account #: 211036089111

## Account Summary

Current Service Period: September 30, 2025 - October 07, 2025

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

Current Month's Charges	\$220.58
-------------------------	----------

**Amount Due by November 03, 2025 \$220.58**

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

Account #: 211036089111

Due Date: November 03, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$220.58

Payment Amount: \$ \_\_\_\_\_

698296716491

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

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

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

108 6982967164912110360891110000000220587





**Service For:**  
35889 STABLETON LN  
ZEPHYRHILLS, FL 33541

**Account #:** 21103608911  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

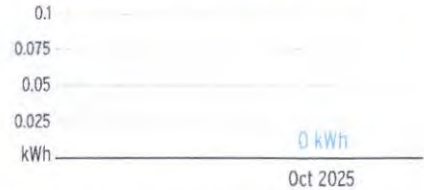
**Service Period:** Sep 30, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000691152	10/07/2025	0	0	0 kWh	1	8 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

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### Electric Charges

Daily Basic Service Charge	8 days @ \$0.63000	\$5.04
Florida Gross Receipt Tax		\$0.13
<b>Electric Service Cost</b>		<b>\$5.17</b>
State Tax		\$0.41
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$5.58</b>



### Other Fees and Charges

Electric Security Deposit	\$200.00
Elec Connection Chrg Same	\$15.00
<b>Total Other Fees and Charges</b>	<b>\$215.00</b>

**Total Current Month's Charges**

**\$220.58**

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://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](http://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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Amount Due: \$41.15

Due Date: November 03, 2025

Account #: 211035184756

## Account Summary

Current Service Period: September 09, 2025 - October 07, 2025

Previous Amount Due	\$38.40
Payment(s) Received Since Last Statement	-\$38.40

Current Month's Charges	\$41.15
-------------------------	---------

Amount Due by November 03, 2025	\$41.15
---------------------------------	---------

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

## Your Energy Insight

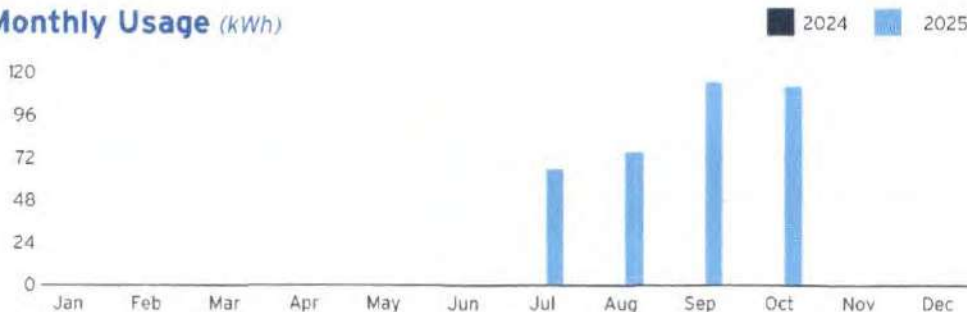


Your average daily kWh used was **0% higher** than it was in your previous period.



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](https://TECOaccount.com)

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

Account #: 211035184756

Due Date: November 03, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$41.15

Payment Amount: \$ \_\_\_\_\_

615582083876

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

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



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

**Account #:** 211035184756  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

**Meter Location:** METER POLE

**Service Period:** Sep 09, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000944138	10/07/2025	411	299	112 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	112 kWh @ \$0.08641/kWh	\$9.68
Fuel Charge	112 kWh @ \$0.03391/kWh	\$3.80
Storm Protection Charge	112 kWh @ \$0.00577/kWh	\$0.65
Clean Energy Transition Mechanism	112 kWh @ \$0.00418/kWh	\$0.47
Storm Surcharge	112 kWh @ \$0.02121/kWh	\$2.38
Florida Gross Receipt Tax		\$0.90
<b>Electric Service Cost</b>		<b>\$36.15</b>



### Other Fees and Charges

Electric Late Payment Fee	\$5.00
<b>Total Other Fees and Charges</b>	<b>\$5.00</b>

**Total Current Month's Charges**

**\$41.15**

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### Mail A Check

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



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

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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Amount Due: \$67.24

Due Date: November 03, 2025

Account #: 211034856834

## Account Summary

Current Service Period: September 09, 2025 - October 07, 2025

Previous Amount Due \$67.27

Payment(s) Received Since Last Statement -\$67.27

Current Month's Charges \$67.24

**Amount Due by November 03, 2025 \$67.24**

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

## Your Energy Insight

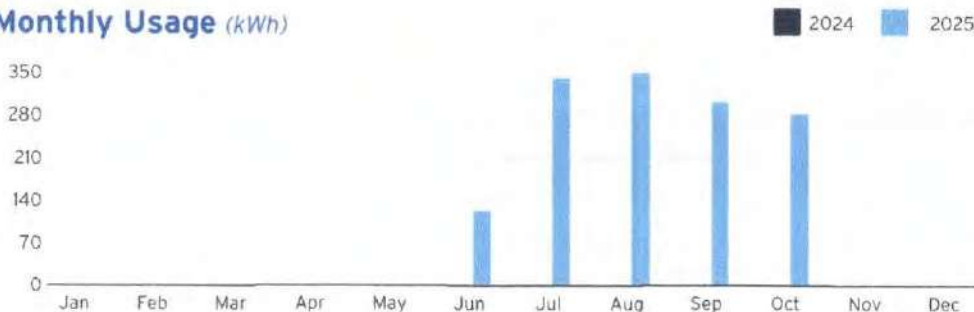


Your average daily kWh used was **11.11% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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

Account #: 211034856834

Due Date: November 03, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$67.24

Payment Amount: \$ \_\_\_\_\_

690890389094

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

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





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

Account #: 211034856834  
Statement Date: October 13, 2025  
Charges Due: November 03, 2025

Meter Read

Service Period: Sep 09, 2025 - Oct 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000939675	10/07/2025	1,574	1,294	280 kWh	1	29 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
	Energy Charge	280 kWh @ \$0.08641/kWh	\$24.19
	Fuel Charge	280 kWh @ \$0.03391/kWh	\$9.49
	Storm Protection Charge	280 kWh @ \$0.00577/kWh	\$1.62
	Clean Energy Transition Mechanism	280 kWh @ \$0.00418/kWh	\$1.17
	Storm Surcharge	280 kWh @ \$0.02121/kWh	\$5.94
	Florida Gross Receipt Tax		\$1.56
	<b>Electric Service Cost</b>		<b>\$62.24</b>

	<b>Other Fees and Charges</b>	
	Electric Late Payment Fee	\$5.00
	<b>Total Other Fees and Charges</b>	<b>\$5.00</b>

<b>Total Current Month's Charges</b>	<b>\$67.24</b>
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Avg kWh Used Per Day



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Tampa, FL 33631-3318  
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**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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

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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

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Amount Due: **\$38.97**

Due Date: November 03, 2025

Account #: 211035125395

## Account Summary

Current Service Period: September 09, 2025 - October 07, 2025

Previous Amount Due \$37.45

Payment(s) Received Since Last Statement -\$37.45

Current Month's Charges **\$38.97**

**Amount Due by November 03, 2025 \$38.97**

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

## Your Energy Insight

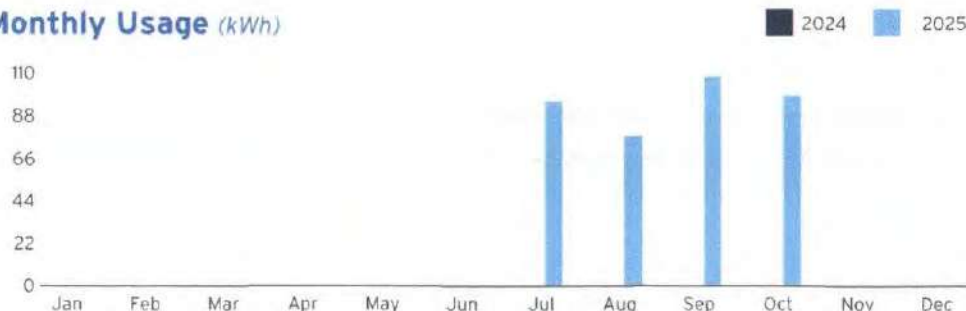


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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[TampaElectric.com/Scam](https://TampaElectric.com/Scam).



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

Account #: 211035125395

Due Date: November 03, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: **\$38.97**

Payment Amount: \$ \_\_\_\_\_

615582083872

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

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





Service For:  
2429 WISE RIVER LN  
ZEPHYRHILLS, FL 33541

Account #: 211035125395  
Statement Date: October 13, 2025  
Charges Due: November 03, 2025

Meter Read

Service Period: Sep 09, 2025 - Oct 07, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000939709	10/07/2025	553	455	98 kWh	1	29 Days

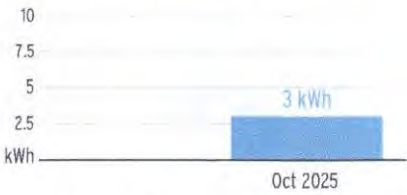
Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	98 kWh @ \$0.08641/kWh	\$8.47
Fuel Charge	98 kWh @ \$0.03391/kWh	\$3.32
Storm Protection Charge	98 kWh @ \$0.00577/kWh	\$0.57
Clean Energy Transition Mechanism	98 kWh @ \$0.00418/kWh	\$0.41
Storm Surcharge	98 kWh @ \$0.02121/kWh	\$2.08
Florida Gross Receipt Tax		\$0.85
<b>Electric Service Cost</b>		<b>\$33.97</b>

<b>Other Fees and Charges</b>	
Electric Late Payment Fee	\$5.00
<b>Total Other Fees and Charges</b>	<b>\$5.00</b>

<b>Total Current Month's Charges</b>	<b>\$38.97</b>
--------------------------------------	----------------

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill

**Bank Draft**  
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**Mail A Check**  
**Payments:**  
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P.O. Box 31318  
Tampa, FL 33631-3318  
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**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

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

**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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TWO RIVERS WEST CDD  
1756 VALIER PT  
ZEPHYRHILLS, FL 33541-6756

Statement Date: October 13, 2025

Amount Due: \$205.58

Due Date: November 03, 2025

Account #: 211036089145

## Account Summary

Current Service Period: September 30, 2025 - October 07, 2025

Previous Amount Due \$0.00

Payment(s) Received Since Last Statement \$0.00

Current Month's Charges \$205.58

**Amount Due by November 03, 2025 \$205.58**

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



Scan here to view  
your account online.

# DON'T BE FOOLED!

Scammers are using  
digital ads, imposter  
websites and  
spoofed phone  
numbers to pose  
as us and steal your  
money. Learn how to  
stop them at

**TampaElectric.com/Scam.**



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

Account #: 211036089145

Due Date: November 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](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$205.58

Payment Amount: \$ \_\_\_\_\_

698296716492

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

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

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

116 6982967164922110360891450000000205584



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

**Account #:** 211036089145  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

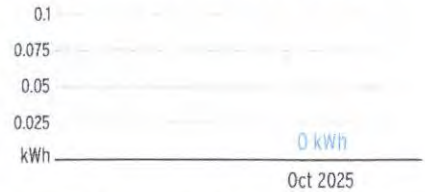
**Service Period:** Sep 30, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000196051	10/07/2025	0		0		0 kWh	1	8 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://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.

	<b>Electric Charges</b>		
	Daily Basic Service Charge	8 days @ \$0.63000	\$5.04
	Florida Gross Receipt Tax		\$0.13
	<b>Electric Service Cost</b>		<b>\$5.17</b>
	State Tax		\$0.41
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$5.58</b>

	<b>Other Fees and Charges</b>		
	Electric Security Deposit		\$200.00
	<b>Total Other Fees and Charges</b>		<b>\$200.00</b>

**Total Current Month's Charges**

**\$205.58**

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TWO RIVERS WEST CDD  
36312 COLSTON AVE  
ZEPHYRHILLS, FL 33541

Statement Date: October 13, 2025

Amount Due: \$125.74

Due Date: November 03, 2025

Account #: 211036116740

## Account Summary

Current Service Period: September 30, 2025 - October 07, 2025

Previous Amount Due \$0.00

Payment(s) Received Since Last Statement \$0.00

Current Month's Charges \$125.74

**Amount Due by November 03, 2025 \$125.74**

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



Scan here to view  
your account online.

## Monthly Usage (kWh)



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

Account #: 211036116740

Due Date: November 03, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$125.74

Payment Amount: \$ \_\_\_\_\_

698296716493

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

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

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

118 6982967164932110361167400000000125744





Service For:  
36312 COLSTON AVE  
ZEPHYRHILLS, FL 33541

Account #: 211036116740  
Statement Date: October 13, 2025  
Charges Due: November 03, 2025

Meter Read

Service Period: Sep 30, 2025 - Oct 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000202991	10/07/2025	6	5	1 kWh	1	8 Days

Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	8 days @ \$0.63000	\$5.04
Energy Charge	1 kWh @ \$0.08641/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03391/kWh	\$0.03
Storm Protection Charge	1 kWh @ \$0.00577/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.13
<b>Electric Service Cost</b>		<b>\$5.32</b>
State Tax		\$0.42
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$5.74</b>

<b>Other Fees and Charges</b>	
Electric Security Deposit	\$120.00
<b>Total Other Fees and Charges</b>	<b>\$120.00</b>

<b>Total Current Month's Charges</b>	<b>\$125.74</b>
--------------------------------------	-----------------

Avg kWh Used Per Day



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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 may 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  
34706 COLSTON AVE  
ZEPHYRHILLS, FL 33541

Statement Date: October 13, 2025

Amount Due: \$141.25

Due Date: November 03, 2025

Account #: 211036147331

## Account Summary

Current Service Period: September 30, 2025 - October 07, 2025

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

Current Month's Charges	\$141.25
-------------------------	----------

Amount Due by November 03, 2025	\$141.25
---------------------------------	----------

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



Scan here to view  
your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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digital ads, imposter  
websites and  
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stop them at

[TampaElectric.com/Scam](https://TampaElectric.com/Scam).



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

Account #: 211036147331

Due Date: November 03, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$141.25

Payment Amount: \$ \_\_\_\_\_

698296716495

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

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

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

120 6982967164952110361473310000000141259





Service For:  
34706 COLSTON AVE  
ZEPHYRHILLS, FL 33541

Account #: 211036147331  
Statement Date: October 13, 2025  
Charges Due: November 03, 2025

Meter Read

Service Period: Sep 30, 2025 - Oct 07, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000693197	10/07/2025	4	0	4 kWh	1	8 Days

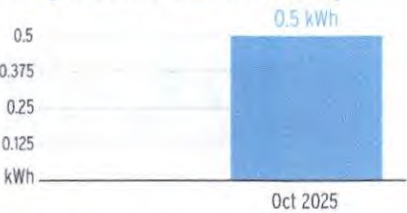
Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	8 days @ \$0.63000	\$5.04
Energy Charge	4 kWh @ \$0.08641/kWh	\$0.35
Fuel Charge	4 kWh @ \$0.03391/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.14
<b>Electric Service Cost</b>		<b>\$5.79</b>
State Tax		\$0.46
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$6.25</b>

<b>Other Fees and Charges</b>	
Electric Security Deposit	\$120.00
Elec Connection Chrg Same	\$15.00
<b>Total Other Fees and Charges</b>	<b>\$135.00</b>

**Total Current Month's Charges      \$141.25**

Avg kWh Used Per Day



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**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](https://TECOaccount.com). Convenience fee will be charged.

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

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

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

**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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TWO RIVERS WEST CDD  
2483 SUTTONSET TRL  
ZEPHYRHILLS, FL 33541

Statement Date: October 13, 2025

Amount Due: \$39.82

Due Date: November 03, 2025

Account #: 211035135774

## Account Summary

Current Service Period: September 09, 2025 - October 07, 2025

Previous Amount Due \$37.43

Payment(s) Received Since Last Statement -\$37.43

Current Month's Charges \$39.82

**Amount Due by November 03, 2025 \$39.82**

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

## Your Energy Insight

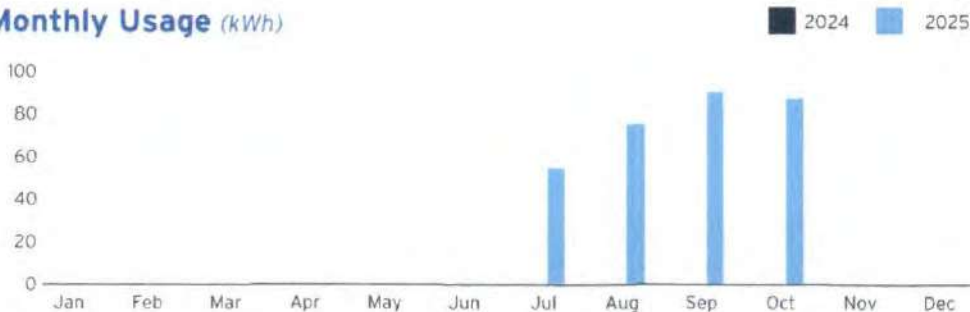


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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

Account #: 211035135774

Due Date: November 03, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$39.82

Payment Amount: \$ \_\_\_\_\_

615582083873

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

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

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

122 6155820838732110351357740000000039829



**Service For:**  
2483 SUTTONSET TRL  
ZEPHYRHILLS, FL 33541

**Account #:** 211035135774  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

**Meter Location:** MAIL KIOSK

**Service Period:** Sep 09, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916374	10/07/2025	514		427		87 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	87 kWh @ \$0.08641/kWh	\$7.52
Fuel Charge	87 kWh @ \$0.03391/kWh	\$2.95
Storm Protection Charge	87 kWh @ \$0.00577/kWh	\$0.50
Clean Energy Transition Mechanism	87 kWh @ \$0.00418/kWh	\$0.36
Storm Surcharge	87 kWh @ \$0.02121/kWh	\$1.85
Florida Gross Receipt Tax		\$0.81

**Electric Service Cost** **\$32.26**

State Tax \$2.56

**Total Electric Cost, Local Fees and Taxes** **\$34.82**



### Other Fees and Charges

Electric Late Payment Fee \$5.00

**Total Other Fees and Charges** **\$5.00**

**Total Current Month's Charges**

**\$39.82**

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

## Ways To Pay Your Bill



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### In-Person

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### 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](http://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:

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### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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TWO RIVERS WEST CDD  
1828 TRAILHEAD LN  
ZEPHYRHILLS, FL 33541

Statement Date: October 13, 2025

Amount Due: \$150.15

Due Date: November 03, 2025

Account #: 211036166943

## Account Summary

Current Service Period: September 30, 2025 - October 07, 2025

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

Current Month's Charges	\$150.15
-------------------------	----------

Amount Due by November 03, 2025	\$150.15
---------------------------------	----------

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



Scan here to view  
your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

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numbers to pose  
as us and steal your  
money. Learn how to  
stop them at

[TampaElectric.com/Scam](https://TampaElectric.com/Scam).



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

Account #: 211036166943

Due Date: November 03, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$150.15

Payment Amount: \$ \_\_\_\_\_

676075639219

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

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

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

124 6760756392192110361669430000000150151





**Service For:**  
1828 TRAILHEAD LN  
ZEPHYRHILLS, FL 33541

**Account #:** 211036166943  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

**Meter Location:** ENTRY GATE

**Service Period:** Sep 30, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000424205	10/07/2025	128	71	57 kWh	1	8 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	8 days @ \$0.63000	\$5.04
Energy Charge	57 kWh @ \$0.08641/kWh	\$4.93
Fuel Charge	57 kWh @ \$0.03391/kWh	\$1.93
Storm Protection Charge	57 kWh @ \$0.00577/kWh	\$0.33
Clean Energy Transition Mechanism	57 kWh @ \$0.00418/kWh	\$0.24
Storm Surcharge	57 kWh @ \$0.02121/kWh	\$1.21
Florida Gross Receipt Tax		\$0.35

**Electric Service Cost** **\$14.03**

State Tax \$1.12

**Total Electric Cost, Local Fees and Taxes** **\$15.15**



### 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**

**\$150.15**

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## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### 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](http://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:

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### Phone:

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866-832-6249

### Residential Customer Care:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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TWO RIVERS WEST CDD  
35191 COLSTRIP TRL, KIOSK  
ZEPHYRHILLS, FL 33541-6754

Statement Date: October 13, 2025

Amount Due: \$24.20

Due Date: November 03, 2025

Account #: 211035150245

## Account Summary

Current Service Period: September 09, 2025 - October 07, 2025

Previous Amount Due	\$21.30
Payment(s) Received Since Last Statement	-\$21.30
Current Month's Charges	\$24.20

Amount Due by November 03, 2025 \$24.20

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

## Your Energy Insight

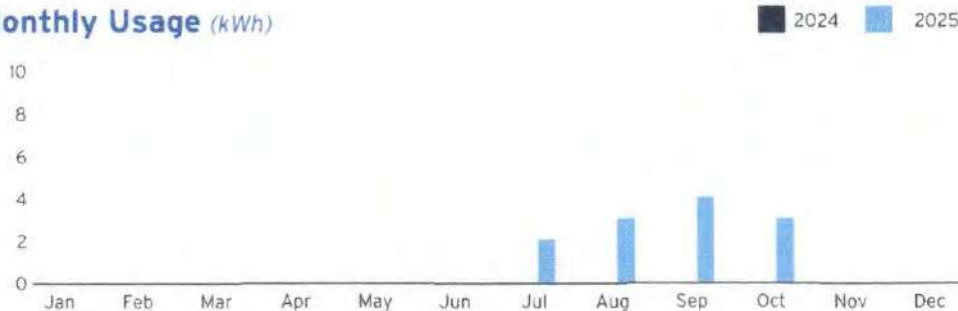


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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

Account #: 211035150245

Due Date: November 03, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$24.20

Payment Amount: \$ \_\_\_\_\_

615582083874

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

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

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

126 6155820838742110351502450000000024200





**Service For:**  
35191 COLSTRIP TRL  
KIOSK, ZEPHYRHILLS, FL 33541-6754

**Account #:** 211035150245  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

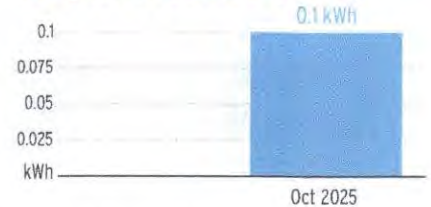
**Service Period:** Sep 09, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000944085	10/07/2025	12	9	3 kWh	1	29 Days

## Charge Details

### Avg kWh Used Per Day



### Important Messages



#### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	3 kWh @ \$0.08641/kWh	\$0.26
Fuel Charge	3 kWh @ \$0.03391/kWh	\$0.10
Storm Protection Charge	3 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	3 kWh @ \$0.00418/kWh	\$0.01
Storm Surcharge	3 kWh @ \$0.02121/kWh	\$0.06
Florida Gross Receipt Tax		\$0.48
<b>Electric Service Cost</b>		<b>\$19.20</b>



#### Other Fees and Charges

Electric Late Payment Fee	\$5.00
<b>Total Other Fees and Charges</b>	<b>\$5.00</b>

**Total Current Month's Charges**

**\$24.20**

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813-275-3909

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TWO RIVERS WEST CDD  
1745 FALLON PASS  
ZEPHYRHILLS, FL 33541-6755

Statement Date: October 13, 2025

Amount Due: \$36.16

Due Date: November 03, 2025

Account #: 211035174120

## Account Summary

Current Service Period: September 09, 2025 - October 07, 2025

Previous Amount Due \$33.57

Payment(s) Received Since Last Statement -\$33.57

Current Month's Charges \$36.16

**Amount Due by November 03, 2025 \$36.16**

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

## Your Energy Insight

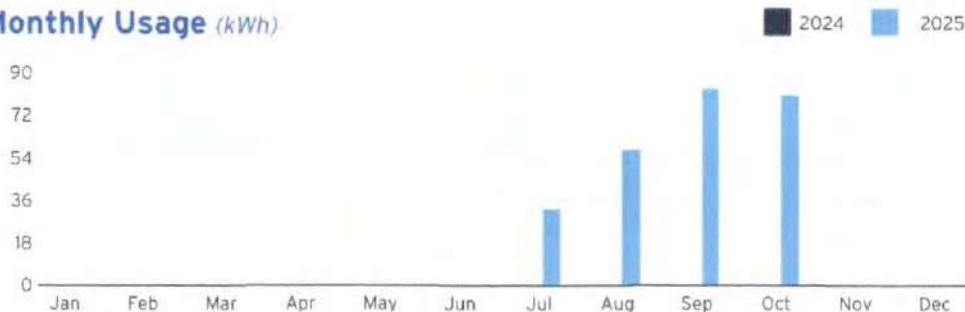


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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[TampaElectric.com/Scam](https://TampaElectric.com/Scam).



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

Account #: 211035174120

Due Date: November 03, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$36.16

Payment Amount: \$ \_\_\_\_\_

615582083875

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

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

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

128 6155820838752110351741200000000036166



Service For:  
1745 FALLON PASS  
ZEPHYRHILLS, FL 33541-6755

Account #: 211035174120  
Statement Date: October 13, 2025  
Charges Due: November 03, 2025

Meter Read

Meter Location: SIGN LIGHTING  
Service Period: Sep 09, 2025 - Oct 07, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000931228	10/07/2025	260	180	80 kWh	1	29 Days

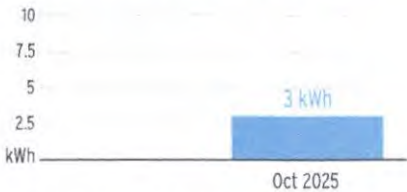
Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	80 kWh @ \$0.08641/kWh	\$6.91
Fuel Charge	80 kWh @ \$0.03391/kWh	\$2.71
Storm Protection Charge	80 kWh @ \$0.00577/kWh	\$0.46
Clean Energy Transition Mechanism	80 kWh @ \$0.00418/kWh	\$0.33
Storm Surcharge	80 kWh @ \$0.02121/kWh	\$1.70
Florida Gross Receipt Tax		\$0.78
<b>Electric Service Cost</b>		<b>\$31.16</b>

<b>Other Fees and Charges</b>	
Electric Late Payment Fee	\$5.00
<b>Total Other Fees and Charges</b>	<b>\$5.00</b>

**Total Current Month's Charges      \$36.16**

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill

**Bank Draft**  
Visit [TECOaccount.com](https://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://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](https://TECOaccount.com). Convenience fee will be charged.

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

Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

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

**Hearing Impaired/TTY:**  
7-1-1

**Power Outage:**  
877-588-1010

**Energy-Saving Programs:**  
813-275-3909

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TWO RIVERS WEST CDD  
35001 COLSTRIP TRL  
ZEPHYRHILLS, FL 33541-6698

Statement Date: October 13, 2025

Amount Due: \$23.74

Due Date: November 03, 2025

Account #: 221009539331

## Account Summary

Current Service Period: September 09, 2025 - October 07, 2025

Previous Amount Due \$20.83

Payment(s) Received Since Last Statement -\$20.83

Current Month's Charges \$23.74

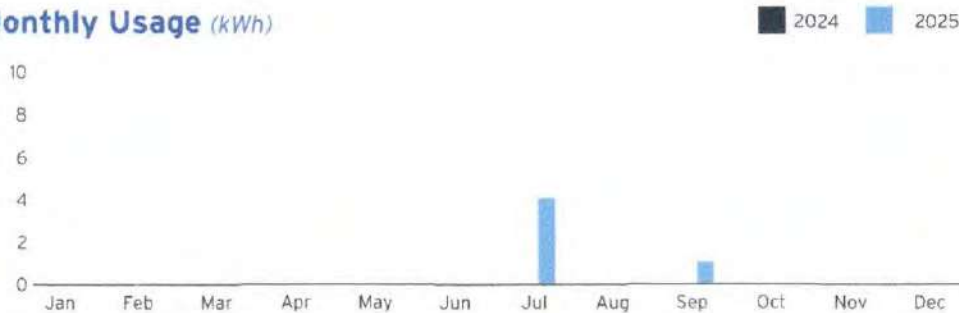
**Amount Due by November 03, 2025 \$23.74**

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



Scan here to view  
your account online.

## Monthly Usage (kWh)



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Account #: 221009539331

Due Date: November 03, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$23.74

Payment Amount: \$ \_\_\_\_\_

671137372287

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

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

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

130 6711373722872210095393310000000023741





**Service For:**  
35001 COLSTRIP TRL  
ZEPHYRHILLS, FL 33541-6698

**Account #:** 221009539331  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

**Service Period:** Sep 09, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944153	10/07/2025	5		5		0 kWh	1	29 Days

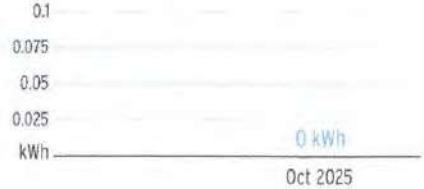
## Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Florida Gross Receipt Tax		\$0.47
<b>Electric Service Cost</b>		<b>\$18.74</b>

<b>Other Fees and Charges</b>	
Electric Late Payment Fee	\$5.00
<b>Total Other Fees and Charges</b>	<b>\$5.00</b>

**Total Current Month's Charges** **\$23.74**

## Avg kWh Used Per Day



## Important Messages

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

### Hearing Impaired/TTY:

7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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TWO RIVERS WEST CDD  
2113 N DRUMMOND POINT  
ZEPHYRHILLS, FL 33541

Statement Date: October 13, 2025

Amount Due: \$34.93

Due Date: November 03, 2025

Account #: 211034856826

## Account Summary

Current Service Period: September 09, 2025 - October 07, 2025

Previous Amount Due \$32.49

Payment(s) Received Since Last Statement -\$32.49

Current Month's Charges \$34.93

Amount Due by November 03, 2025 \$34.93

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

## Your Energy Insight

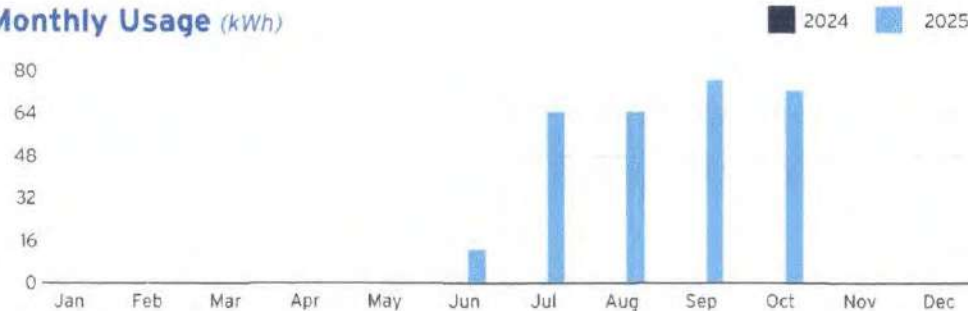


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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Account #: 211034856826

Due Date: November 03, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$34.93

Payment Amount: \$ \_\_\_\_\_

690890389093

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

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

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

132 6908903890932110348568260000000034936





**Service For:**  
2113 N DRUMMOND POINT  
ZEPHYRHILLS, FL 33541

**Account #:** 211034856826  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

**Service Period:** Sep 09, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000933946	10/07/2025	294	222	72 kWh	1	29 Days

## Charge Details

<b>Electric Charges</b>			
Daily Basic Service Charge	29 days @ \$0.63000		\$18.27
Energy Charge	72 kWh @ \$0.08641/kWh		\$6.22
Fuel Charge	72 kWh @ \$0.03391/kWh		\$2.44
Storm Protection Charge	72 kWh @ \$0.00577/kWh		\$0.42
Clean Energy Transition Mechanism	72 kWh @ \$0.00418/kWh		\$0.30
Storm Surcharge	72 kWh @ \$0.02121/kWh		\$1.53
Florida Gross Receipt Tax			\$0.75
<b>Electric Service Cost</b>			<b>\$29.93</b>

<b>Other Fees and Charges</b>	
Electric Late Payment Fee	\$5.00
<b>Total Other Fees and Charges</b>	<b>\$5.00</b>

**Total Current Month's Charges** **\$34.93**

## Avg kWh Used Per Day



## Important Messages

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7-1-1  
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877-588-1010  
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813-275-3909

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Amount Due: \$30.91

Due Date: November 03, 2025

Account #: 211035097206

## Account Summary

Current Service Period: September 09, 2025 - October 07, 2025

Previous Amount Due	\$37.59
Payment(s) Received Since Last Statement	-\$37.59
Miscellaneous Credits	-\$6.97
Credit balance after payments and credits	-\$6.97
<b>Current Month's Charges</b>	<b>\$37.88</b>

**Amount Due by November 03, 2025 \$30.91**

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

## Your Energy Insight

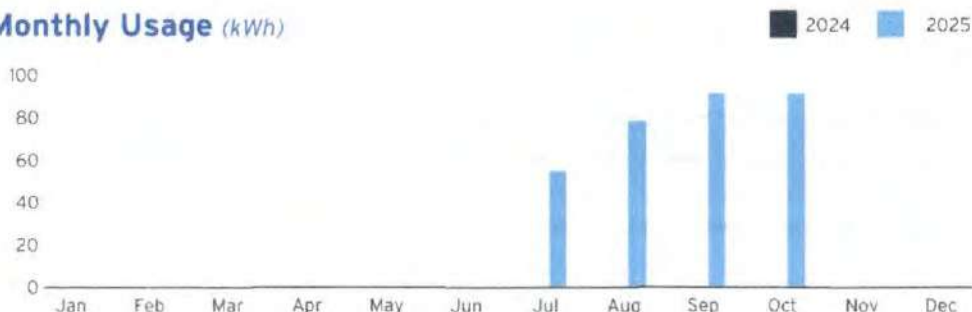


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



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

Account #: 211035097206

Due Date: November 03, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$30.91

Payment Amount: \$ \_\_\_\_\_

615582083871

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

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



**Service For:**  
1861 DRUMMOND PT  
MAIL KIOSK, ZEPHYRHILLS, FL 33541-6691

**Account #:** 211035097206  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

**Service Period:** Sep 09, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916314	10/07/2025	684	593	91 kWh	1	29 Days

## Charge Details

## Avg kWh Used Per Day



## Important Messages



### Electric Charges

Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	91 kWh @ \$0.08641/kWh	\$7.86
Fuel Charge	91 kWh @ \$0.03391/kWh	\$3.09
Storm Protection Charge	91 kWh @ \$0.00577/kWh	\$0.53
Clean Energy Transition Mechanism	91 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	91 kWh @ \$0.02121/kWh	\$1.93
Florida Gross Receipt Tax		\$0.82
<b>Electric Service Cost</b>		<b>\$32.88</b>



### Other Fees and Charges

Electric Late Payment Fee	\$5.00
<b>Total Other Fees and Charges</b>	<b>\$5.00</b>

## Total Current Month's Charges

**\$37.88**



### Miscellaneous Credits

Sales Tax Credit	-\$6.97
<b>Total Current Month's Credits</b>	<b>-\$6.97</b>

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888-223-0800 (All Other Counties)

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7-1-1

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877-588-1010

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813-275-3909

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EISENHOWER PROPERTY GROUP LLC  
34706 COLSTON AVE  
ZEPHYRHILLS, FL 33541

Statement Date: September 30, 2025

Amount Due: \$18.14

Due Date: October 21, 2025

Account #: 221009566607

FINAL INVOICE

## Account Summary

Two Rivers West

Current Service Period: September 09, 2025 - September 29, 2025

Previous Amount Due	\$123.49
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$120.00
Previous Statement Balance*	\$3.49
Current Month's Charges - Due by October 21, 2025	\$14.65

**Total Amount Due \$18.14**

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



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## 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 #: 221009566607

Due Date: October 21, 2025



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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Two Rivers West

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

Amount Due: \$18.14

Payment Amount: \$ \_\_\_\_\_

685952147371

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

136 6859521473712210095666070000000018148





Service For:  
34706 COLSTON AVE  
ZEPHYRHILLS, FL 33541

Account #: 221009566607  
Statement Date: September 30, 2025  
Charges Due: October 21, 2025

## Meter Read

Service Period: Sep 09, 2025 - Sep 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000693197	09/29/2025	0	0	0 kWh	1	21 Days

## Charge Details

## 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.



### Electric Charges

Daily Basic Service Charge	21 days @ \$0.63000	\$13.23
Florida Gross Receipt Tax		\$0.34
<b>Electric Service Cost</b>		<b>\$13.57</b>
State Tax		\$1.08
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$14.65</b>

## Total Current Month's Charges

**\$14.65**



### Miscellaneous Credits

Reversals	-\$120.00
<b>Total Current Month's Credits</b>	<b>-\$120.00</b>

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<p><b>Credit or Debit Card</b> Pay by credit Card using KUBRA EZ Pay at <a href="http://TECOaccount.com">TECOaccount.com</a>. Convenience fee will be charged.</p>	<p><b>Phone</b> Toll Free: <b>866-689-6469</b></p>	<p><b>All Other Correspondences:</b> Tampa Electric P.O. Box 111 Tampa, FL 33601-0111</p>		

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EISENHOWER PROPERTY GROUP LLC  
1900 ALCOVE PL  
ZEPHYRHILLS, FL 33541

Statement Date: September 30, 2025

Amount Due: \$192.42

Due Date: October 21, 2025

Account #: 221009563471

FINAL INVOICE

## Account Summary

Two Rivers West

Current Service Period: September 09, 2025 - September 29, 2025

Previous Amount Due	\$377.77
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$200.00
Previous Statement Balance*	\$177.77
<b>Current Month's Charges - Due by October 21, 2025</b>	<b>\$14.65</b>

**Total Amount Due \$192.42**

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



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with tips  
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energy  
experts.



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Account #: 221009563471

Due Date: October 21, 2025



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Two Rivers West

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

Amount Due: \$192.42

Payment Amount: \$ \_\_\_\_\_

685952147370

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

138 6859521473702210095634710000000192428





Service For:  
1900 ALCOVE PL  
ZEPHYRHILLS, FL 33541


Account #: 221009563471  
Statement Date: September 30, 2025  
Charges Due: October 21, 2025

Meter Read

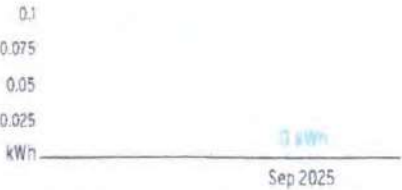
Service Period: Sep 09, 2025 - Sep 29, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000255438	09/29/2025	0	0	0 kWh	1	21 Days

Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	21 days @ \$0.63000	\$13.23
Florida Gross Receipt Tax		\$0.34
<b>Electric Service Cost</b>		<b>\$13.57</b>
State Tax		\$1.08
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$14.65</b>

Avg kWh Used Per Day



Important Messages

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<b>Total Current Month's Charges</b>	<b>\$14.65</b>
--------------------------------------	----------------

 <b>Miscellaneous Credits</b>	
Reversals	-\$200.00
<b>Total Current Month's Credits</b>	<b>-\$200.00</b>

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

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

Statement Date: September 30, 2025

Amount Due: \$186.14

Due Date: October 21, 2025

Account #: 221009566615

FINAL INVOICE

## Account Summary

Two Rivers West

Current Service Period: September 09, 2025 - September 29, 2025

Previous Amount Due	\$371.49
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$200.00
Previous Statement Balance*	\$171.49
Current Month's Charges - Due by October 21, 2025	\$14.65

**Total Amount Due \$186.14**

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



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energy  
experts.



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

Account #: 221009566615

Due Date: October 21, 2025



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Two Rivers West

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

Amount Due: \$186.14

Payment Amount: \$ \_\_\_\_\_

685952147372

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.

140

6859521473722210095666150000000186144



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

Account #: 221009566615  
Statement Date: September 30, 2025  
Charges Due: October 21, 2025

## Meter Read

Service Period: Sep 09, 2025 - Sep 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000196051	09/29/2025	0	0		0 kWh	1	21 Days

## Charge Details

## Avg kWh Used Per Day



### Electric Charges

Daily Basic Service Charge	21 days @ \$0.63000	\$13.23
Florida Gross Receipt Tax		\$0.34
<b>Electric Service Cost</b>		<b>\$13.57</b>
State Tax		\$1.08
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$14.65</b>

## 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

**\$14.65**



### Miscellaneous Credits

Reversals	-\$200.00
<b>Total Current Month's Credits</b>	<b>-\$200.00</b>

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### 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](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

## Contact Us

### Online:

[TampaElectric.com](http://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 30, 2025

Amount Due: \$198.07

Due Date: October 21, 2025

Account #: 211035884900

FINAL INVOICE

## Account Summary

Two Rivers West

Current Service Period: September 09, 2025 - September 29, 2025

Previous Amount Due	\$291.49
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$120.00
Previous Statement Balance*	\$171.49
Current Month's Charges - Due by October 21, 2025	\$26.58

**Total Amount Due \$198.07**

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



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experts.



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## Monthly Usage (kWh)



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



Account #: 211035884900

Due Date: October 21, 2025



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Two Rivers West

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

Amount Due: \$198.07

Payment Amount: \$ \_\_\_\_\_

681013903632

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.

142 6810139036322110358849000000000198077





Service For:  
1828 TRAILHEAD LN  
ZEPHYRHILLS, FL 33541

Account #: 211035884900  
Statement Date: September 30, 2025  
Charges Due: October 21, 2025

## Meter Read

Meter Location: ENTRY GATE

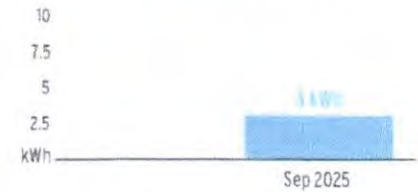
Service Period: Sep 09, 2025 - Sep 29, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000424205	09/29/2025	71	0		71 kWh	1	21 Days

## Charge Details

## 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.

	<b>Electric Charges</b>		
	Daily Basic Service Charge	21 days @ \$0.63000	\$13.23
	Energy Charge	71 kWh @ \$0.08641/kWh	\$6.14
	Fuel Charge	71 kWh @ \$0.03391/kWh	\$2.41
	Storm Protection Charge	71 kWh @ \$0.00577/kWh	\$0.41
	Clean Energy Transition Mechanism	71 kWh @ \$0.00418/kWh	\$0.30
	Storm Surcharge	71 kWh @ \$0.02121/kWh	\$1.51
	Florida Gross Receipt Tax		\$0.62
	<b>Electric Service Cost</b>		<b>\$24.62</b>
	State Tax		\$1.96
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$26.58</b>

**Total Current Month's Charges**

**\$26.58**

	<b>Miscellaneous Credits</b>	
	Reversals	-\$120.00
	<b>Total Current Month's Credits</b>	<b>-\$120.00</b>

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

## Ways To Pay Your Bill

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Find list of Payment Agents at [TampaElectric.com](https://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://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free:  
**866-689-6469**
- All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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**Phone:**  
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**Residential Customer Care:**  
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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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EISENHOWER PROPERTY GROUP LLC  
35889 STABLETON LN  
ZEPHYRHILLS, FL 33541

Statement Date: September 30, 2025

Amount Due: \$186.14

Due Date: October 21, 2025

Account #: 211035903874

FINAL INVOICE

## Account Summary

Two Rivers West

Current Service Period: September 09, 2025 - September 29, 2025

Previous Amount Due	\$371.49
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$200.00
Previous Statement Balance*	\$171.49
Current Month's Charges - Due by October 21, 2025	\$14.65

**Total Amount Due \$186.14**

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



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

Account #: 211035903874

Due Date: October 21, 2025



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Amount Due: \$186.14

Payment Amount: \$ \_\_\_\_\_

681013903634

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.

144 6810139036342110359038740000000186148





Service For:  
35889 STABLETON LN  
ZEPHYRHILLS, FL 33541

Account #: 211035903874  
Statement Date: September 30, 2025  
Charges Due: October 21, 2025

Meter Read

Service Period: Sep 09, 2025 - Sep 29, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000691152	09/29/2025	0	0	0 kWh	1	21 Days

Charge Details

<b>Electric Charges</b>		
Daily Basic Service Charge	21 days @ \$0.63000	\$13.23
Florida Gross Receipt Tax		\$0.34
<b>Electric Service Cost</b>		<b>\$13.57</b>
State Tax		\$1.08
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$14.65</b>

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.

<b>Total Current Month's Charges</b>	<b>\$14.65</b>
--------------------------------------	----------------

<b>Miscellaneous Credits</b>	
Reversals	-\$200.00
<b>Total Current Month's Credits</b>	<b>-\$200.00</b>

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**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

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

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)  
**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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

Statement Date: October 23, 2025

Amount Due: \$22,315.91

Due Date: November 13, 2025

Account #: 221009418668

## Account Summary

Previous Amount Due	\$22,650.64
Payment(s) Received Since Last Statement	-\$22,650.64
<b>Current Month's Charges</b>	<b>\$22,315.91</b>

**Amount Due by November 13, 2025 \$22,315.91**

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



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websites and  
spoofed phone  
numbers to pose  
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Account #: 221009418668

Due Date: November 13, 2025

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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$22,315.91

Payment Amount: \$ \_\_\_\_\_

697062158551

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

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

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



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

**Account #:** 221009418668  
**Statement Date:** October 23, 2025  
**Charges Due:** November 13, 2025

**Service Period:** Sep 19, 2025 - Oct 17, 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 →

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888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

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

**Account #:** 221009418668  
**Statement Date:** October 23, 2025  
**Charges Due:** November 13, 2025

**Service Period:** Sep 19, 2025 - Oct 17, 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: October 23, 2025  
Charges Due: November 13, 2025

Service Period: Sep 19, 2025 - Oct 17, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$3,019.41</b>

Billing information continues on next page →

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

**Account #:** 221009418668  
**Statement Date:** October 23, 2025  
**Charges Due:** November 13, 2025

**Service Period:** Sep 19, 2025 - Oct 17, 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:** October 23, 2025  
**Charges Due:** November 13, 2025

**Service Period:** Sep 19, 2025 - Oct 17, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,579.38</b>

Billing information continues on next page →





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

**Account #:** 221009418668  
**Statement Date:** October 23, 2025  
**Charges Due:** November 13, 2025

**Service Period:** Sep 19, 2025 - Oct 17, 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: October 23, 2025  
Charges Due: November 13, 2025

Service Period: Sep 19, 2025 - Oct 17, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 <b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
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
<b>Lighting Charges</b>		<b>\$1,612.11</b>

Billing information continues on next page →

00000035-0000355-Page 14 of 18



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

**Account #:** 221009418668  
**Statement Date:** October 23, 2025  
**Charges Due:** November 13, 2025

**Service Period:** Sep 19, 2025 - Oct 17, 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:** October 23, 2025  
**Charges Due:** November 13, 2025

**Service Period:** Sep 19, 2025 - Oct 17, 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**



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

Statement Date: October 17, 2025

Amount Due: \$2,837.66

Due Date: November 07, 2025

Account #: 221009530827

## Account Summary

Current Service Period: September 13, 2025 - October 13, 2025

Previous Amount Due \$2,837.66

Payment(s) Received Since Last Statement -\$2,837.66

Current Month's Charges \$2,837.66

**Amount Due by November 07, 2025 \$2,837.66**

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



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Account #: 221009530827

Due Date: November 07, 2025



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Amount Due: \$2,837.66

Payment Amount: \$ \_\_\_\_\_

639038815963

00004909 FTECO110172523313710 00000 02 01000000 11617 002

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

Mail payment to:

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

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



**Service For:**  
COLSTON AVE/TRAILHEAD LN  
TWORKVRPHD4, ZEPHYRHILLS, FL 33541

**Account #:** 221009530827  
**Statement Date:** October 17, 2025  
**Charges Due:** November 07, 2025

**Service Period:** Sep 13, 2025 - Oct 13, 2025

**Rate Schedule:** LS-2 Customer Specified Lighting

## Charge Details

## Important Messages



### Electric Charges

#### Lighting Service Items LS-2 (Bright Choices) for 31 days

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

**Lighting Charges** **\$2,837.66**

**Total Current Month's Charges**

**\$2,837.66**

00004909-0011577-Page 2 of 4

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### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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  
1664 N MORRIS BRIDGE RD  
ZEPHYRHILLS, FL 33541

Statement Date: October 13, 2025

Amount Due: \$381.95

Due Date: November 03, 2025

Account #: 221009570567

TRW

181.95

## Account Summary

Current Service Period: September 18, 2025 - October 07, 2025

Previous Amount Due \$0.00

Payment(s) Received Since Last Statement \$0.00

Current Month's Charges \$381.95

Amount Due by November 03, 2025 \$381.95

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



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

Account #: 221009570567

Due Date: November 03, 2025

Amount Due: \$381.95

Payment Amount: \$ 181.95

671137372357

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00004097 FTECO110132522534910 00000 02 01000000 10997 006

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.

158 6711373723572210095705670000000381958



**Service For:**  
1664 N MORRIS BRIDGE RD  
ZEPHYRHILLS, FL 33541

**Account #:** 221009570567  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

**Service Period:** Sep 18, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
2000106667	10/07/2025	0	0	0 kWh	1	20 Days

## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	20 days @ \$0.63000	\$12.60
	Florida Gross Receipt Tax		\$0.32
	<b>Electric Service Cost</b>		<b>\$12.92</b>
	State Tax		\$1.03
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$13.95</b>

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

**Total Current Month's Charges** **\$381.95**

## Avg kWh Used Per Day



## Important Messages

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### 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](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

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

## Contact Us

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### Phone:

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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  
34583 RANGEWOOD DR  
ZEPHYRHILLS, FL 33541

Statement Date: October 13, 2025

Amount Due: \$383.35

Due Date: November 03, 2025

Account #: 211036042003

TRW

## Account Summary

Current Service Period: September 16, 2025 - October 07, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$383.35

Amount Due by November 03, 2025 \$383.35

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

\$183.35



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

Account #: 211036042003

Due Date: November 03, 2025



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Amount Due: \$383.35

Payment Amount: \$183.35

698296716499

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

Mail payment to:

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

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





Service For:  
34583 RANGEWOOD DR  
ZEPHYRHILLS, FL 33541

Account #: 211036042003  
Statement Date: October 13, 2025  
Charges Due: November 03, 2025

Meter Read

Service Period: Sep 16, 2025 - Oct 07, 2025      Rate Schedule: General Service - Non Demand

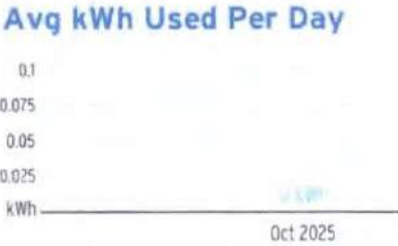
Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
2000106666	10/07/2025	0	0		0 kWh	1	22 Days

Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	22 days @ \$0.63000	\$13.86
	Florida Gross Receipt Tax		\$0.36
	<b>Electric Service Cost</b>		<b>\$14.22</b>
	State Tax		\$1.13
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$15.35</b>

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

<b>Total Current Month's Charges</b>	<b>\$383.35</b>
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**Important Messages**

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Ways To Pay Your Bill

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**In-Person**  
Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)

**Mail A Check**  
**Payments:**  
TECO  
P.O. Box 31318  
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Mail your payment in the enclosed envelope.

**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://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  
2306 MORRIS BRIDGE RD  
ZEPHYRHILLS, FL 33541

Statement Date: October 13, 2025

Amount Due: \$306.30

Due Date: November 03, 2025

Account #: 211035953911

TRW

\$186.30

## Account Summary

Current Service Period: September 12, 2025 - October 07, 2025

Previous Amount Due \$0.00

Payment(s) Received Since Last Statement \$0.00

Current Month's Charges \$306.30

Amount Due by November 03, 2025 \$306.30

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



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## Monthly Usage (kWh)



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

Account #: 211035953911

Due Date: November 03, 2025

Amount Due: \$306.30

Payment Amount: \$186.30

641507917045



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

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

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

162 6415079170452110359539110000000306300





Service For:  
2306 MORRIS BRIDGE RD  
ZEPHYRHILLS, FL 33541

Account #: 211035953911  
Statement Date: October 13, 2025  
Charges Due: November 03, 2025

Meter Read

Service Period: Sep 12, 2025 - Oct 07, 2025      Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000691156	10/07/2025	1		0		1 kWh	1	26 Days

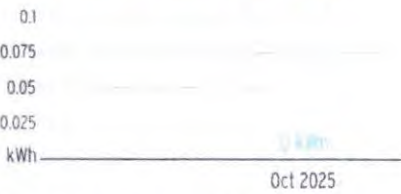
Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	26 days @ \$0.63000	\$16.38
	Energy Charge	1 kWh @ \$0.08641/kWh	\$0.09
	Fuel Charge	1 kWh @ \$0.03391/kWh	\$0.03
	Storm Protection Charge	1 kWh @ \$0.00577/kWh	\$0.01
	Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
	Florida Gross Receipt Tax		\$0.42
	<b>Electric Service Cost</b>		<b>\$16.95</b>
	State Tax		\$1.35
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$18.30</b>

	<b>Other Fees and Charges</b>	
	Electric Security Deposit	\$120.00
	Elec Connection Chrg Initial	\$168.00
	<b>Total Other Fees and Charges</b>	<b>\$288.00</b>

**Total Current Month's Charges      \$306.30**

Avg kWh Used Per Day



Important Messages

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

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Contact Us

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863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)  
**Hearing Impaired/TTY:** 7-1-1  
**Power Outage:** 877-588-1010  
**Energy-Saving Programs:** 813-275-3909

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EISENHOWER PROPERTY GROUP LLC  
2047 TWO RIVERS BV  
ZEPHYRHILLS, FL 33541

Statement Date: October 13, 2025

Amount Due: \$307.14

Due Date: November 03, 2025

Account #: 211035953903

## Account Summary

TRW

Current Service Period: September 12, 2025 - October 07, 2025

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

Current Month's Charges	\$307.14
-------------------------	----------

Amount Due by November 03, 2025	\$307.14
---------------------------------	----------

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

\$187.14



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## Monthly Usage (kWh)



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



Account #: 211035953903

Due Date: November 03, 2025

Amount Due: \$307.14

Payment Amount: \$187.14

641507917044



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

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

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

164 6415079170442110359539030000000307142



**Service For:**  
2047 TWO RIVERS BV  
ZEPHYRHILLS, FL 33541

**Account #:** 211035953903  
**Statement Date:** October 13, 2025  
**Charges Due:** November 03, 2025

## Meter Read

**Service Period:** Sep 12, 2025 - Oct 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000201739	10/07/2025	6	0	6 kWh	1	26 Days

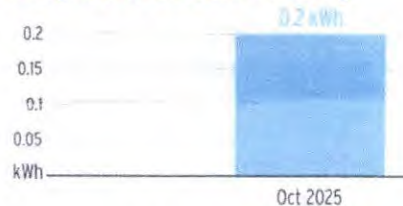
## Charge Details

	<b>Electric Charges</b>		
	Daily Basic Service Charge	26 days @ \$0.63000	\$16.38
	Energy Charge	6 kWh @ \$0.08641/kWh	\$0.52
	Fuel Charge	6 kWh @ \$0.03391/kWh	\$0.20
	Storm Protection Charge	6 kWh @ \$0.00577/kWh	\$0.03
	Clean Energy Transition Mechanism	6 kWh @ \$0.00418/kWh	\$0.03
	Storm Surcharge	6 kWh @ \$0.02121/kWh	\$0.13
	Florida Gross Receipt Tax		\$0.44
	<b>Electric Service Cost</b>		<b>\$17.73</b>
	State Tax		\$1.41
	<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$19.14</b>

	<b>Other Fees and Charges</b>	
	Electric Security Deposit	\$120.00
	Elec Connection Chrg Initial	\$168.00
	<b>Total Other Fees and Charges</b>	<b>\$288.00</b>

**Total Current Month's Charges** **\$307.14**

## Avg kWh Used Per Day



## Important Messages

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

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

## Ways To Pay Your Bill

- Bank Draft**  
Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.
- In-Person**  
Find list of Payment Agents at [TampaElectric.com](http://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](http://TECOaccount.com). Convenience fee will be charged.
- Phone**  
Toll Free: **866-689-6469**

## Contact Us

- Online:**  
[TampaElectric.com](http://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 not pay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Two Rivers West CDD

Board Meeting Date: October 21, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Nicholas Dister	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Thomas Spence	x	\$200.00
5	Ryan Motko	x	\$200.00

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

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

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

REVISED 10/22/2025 14:45



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Two Rivers West CDD

Board Meeting Date: October 21, 2025

Name	In Attendance Please X	Paid
1 Carlos de la ossa	x	\$200.00
2 Nicholas Dister	x	\$200.00
3 Angie Grunwald	x	\$200.00
4 Thomas Spence	x	\$200.00
5 Ryan Motko	x	\$200.00

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

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

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

REVISED 10/22/2025 14:45

# FloridaCommerce, Special District Accountability Program

## Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93581
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

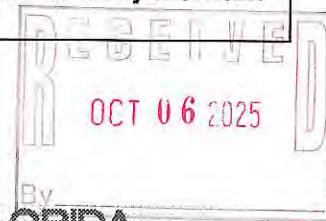
### Two Rivers West Community Development District

Mr. Brian Lamb

Meritus

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



- 2. Telephone:** 813-397-5121 Ext:
- 3. Fax:** 813-873-7070
- 4. Email:** brian.lamb@inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** tworiverswestcdd.com
- 8. County(ies):** Pasco
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 12/13/2021
- 11. Creation Document on File:** 12/13/2021
- 12. Date Established:** 12/09/2021
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Pasco County
- 15. Creation Document(s):** County Ordinance 21-41
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: [Signature] Date 10/7/2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

159323

**CUSTOMER ID**

C2411

**PO#****DATE**

9/22/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

9/22/2025

**BILL TO**

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

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	7	Ea	0.74		5.18
<b>Subtotal</b>					<b>5.18</b>

**Subtotal**

\$5.18

**Tax**

\$0.00

**Total Due**

\$5.18

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

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

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

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





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

161893

**CUSTOMER ID**

C2411

**PO#**

# INVOICE

**DATE**

10/24/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

10/24/2025

**BILL TO**

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	12	Ea	0.80		9.60
<b>Subtotal</b>					<b>9.60</b>

<b>Subtotal</b>	\$9.60
-----------------	--------

<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$9.60
------------------	--------

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

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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

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District Name: Two Rivers West CDD

Board Meeting Date: October 21, 2025

	Name	In Attendance Please X	Paid
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2	Nicholas Dister	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Thomas Spence	x	\$200.00
5	Ryan Motko	x	\$200.00

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

Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

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

REVISED 10/22/2025 14:45

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

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District Name: Two Rivers West CDD

Board Meeting Date: October 21, 2025

	Name	In Attendance Please X	Paid
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REVISED 10/22/2025 14:45



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

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District Name: Two Rivers West CDD

Board Meeting Date: October 21, 2025

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Approved for payment:

\_\_\_\_\_  
District Manager Signature

\_\_\_\_\_  
Date

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

REVISED 10/22/2025 14:45



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

## VERTISING INVOICE

Advertising Run Dates	Advertiser Name	
10/1/25-10/1/25	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
10/1/2025	Deirdre Bonett	TB320442
Total Amount Due	Invoice Number	
\$141.20	58092-100125	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/1/25	10/1/25	58092	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Meetings Schedule  Affidavit Fee	2	1.00x61.00 L	\$139.20  \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

Advertising Run Dates	Advertiser Name	
10/1/25-10/1/25	TWO RIVERS WEST CDD	
Billing Date	Sales Rep	Customer Account
10/1/2025	Deirdre Bonett	TB320442
Total Amount Due	Invoice Number	
\$141.20	58092-100125	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

TWO RIVERS WEST CDD  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607-6008

#### REMIT TO:

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

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Meetings Schedule was published in said newspaper by print in the issues of 10/01/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

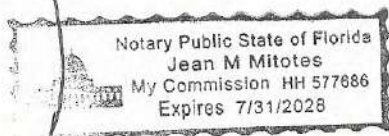
Signature of Affiant

Sworn to and subscribed before me this 10/01/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced \_\_\_\_\_



## BOARD OF SUPERVISORS MEETING DATES TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

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

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

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

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

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

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

Jayna Cooper  
District Manager  
October 1, 2025

58092



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



Invoice: #156938

October 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**

Seasonal flower change.  
Estimate # 127014

**Invoice Date**

10/16/2025

**Date Due**

10/31/2025

**Terms**

Net 15

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#127014 - Seasonal flower change.				\$3,095.50
• Seasonal annual removal and installation at the entrance of Two Rivers Blvd.				
• Install fresh 50/50 compose soil and till in.				
• Top dress with super bloom fertilizer				
• Top dress with Snap shot				
• Modify irrigation as needed.				

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

<b>LCE005: Irrigation Installation</b>				<b>\$227.50</b>
Irrigation Labor (Hide) (Labor)				\$127.50
Miscellaneous Fertilizer (Material)	Each	1.00	\$50.00	\$50.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$50.00	\$50.00
<b>LCE017: Annual Installation</b>				<b>\$2,868.00</b>
Annuals (Material)	4"	600.00	\$3.96	\$2376.00
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES) (Material)	Each	1.00	\$267.00	\$267.00
Site Prep, Removal, & Disposal (E) (Labor)				\$225.00

**Billing Questions**

[Theresa.Koglin@Down2earthinc.com](mailto:Theresa.Koglin@Down2earthinc.com)  
(321) 228-5717

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	\$3,095.50
Sales Tax	\$0.00
<b>Total</b>	<b>\$3,095.50</b>
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/>

<b>Balance Due</b>	<b>\$3,095.50</b>
--------------------	-------------------

TPB 114 826



**Down to Earth Landscape & Irrigation**

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

**Estimate: #127014**

**Customer Address**

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

**Billing Address**

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

**Physical Job Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

<b><u>Job</u></b>	<b><u>Estimated Job Start Date</u></b>	<b><u>Proposed By</u></b>	<b><u>Due Date</u></b>
Seasonal flower change.	October 3, 2025	Vernon Nick Padgett	

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$225.00
Annuals - premium	4"	600	\$3.96	\$2,376.00
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES)	Each	1	\$267.00	\$267.00
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$127.50
Miscellaneous Fertilizer	Each	1	\$50.00	\$50.00
Miscellaneous Irrigation Parts	Each	1	\$50.00	\$50.00
<b>Subtotal</b>				<b>\$3,095.50</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$3,095.50</b>

- Seasonal annual removal and installation at the entrance of Two Rivers Blvd.
- Install fresh 50/50 compose soil and till in.
- Top dress with super bloom fertilizer
- Top dress with Snap shot
- Modify irrigation as needed.

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

Proposed By:

**Vernon Nick Padgett**  
Down to Earth

09/02/2025  
Date

Agreed & Accepted By:

Signed by:  
Wesley Elias  
8808E0C062B348D  
Inframark  
10/7/2025  
Date

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



TPB 114 826



**Down to Earth Landscape & Irrigation**

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

**Estimate: #127014**

**Customer Address**

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

**Billing Address**

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

**Physical Job Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Job**  
Seasonal flower change.

**Estimated Job Start Date**  
October 3, 2025

**Proposed By**  
Vernon Nick Padgett

**Due Date**

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$225.00
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<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$127.50
Miscellaneous Fertilizer	Each	1	\$50.00	\$50.00
Miscellaneous Irrigation Parts	Each	1	\$50.00	\$50.00
<b>Subtotal</b>				<b>\$3,095.50</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$3,095.50</b>

- Seasonal annual removal and installation at the entrance of Two Rivers Blvd.
- Install fresh 50/50 compose soil and till in.
- Top dress with super bloom fertilizer
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- Modify irrigation as needed.

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Proposed By:

**Vernon Nick Padgett**  
Down to Earth

09/02/2025  
Date

Agreed & Accepted By:

Signed by:

Wesley Elias

8808E0C062B348D

Inframark

10/7/2025

Date

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Kings Power Washing Services  
1735 Rumar Ln  
Holiday, FL 34691 USA  
info@kingspowerwasher.com  
http://www.kingspowerwasher.com

Invoice 1184



BILL TO Two Rivers West 2654 Cypress Ridge Blvd Wesley Chapel FL 33544	DATE 10/19/2025	PLEASE PAY \$250.00	DUE DATE 11/18/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Junk removal	Junk was removed off of the side of the road inside of the community on 10/14/25		250.00	250.00
SUBTOTAL					250.00
TAX					0.00
TOTAL					250.00
TOTAL DUE					\$250.00
THANK YOU.					

## **CHECK REQUEST FORM**

<b>District Name:</b>	Two Rivers West
<b>Date:</b>	9/26/25
<b>Invoice Number:</b>	TR 092625
<b>Please issue a check to:</b>	
<b>Vendor Name:</b>	Two Rivers East CDD
<b>Vendor No.:</b>	
<b>Check amount:</b>	\$268.37
<b>Please code to:</b>	.
<b>Check Description/Reason:</b>	Check was made out to incorrect CDD so deposited into incorrect CDD
<b>Mailing instructions:</b>	Give to Teresa Two Rivers East CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607
<b>Due Date for Check:</b>	9/26/2025
<b>Requestor:</b>	Teresa Farlow
<b>Manager's review:</b>	





**Sunset Park Title Company LLC**  
Escrow Account  
4041 Crescent Park Dr  
Riverview, FL 33578  
(813)603-6333

**Regions Bank**  
Alabama  
63-466 / 631

**053014**

25-0713

**DATE**  
**09/19/2025**

**AMOUNT**  
**\$268.37**

PAY --Two Hundred Sixty-Eight and 37/100 ----- Dollars

TO  
THE  
ORDER  
OF

**TWO RIVERS WEST COMMUNITY DEVELOPMENT  
DISTRICT**  
C/O Inframark  
2005 Pan Am Circle, Suite 300

VOID AFTER 180 DAYS

Two Rivers West CDD (for O&M)

⑈053014⑈ ⑈063104668⑈ 0309921672⑈

**Sunset Park Title Company LLC**

\*\*\*\* REAL ESTATE CLOSING \*\*\*\*

SEP 22 2025

53014

Borrower: Robert Michael Osborne and Makenna Cassidy Biernat

Seller: CF GTIS IV TWO RIVERS, LLC, a Delaware Limited Liability Company

Lender: CMG Mortgage, Inc. dba CMG Home Loans

Property: 36971 SAGEMOOR DRIVE/Zephyrhills

Settlement Date: September 19, 2025

Disbursement Date: September 19, 2025

Check Amount: \$268.37

25-0713/69

Pay To: TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

For: Two Rivers West CDD (for O&M)

Two Rivers West CDD (for O&M) (F.06) \$268.37

RFL0000014990

Closer/Responsible Party: Melisha Morillo



## Two Rivers West DISTRICT CHECK REQUEST

Today's Date	<u>10/8/2025</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: 10/8/2025  
 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	501046623	9/29/2025	\$	268.69

2023

2024

	<b>Total Deposit from Closings:</b>	<b>\$ 268.69</b>
--	-------------------------------------	------------------

Chk Date	Unit	Lot #	2022 Address	FY 25 O&M Assessment	Total
9/29/2025	SF 60'	1/2	2603 Wise River Lane, Zephyrhills	\$ 268.69	
		/			
		/			
		/			
			2023		
			2024		
		/			
		/			
		/			
				\$ 268.69	



## Two Rivers West

FOLIO  
28-26-21-0120-00200-0019

[illegible]

**ENTER FOLIO NUMBER**  
**MAKE PDF DO NOT SAVE!!**

51022	\$ 1,040.40	1
51023	\$ -	0
51024	\$ -	0

# **Two Rivers West Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
October 31, 2025

Prepared by:



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

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of October 31, 2025

*(In Whole Numbers)*

		SERIES 2022 (PROJECT)	SERIES 2023 DEBT SERVICE	SERIES 2024 DEBT SERVICE	SERIES 2022 (PROJECT) CAPITAL PROJECTS	SERIES 2023 (PROJECT) CAPITAL PROJECTS	SERIES 2024 CAPITAL PROJECTS	GENERAL FIXED ASSETS	GENERAL LONG-TERM DEBT FUND	
ACCOUNT DESCRIPTION	GENERAL FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	FUND	TOTAL
<b>ASSETS</b>										
Cash In Bank	\$ 216,985	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 216,985
Accounts Receivable - Off-Roll	538,512	161,577	170,328	325,627	-	-	-	-	-	1,196,044
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	-	-	-	-	1,768	1,188	29,430	-	-	32,386
Interest Account	-	-	-	-	671,980	-	-	-	-	671,980
Reserve Fund	-	719,844	415,488	1,282,791	-	-	-	-	-	2,418,123
Revenue Fund	-	656,134	528,504	731,743	-	-	-	-	-	1,916,381
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
<b>TOTAL ASSETS</b>	<b>\$ 807,791</b>	<b>\$ 1,538,883</b>	<b>\$ 1,114,320</b>	<b>\$ 2,340,161</b>	<b>\$ 675,811</b>	<b>\$ 1,188</b>	<b>\$ 30,599</b>	<b>\$ 40,218,733</b>	<b>\$ 30,800,000</b>	<b>\$ 77,527,486</b>
<b>LIABILITIES</b>										
Accounts Payable	\$ 500,163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500,163
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
<b>TOTAL LIABILITIES</b>	<b>505,363</b>	<b>-</b>	<b>650</b>	<b>2,793</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,830,000</b>	<b>49,338,806</b>
<b>FUND BALANCES</b>										
Restricted for:										
Debt Service	-	1,538,883	1,113,670	2,337,368	-	-	-	-	-	4,989,921
Capital Projects	-	-	-	-	675,811	1,188	30,599	-	-	707,598
Unassigned:	302,428	-	-	-	-	-	-	40,218,733	(18,030,000)	22,491,161
<b>TOTAL FUND BALANCES</b>	<b>302,428</b>	<b>1,538,883</b>	<b>1,113,670</b>	<b>2,337,368</b>	<b>675,811</b>	<b>1,188</b>	<b>30,599</b>	<b>40,218,733</b>	<b>(18,030,000)</b>	<b>28,188,680</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 807,791</b>	<b>\$ 1,538,883</b>	<b>\$ 1,114,320</b>	<b>\$ 2,340,161</b>	<b>\$ 675,811</b>	<b>\$ 1,188</b>	<b>\$ 30,599</b>	<b>\$ 40,218,733</b>	<b>\$ 30,800,000</b>	<b>\$ 77,527,486</b>



**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 77	\$ 77	0.00%
Special Assmnts- CDD Collected	3,157,059	543,981	(2,613,078)	17.23%
Developer Estimated Contribution	-	200,495	200,495	0.00%
<b>TOTAL REVENUES</b>	<b>3,157,059</b>	<b>744,553</b>	<b>(2,412,506)</b>	<b>23.58%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ - Construction Accounting	6,000	-	6,000	0.00%
ProfServ - Dissemination Agent/Reporting	5,000	-	5,000	0.00%
ProfServ - Field Management	16,000	-	16,000	0.00%
ProfServ - Technology Data Storage	600	-	600	0.00%
ProfServ - Recording Secretary	2,400	-	2,400	0.00%
Trustees Fees	6,500	2,837	3,663	43.65%
District Counsel	15,000	5,564	9,436	37.09%
District Engineer	12,500	-	12,500	0.00%
ProfServ - Administration	4,500	-	4,500	0.00%
ProfServ - District Management	25,000	-	25,000	0.00%
ProfServ - Accounting Services	9,000	-	9,000	0.00%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	10	490	2.00%
ProfServ - Rental and Leases	600	-	600	0.00%
General Liability	3,846	3,652	194	94.96%
Public Officials Insurance	2,738	2,580	158	94.23%
Property & Casualty Insurance	30,000	-	30,000	0.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	141	3,359	4.03%
ProfServ - Financial/Revenue Collections	5,000	-	5,000	0.00%
Meeting Expense	500	-	500	0.00%
ProfServ - Website Admin Services	1,200	-	1,200	0.00%
Dues, Licenses & Fees	175	175	-	100.00%
Loan Repayment	100,000	-	100,000	0.00%
Loan Interest Expense	21,000	-	21,000	0.00%
<b>Total Administration</b>	<b>293,659</b>	<b>15,959</b>	<b>277,700</b>	<b>5.43%</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Utility Services</u></b>				
Electric Utility Services	500,000	27,680	472,320	5.54%
Water/Waste	85,000	5,998	79,002	7.06%
<b>Total Utility Services</b>	<b>585,000</b>	<b>33,678</b>	<b>551,322</b>	<b>5.76%</b>
<b><u>Other Physical Environment</u></b>				
Aquatics - Contract	157,000	13,499	143,501	8.60%
Irrigation Maintenance & Repairs	60,000	-	60,000	0.00%
Landscaping - Annuals	24,000	3,096	20,904	12.90%
Landscaping - Mulch	100,000	-	100,000	0.00%
Landscape Maintenance - Contract	1,800,000	77,817	1,722,183	4.32%
Landscaping - Plant Replacement Program	100,000	-	100,000	0.00%
Storm Cleanup Contingency	35,000	-	35,000	0.00%
Dog Station Service & Supplies	2,400	-	2,400	0.00%
<b>Total Other Physical Environment</b>	<b>2,278,400</b>	<b>94,412</b>	<b>2,183,988</b>	<b>4.14%</b>
<b>TOTAL EXPENDITURES</b>	<b>3,157,059</b>	<b>144,049</b>	<b>3,013,010</b>	<b>4.56%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	600,504	600,504	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(298,076)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 302,428</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025  
Series 2022 (Project) Debt Service Fund (201)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 3,743	\$ 3,743	0.00%
Special Assmnts- CDD Collected	1,439,688	394,584	(1,045,104)	27.41%
<b>TOTAL REVENUES</b>	<b>1,439,688</b>	<b>398,327</b>	<b>(1,041,361)</b>	<b>27.67%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	671,531	-	671,531	0.00%
<b>Total Debt Service</b>	<b>751,531</b>	<b>-</b>	<b>751,531</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>751,531</b>	<b>-</b>	<b>751,531</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	688,157	398,327	(289,830)	57.88%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	688,157	-	(688,157)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>688,157</b>	<b>-</b>	<b>(688,157)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 688,157</u>	<u>\$ 398,327</u>	<u>\$ (1,666,144)</u>	<u>57.88%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,140,556</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 1,538,883</b></u>		



**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025  
Series 2023 Debt Service Fund (202)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 2,592	\$ 2,592	0.00%
Special Assmnts- CDD Collected	-	319,461	319,461	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>322,053</b>	<b>322,053</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	322,053	322,053	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>791,617</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,113,670</u></b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025  
Series 2024 Debt Service Fund (203)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,643	\$ 4,643	0.00%
Special Assmnts- CDD Collected	-	409,782	409,782	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>414,425</b>	<b>414,425</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	414,425	414,425	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,922,943</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,337,368</u></b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025  
Series 2022 (Project) Capital Projects Fund (301)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 5	\$ 5	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>5</b>	<b>5</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	5	5	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>675,806</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 675,811</u></b>		



**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025  
Series 2023 (Project) Capital Projects Fund (302)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4	\$ 4	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>4</b>	<b>4</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	4	4	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,184</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,188</u></b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending October 31, 2025  
Series 2024 Capital Projects Fund (303)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 93	\$ 93	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>93</b>	<b>93</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	93	93	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>30,506</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 30,599</u></b>		

# Bank Account Statement

Two Rivers West CDD

**Bank Account No.** 8906

**Statement No.** 10-25

**Statement Date**

10/31/2025

<b>G/L Account No. 101002 Balance</b>	216,984.71	<b>Statement Balance</b>	227,486.44
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	227,486.44
<b>Subtotal</b>	216,984.71	<b>Outstanding Checks</b>	-10,501.73
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	216,984.71
<b>Ending G/L Balance</b>	216,984.71		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
10/10/2025		JE000930	Special Assmnts-CDD Collected	PGP Title of Florida - Ck #32048195 - 10/09/2025 -	268.69	268.69	0.00
10/08/2025		JE000956	Special Assmnts-CDD Collected	Fidelity National Title of Florida - Ck #501046623 -	2,218.17	2,218.17	0.00
10/15/2025		JE000967	Interest - Investments	Truist Bank - Ck #2087424 - 10/02/2025 - Interest on CI	5.23	5.23	0.00
10/16/2025		JE000968		Truist Bank Closure Check	5.23	5.23	0.00
10/13/2025		JE000969	Special Assmnts-CDD Collected	Sunset Park Title Company - Ck #053751 - 10/06/25 -	91.56	91.56	0.00
10/20/2025		JE000970	Accounts Receivable	EPG Two Rivers - Ck #1677 - 10/17/2025 - TRW081920	20,517.50	20,517.50	0.00
10/31/2025		JE000977	Accounts Receivable	EPG Two Rivers, LLC - Ck #1678 - 10/30/2025 - TRW	200,495.00	200,495.00	0.00
10/13/2025		JE000979	Special Assmnts-CDD Collected	Sunset Park Title Company - Ck #053753 - 10/06/25 -	48.58	48.58	0.00
10/13/2025		JE000980	Special Assmnts-CDD Collected	Sunset Park Title Company - Ck #053794 - 10/07/25 -	4,791.65	4,791.65	0.00
10/31/2025		JE000986	Interest - Investments	Interest Income	75.17	75.17	0.00
<b>Total Deposits</b>					228,516.78	228,516.78	0.00
<b>Checks</b>							
							0.00
09/22/2025	Payment	1101	TWO RIVERS WEST CDD	Check for Vendor V00009	-1,949.48	-1,949.48	0.00
09/29/2025	Payment	1102	PASCO COUNTY UTILITIES	Check for Vendor V00031	-140.16	-140.16	0.00
10/03/2025	Payment	1105	PASCO COUNTY UTILITIES	Check for Vendor V00031	-2,745.03	-2,745.03	0.00
10/03/2025	Payment	1107	TAMPA ELECTRIC	Check for Vendor V00047	-26,682.69	-26,682.69	0.00
10/08/2025	Payment	1108	TWO RIVERS WEST CDD	Check for Vendor V00009	-1,949.48	-1,949.48	0.00
10/15/2025		JE000967	Interest - Investments	Truist Bank - Ck #2087424 - 10/02/2025 - Interest on CI	-5.23	-5.23	0.00
10/24/2025	Payment	1111	FLORIDA COMMERCE	Check for Vendor V00053	-175.00	-175.00	0.00



# Bank Account Statement

Two Rivers West CDD

**Bank Account No.** 8906

**Statement No.** 10-25

**Statement Date**

10/31/2025

10/24/2025	Payment	1112	PASCO COUNTY UTILITIES	Check for Vendor V00031	-133.86	-133.86	0.00
10/24/2025	Payment	1115	TAMPA ELECTRIC	Check for Vendor V00047	-1,803.36	-1,803.36	0.00
10/24/2025	Payment	1116	TIMES PUBLISHING COM	Check for Vendor V00006	-141.20	-141.20	0.00
10/24/2025	Payment	1117	TWO RIVERS EAST CDD	Check for Vendor V00052	-268.37	-268.37	0.00
<b>Total Checks</b>					-35,993.86	-35,993.86	0.00

## 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
10/30/2025	Payment	1120	PASCO COUNTY UTILITIES	Check for Vendor V00031			-5,925.33
10/30/2025	Payment	1121	TAMPA ELECTRIC	Check for Vendor V00047			-3,576.40
<b>Total Outstanding Checks</b>							-10,501.73

### Outstanding Deposits

### Total Outstanding Deposits

# Bank Account Statement

Two Rivers West CDD

**Bank Account No.** 5637

**Statement No.** 10-25

**Statement Date** 10/31/25

<b>G/L Account No. 101001 Balance at 10/31/25</b>	0.00	<b>Statement Balance</b>	0.00
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	0.00
<b>Subtotal</b>	0.00	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	0.00
<b>Ending G/L Balance</b>	0.00		

**Warning!** Bank reconciliation might not be possible because there are direct posting entries. For more information, see <https://go.microsoft.com/fwlink/?>

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Checks</b>							
10/16/2025		JE000968		Truist Bank Closure Check	-5.23	-5.23	0.00
<b>Total Checks</b>					-5.23	-5.23	0.00

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/2025 to 10/31/2025

(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
<b>GENERAL FUND - 001</b>									
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-5150	WATER 08/05/25-09/04/25	WATER	543018-53150	\$376.65
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-0070	WATER 08/05/25-09/04/25	WATER	543018-53150	\$325.62
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-4995	WATER 08/05/25-09/04/25	WATER	543018-53150	\$313.47
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-6655	WATER 08/05/25-09/04/25	WATER	543018-53150	\$296.46
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-9720	WATER 08/07/25-09/04/25	WATER	543018-53150	\$262.41
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-0075	WATER 08/05/25-09/04/25	WATER	543018-53150	\$92.34
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-4945	WATER 08/05/25-09/04/25	WATER	543018-53150	\$110.97
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-5000	WATER 08/05/25-09/04/25	WATER	543018-53150	\$132.84
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-6090	WATER 08/28/25-09/04/25	WATER 08/28/25-09/04/25	543018-53150	\$213.00
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-3800	WATER 08/05/25-09/04/25	WATER	543018-53150	\$114.21
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-4960	WATER 08/05/25-09/04/25	WATER	543018-53150	\$84.24
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-6630	WATER 08/05/25-09/04/25	WATER	543018-53150	\$2.43
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	090425-6095	WATER 08/05/25-09/04/25	WATER	543018-53150	\$8.10
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-6095	WATER 08/05/25-09/04/25	WATER	543018-53150	\$8.10
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-4990	WATER 08/05/25-09/04/25	WATER	543018-53150	\$8.91
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-4985	WATER 08/05/25-09/04/25	WATER	543018-53150	\$123.93
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-3795	WATER 08/05/25-09/04/25	WATER	543018-53150	\$2.43
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-9715	WATER 08/05/25-09/04/25	WATER	543018-53150	\$44.55
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-4940	WATER 08/05/25-09/04/25	WATER	543018-53150	\$46.98
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	090425-4940	WATER 08/05/25-09/04/25	WATER	543018-53150	\$46.98
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	090425-6660	WATER 08/05/25-09/04/25	WATER	543018-53150	\$33.21
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-3790	WATER 08/05/25-09/04/25	WATER	543018-53150	\$84.24
001	1105	10/03/25	V00031	PASCO COUNTY UTILITIES	091825-3945	WATER 08/05/25-09/04/25	WATER	543018-53150	\$12.96
001	1107	10/03/25	V00047	TAMPA ELECTRIC	221009566615 091225	SERVICE 09/04/25 - 09/08/25	ELECTRIC CONNECTION FEE	543041-53150	\$168.00
001	1107	10/03/25	V00047	TAMPA ELECTRIC	221009566615 091225	SERVICE 09/04/25 - 09/08/25	Electric Utility Services	543006-53100	\$3.49
001	1107	10/03/25	V00047	TAMPA ELECTRIC	211035884900 091225	SERVICE 09/04/25 - 09/08/25	ELECTRIC CONNECTION FEE	543041-53150	\$168.00
001	1107	10/03/25	V00047	TAMPA ELECTRIC	211035884900 091225	SERVICE 09/04/25 - 09/08/25	Electric Utility Services	543006-53100	\$3.49
001	1107	10/03/25	V00047	TAMPA ELECTRIC	221009563471 091225	SERVICE 08/26/25 - 09/08/25	ELECTRIC CONNECTION FEE	543041-53150	\$168.00
001	1107	10/03/25	V00047	TAMPA ELECTRIC	221009563471 091225	SERVICE 08/26/25 - 09/08/25	District Counsel	531146-53100	\$9.77
001	1107	10/03/25	V00047	TAMPA ELECTRIC	221009566607 091225	SERVICE 09/04/25 - 09/08/25	Utility - Electric	543041-53150	\$3.49
001	1107	10/03/25	V00047	TAMPA ELECTRIC	211035903874 091225	SERVICE 09/04/25 - 09/08/25	ELECTRIC CONNECTION FEE	543041-53150	\$168.00
001	1107	10/03/25	V00047	TAMPA ELECTRIC	211035903874 091225	SERVICE 09/04/25 - 09/08/25	Electric Utility Services	543006-53100	\$3.49
001	1107	10/03/25	V00047	TAMPA ELECTRIC	211035884934 091225	SERVICE 09/04/25 - 09/08/25	ELECTRIC CONNECTION FEE	543041-53150	\$168.00
001	1107	10/03/25	V00047	TAMPA ELECTRIC	211035884934 091225	SERVICE 09/04/25 - 09/08/25	Electric Utility Services	543006-53100	\$4.33
001	1107	10/03/25	V00047	TAMPA ELECTRIC	092425-221009418668	ELECTRIC 08/20/25-09/18/25	ELECTRIC	543041-53150	\$22,650.64
001	1107	10/03/25	V00047	TAMPA ELECTRIC	091825-221009530827	ELECTRIC 08/14/25-09/12/25	ELECTRIC	543062-53150	\$2,837.66
001	1107	10/03/25	V00047	TAMPA ELECTRIC	091225-5395	ELECTRIC 08/08/25-09/08/25	ELECTRIC	543041-53150	\$37.45
001	1107	10/03/25	V00047	TAMPA ELECTRIC	091225-211034856834	ELECTRIC 08/08/25-09/08/25	ELECTRIC	543041-53150	\$67.27
001	1107	10/03/25	V00047	TAMPA ELECTRIC	091225-211035184756	ELECTRIC 08/08/25-09/08/25	ELECTRIC	543041-53150	\$38.40
001	1107	10/03/25	V00047	TAMPA ELECTRIC	091225-211035097206	ELECTRIC 08/08/25-09/08/25	ELECTRIC	543041-53150	\$37.59
001	1107	10/03/25	V00047	TAMPA ELECTRIC	091225-4120	ELECTRIC 08/08/25-09/08/25	ELECTRIC	543041-53150	\$33.57
001	1107	10/03/25	V00047	TAMPA ELECTRIC	091225-5774	WATER 08/08/25-09/08/25	ELECTRIC	543041-53150	\$37.43
001	1107	10/03/25	V00047	TAMPA ELECTRIC	091225-211035150245	ELECTRIC 08/08/25-09/08/25	ELECTRIC	543041-53150	\$21.30
001	1107	10/03/25	V00047	TAMPA ELECTRIC	091225-221009539331	ELECTRIC 08/08/25-09/08/25	ELECTRIC	543041-53150	\$20.83
001	1107	10/03/25	V00047	TAMPA ELECTRIC	091225-211034856826	ELECTRIC 08/08/25-09/08/25	ELECTRIC	543041-53150	\$32.49
001	1111	10/24/25	V00053	FLORIDA COMMERCE	93581	FY 26 DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
001	1112	10/24/25	V00031	PASCO COUNTY UTILITIES	23206848	WATER 08/29/25-09/30/25	WATER	543018-53150	\$61.68
001	1112	10/24/25	V00031	PASCO COUNTY UTILITIES	130733001554193	WATER 08/29/25-09/30/25	WATER	543021-53150	\$72.18
001	1115	10/24/25	V00047	TAMPA ELECTRIC	100925-211035616468	ELECTRIC 09/05/25-10/03/25	ELECTRIC	543006-53150	\$63.12
001	1115	10/24/25	V00047	TAMPA ELECTRIC	093025 211035884934	09/09/25 - 09/29/25 ELECTRIC	ELECTRIC	543006-53150	\$14.65
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-8003 ACH	09/08/25-10/07/25	ELECTRIC	543006-53150	\$235.92
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211036127242	09/30/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$220.58
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211036089111	09/30/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$220.58
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211035184756	09/09/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$41.15
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211034856834	09/09/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$67.24
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211035125395	09/09/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$38.97
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211036089145	09/30/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$205.58
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211036116740	09/30/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$125.74
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211036147331	09/30/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$141.25
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211035135774	09/09/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$39.82
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211036166943	10/13/25-11/03/25 ELECTRIC	ELECTRIC	543006-53150	\$150.15



**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/2025 to 10/31/2025

(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
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211035150245	09/09/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$24.20
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211035174120	09/09/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$36.16
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-221009539331	09/09/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$23.74
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211034856826	09/09/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$34.93
001	1115	10/24/25	V00047	TAMPA ELECTRIC	101325-211035097206	09/09/25-10/07/25 ELECTRIC	ELECTRIC	543006-53150	\$30.91
001	1115	10/24/25	V00047	TAMPA ELECTRIC	221009566607 093025	SERVICE 09/09/25 - 09/29/25	ELECTRIC	543006-53150	\$18.14
001	1115	10/24/25	V00047	TAMPA ELECTRIC	093025 221009563471	09/09/25 - 09/29/25 ELECTRIC	ELECTRIC	543006-53150	\$14.65
001	1115	10/24/25	V00047	TAMPA ELECTRIC	093025 221009566615	09/09/25 - 09/29/25 ELECTRIC	ELECTRIC	543006-53150	\$14.65
001	1115	10/24/25	V00047	TAMPA ELECTRIC	093025 211035884900	09/09/25-09/29/25 ELECTRIC	ELECTRIC	543006-53150	\$26.58
001	1115	10/24/25	V00047	TAMPA ELECTRIC	211035903874 093025	SERVICE 09/09/25 - 09/29/25	ELECTRIC	543041-53150	\$14.65
001	1116	10/24/25	V00006	TIMES PUBLISHING COM	58092-100125	LEGAL ADVERTISING 10/01/25	LEGAL AD	548002-51301	\$141.20
001	1117	10/24/25	V00052	TWO RIVERS EAST CDD	TR 092625	CHECK WAS MADE OUT TO WRONG CDD & DEPOSITED INTO WRONG CDD	O&M Check made out to incorrect district	549150-51301	\$268.37
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	123007001547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$1,714.21
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	128379001547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$948.73
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	125515001547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$348.75
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	123665501547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$432.64
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	125499001547952	WATER 09/04/25-10/06/25	WATER	543018-53150	\$431.15
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	125494501547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$704.97
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	129972001547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$95.95
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	123007501547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$178.91
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	125500501547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$60.60
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	125500001547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$126.40
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	125499501547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$133.36
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	128380001547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$94.24
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	125494001547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$73.38
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	125498501547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$236.61
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	129971501547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$60.01
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	129394501547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$14.43
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	129990501547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$4.04
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	128379501547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$9.09
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	123663001554193	WATER 09/04/25-10/06/25	WATER	543021-53150	\$2.02
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	123666001547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$47.76
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	124609501547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$15.96
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	125496001547952	WATER 09/04/25-10/06/25	WATER	543021-53150	\$39.73
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	23258053	WATER 09/04/25-10/16/25	WATER	543021-53150	\$12.06
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	23258052	WATER 09/04/25-10/06/25	WATER	543021-53150	\$12.06
001	1120	10/30/25	V00031	PASCO COUNTY UTILITIES	23258317	SERVICE 09/04/25 - 10/06/25	Water/Waste	543021-53150	\$128.27
001	1121	10/30/25	V00047	TAMPA ELECTRIC	101725-221009530827	ELECTRIC 09/13/25-10/13/25	ELECTRIC	543041-53150	\$2,837.66
001	1121	10/30/25	V00047	TAMPA ELECTRIC	221009570567 101325	SERVICE 09/18/25 - 10/07/25	ELECTRIC	543006-53150	\$181.95
001	1121	10/30/25	V00047	TAMPA ELECTRIC	211036042003 101325	SERVICE 09/16/25 - 10/07/25	ELECTRIC	543006-53150	\$183.35
001	1121	10/30/25	V00047	TAMPA ELECTRIC	211035953911 101325	SERVICE 09/12/25 - 10/07/25	ELECTRIC	543006-53150	\$186.30
001	1121	10/30/25	V00047	TAMPA ELECTRIC	211035953903 101325	SERVICE 09/12/25 - 10/07/25	ELECTRIC	543006-53150	\$187.14
<b>Fund Total</b>									<b>\$41,451.24</b>

SERIES 2022 (PROJECT) DEBT SERVICE FUND - 201

201	1108	10/08/25	V00009	TWO RIVERS WEST CDD	10082025 - 01	FY25 OFF ROLL COLLECTIONS SERIES 2022	FY25 Off Roll DS SERIES 2022	103200	\$1,949.48
<b>Fund Total</b>									<b>\$1,949.48</b>

<b>Total Checks Paid</b>	<b>\$43,400.72</b>
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This Instrument Prepared By:  
Kathryn C. Hopkinson, Esq.  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, FL 33606

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**First Amended Notice of Establishment of the  
Two Rivers West Community Development District**  
*(Boundary Amendment)*

The Two Rivers West Community Development District (the “**District**”) previously recorded a *Notice of Establishment* on December 13, 2021, at O.R. Book 10505, Pages 3988 through 4000, (Instrument # 2021267807) in the public records of Pasco County, Florida for its original boundary of 1,641.903 acres. In accordance with Section 190.0485, Florida Statutes, notice is hereby given of the first amendment to the *Notice of Establishment* to reflect the revised boundaries of the District pursuant to the Pasco County Board of County Commissioners Ordinance No. 25-42 (the “**Ordinance**”) effective as of October 8, 2025, which contracted 2.425 acres from the District’s boundaries due to changed development plans, and added 1.455 acres. The revised boundary of the District now encompasses **1,640.708 acres** of property located in Pasco County, Florida, as more particularly described in the legal description attached hereto as **Exhibit A**. The District is a special purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities and duties of the District may be obtained by examining Chapter 190, Florida Statutes and the full text of the Ordinance, or by contacting the Florida Department of Commerce in accordance with section 189.014, Florida Statutes.

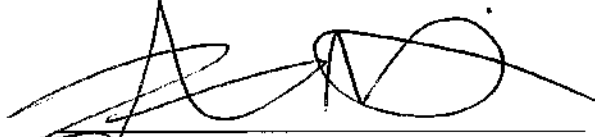
THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

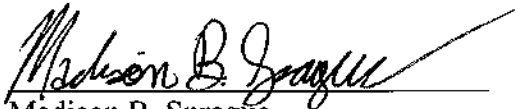
IN WITNESS WHEREOF, this Notice has been executed on October 21, 2025, in accordance with Section 190.0485, Florida Statutes, and whereby such Notice is to be recorded in the Official Records of Pasco County, Florida.

Signed, sealed and delivered in our presence:

  
 Angela De La Mora  
 1510 W. Cleveland Street  
 Tampa, FL 33606

Two Rivers West  
 Community Development District

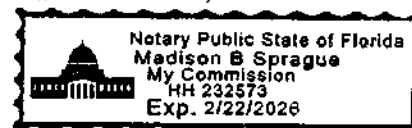
  
 Kathryn C. Hopkinson  
 District Counsel

  
 Madison B. Sprague  
 1510 W. Cleveland Street  
 Tampa, FL 33606

STATE OF FLORIDA  
 COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence, on October 21, 2025, by Kathryn C. Hopkinson, as District Counsel for the Two Rivers West Community Development District, on behalf of the District, who is personally known to me.

  
 NOTARY PUBLIC, STATE OF FLORIDA



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





## 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: <b>EPG-TWO RIVERS, LLC</b>			
<b>DESCRIPTION SKETCH</b> (Not a Survey)			
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL</b>			
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498			
<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azalea Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200			
No.	Date	Description	Den.
3	12/10/24	Add Exp. and Contract Parcels	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	08/19/21	Revised boundary & Legal	VBR
<b>REVISIONS</b>			
<b>SHEET NO. 2 OF 18 SHEETS</b>			
Drawn: WFS    Checked: AMM    Order No.: AMI-EPG-TR-002 Date: 5-4-21    Desc: TWO RIVERS WEST-CDD-EXP-1-DS.dwg <small>File Path: P:\Data\Records\Project\Two Rivers\West-CDD\EXP-1-DS.dwg</small> SEC'S. 26-33, TWP. 26 S., RANG. 21 E. & SEC. 36, TWP. 26 S., RANG. 20 E.			





## 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: <b>EPG-TWO RIVERS, LLC</b>			
<b>DESCRIPTION SKETCH</b> (Not a Survey)		<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200	
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>		Drawn: WFS    Checked: AMM    Order No.: AMI-EPG-TR-002 Date: 5-4-21    Dwg: TWO RIVERS WEST-CDD-EXP-1-D8.dwg File Path: P:\The River Under Plot\Survey\Plot-Cdd Parcel\CDD-EXP-1-D8.dwg	
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	WFS
No.	Date	Description	Dwn.
<b>REVISIONS</b>			
<b>SHEET NO. 4 OF 13 SHEETS</b>			
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	

**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**

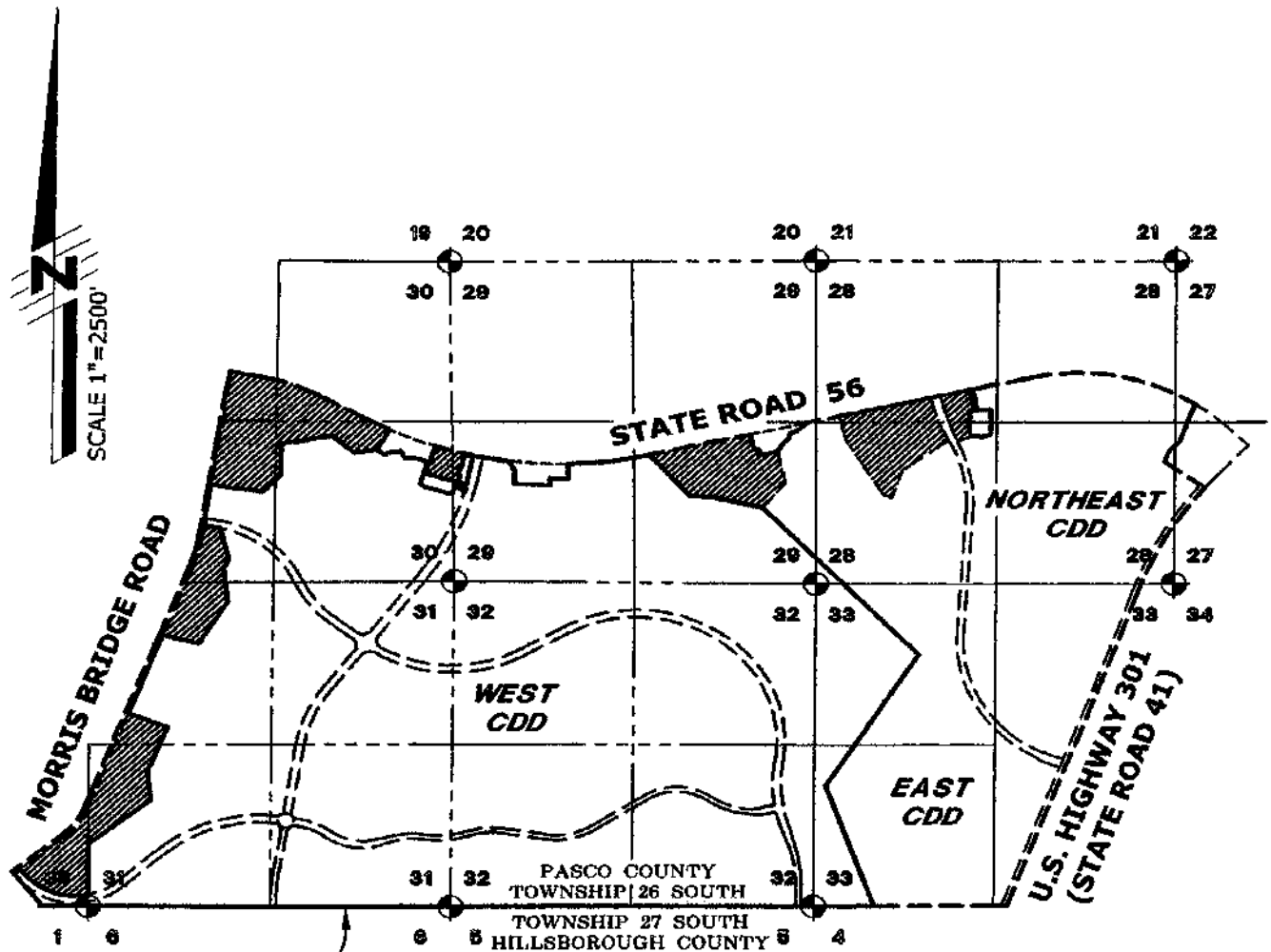
The South boundary of the Southeast 1/4 of Section 32, Township 26 South, Range 21 East, Pasco County, Florida, has a Grid bearing of S.89°50'09"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83 - 2011 ADJUSTMENT) for the 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: <b>EPG-TWO RIVERS, LLC</b>															
<b>DESCRIPTION SKETCH</b> (Not a Survey)		<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER 18778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200													
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>		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:\Data Base\Water Plat\Descriptive\Water-Cdd\Parish\2021\TWO RIVERS WEST-CDD-EXP-1-DS.dwg SEC'S: 28-33, TWP. 26 S., RANG. 21 E. & SEC. 36, TWP. 26 S., RANG. 20 E.													
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498 <small>NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</small>		WFS WFS VBR Dwn.													
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>No.</th><th>Date</th><th>Description</th></tr> <tr> <td>3</td><td>12/10/24</td><td>Add Exp. and Contract Parcels</td></tr> <tr> <td>2</td><td>09/15/21</td><td>Revised boundary &amp; Legal</td></tr> <tr> <td>1</td><td>06/19/21</td><td>Revised boundary &amp; Legal</td></tr> </table>				No.	Date	Description	3	12/10/24	Add Exp. and Contract Parcels	2	09/15/21	Revised boundary & Legal	1	06/19/21	Revised boundary & Legal
No.	Date	Description													
3	12/10/24	Add Exp. and Contract Parcels													
2	09/15/21	Revised boundary & Legal													
1	06/19/21	Revised boundary & Legal													
<b>REVISIONS</b>															
<b>SHEET NO. 5 OF 13 SHEETS</b>															



SEE KEY  
MAP ON  
SHEET 6

## 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

### 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 Desc: TWO RIVERS WEST-CDD-EXP-1-DS.dwg

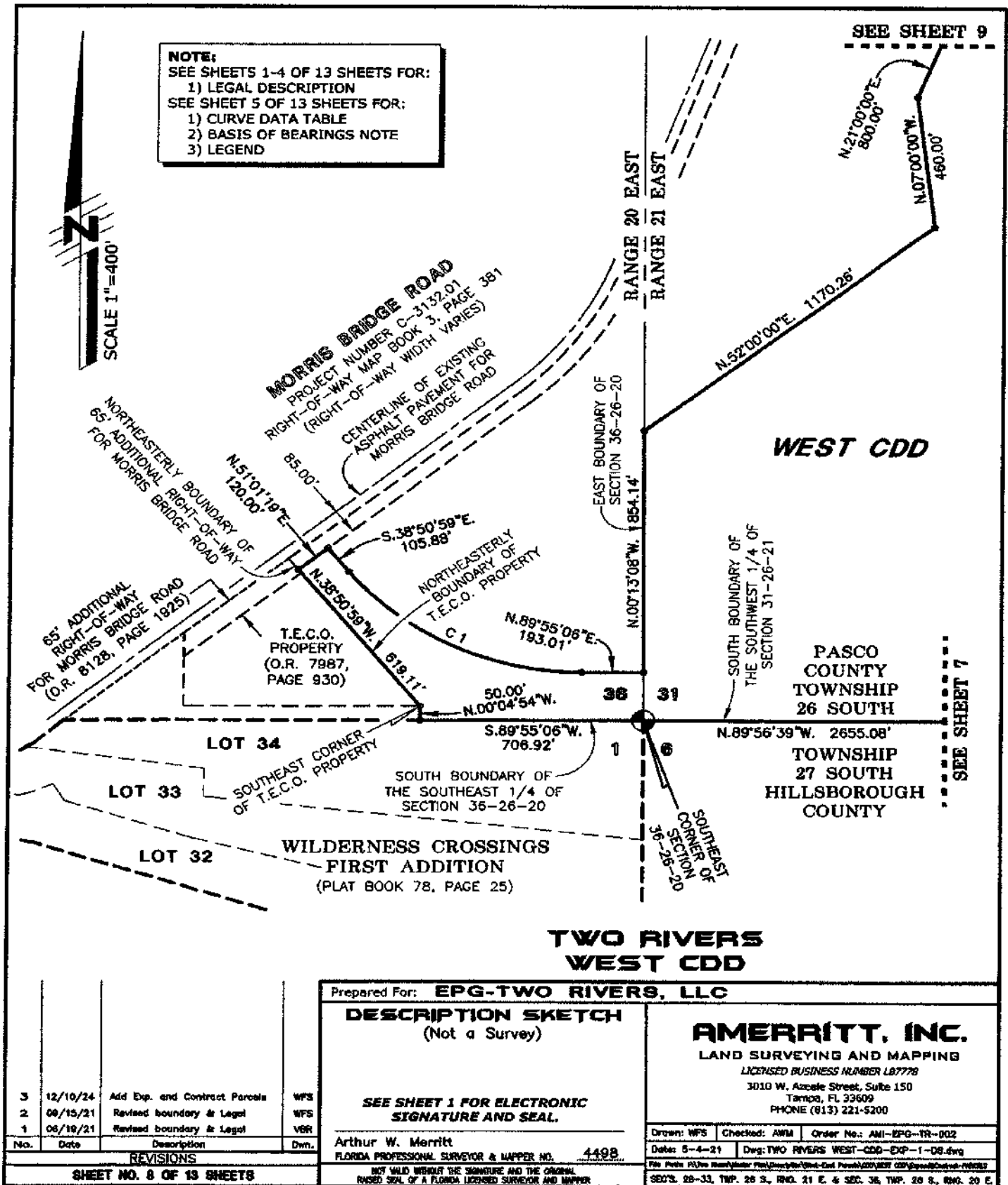
File Path: P:\New Work\Water Res\Survey\Other\West-East Parcel\CDD\WFS\Drawn\Contract-190823

SEC'S. 28-33, TWP. 26 S., RND. 21 E. & SEC. 36, TWP. 26 S., RND. 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	08/19/21	Revised boundary & Legal	VBR
REVISIONS			
SHEET NO. 6 OF 13 SHEETS			







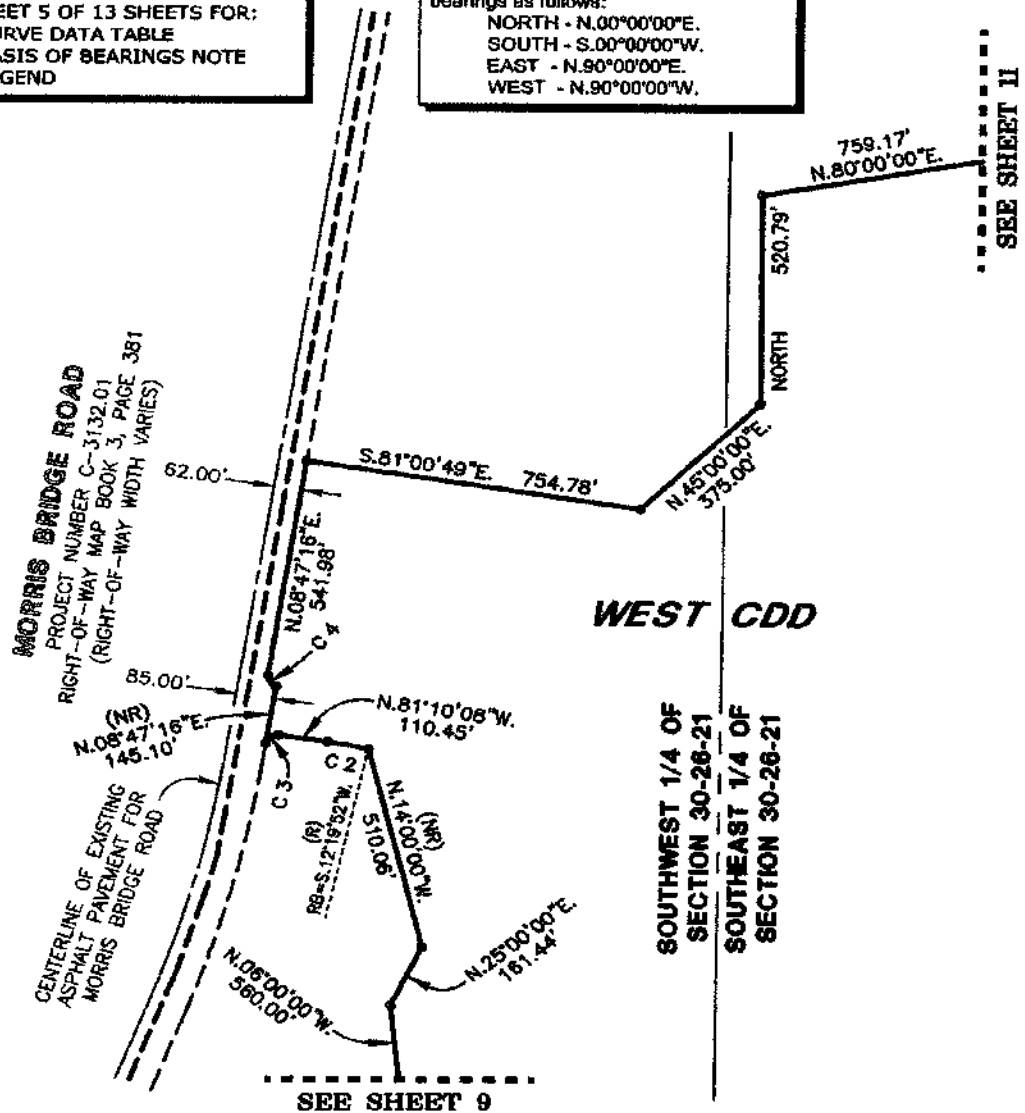






**NOTE:**  
SEE SHEETS 1-4 OF 13 SHEETS FOR:  
1) LEGAL DESCRIPTION  
SEE SHEET 5 OF 13 SHEETS FOR:  
1) CURVE DATA TABLE  
2) BASIS OF BEARINGS NOTE  
3) LEGEND

**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.



## 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  
REGISTERED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

### AMERRITT, INC.

LAND SURVEYING AND MAPPING

LICENSED BUSINESS NUMBER LB7778

3010 W. Azalee Street, Suite 150

Tampa, FL 33609

PHONE (813) 221-5200

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

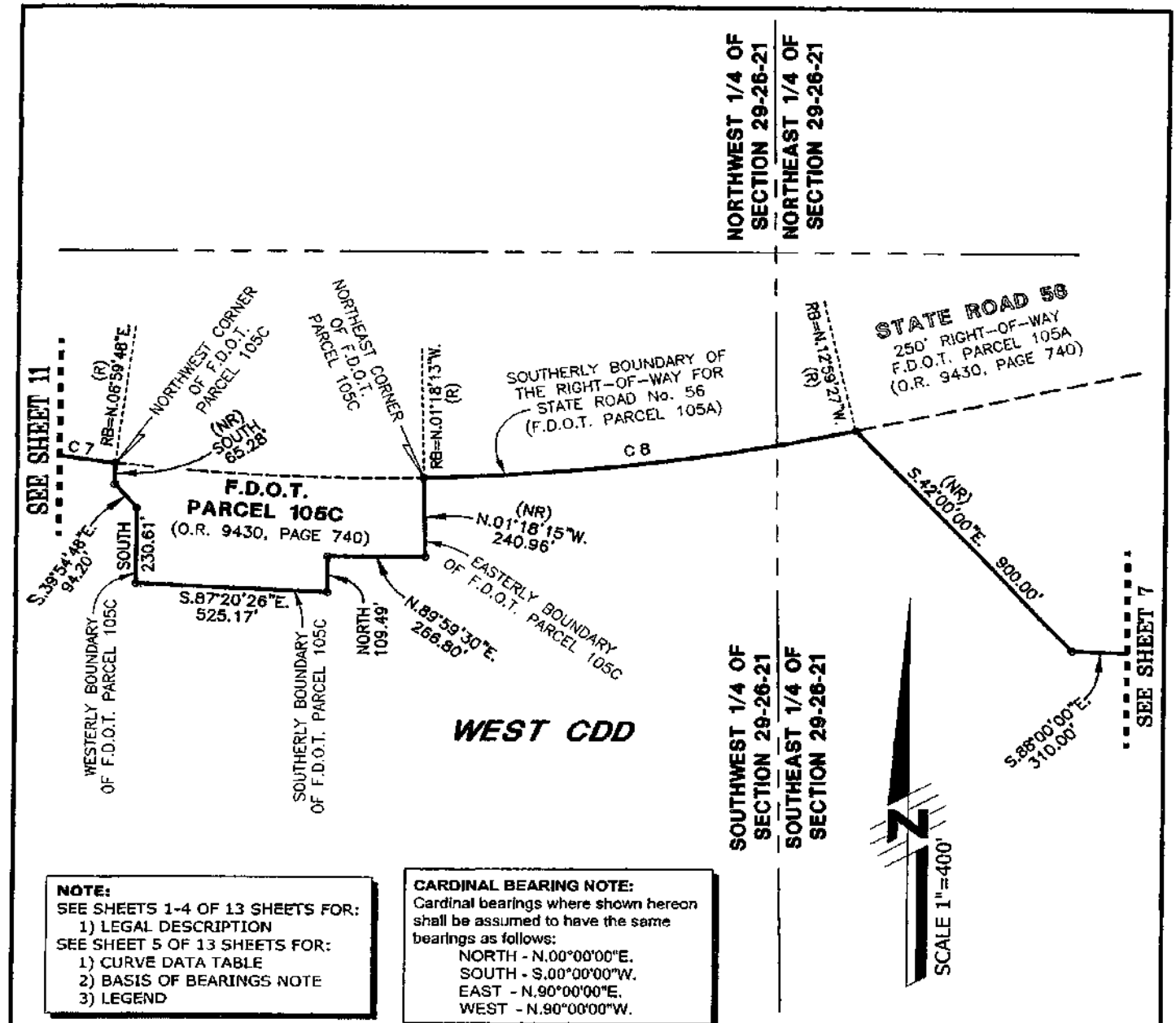
Date: 5-4-21 Dwg: TWO RIVERS WEST-CDD-EXP-1-DS.dwg

File Path: P:\Data\Projects\Two Rivers\West-CDD\Drawings\DS\Two Rivers West-CDD-EXP-1-DS.dwg

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

No.	Date	Description	Dwn.
3	12/10/24	Add Exp. and Contract Purc.	WFS
2	09/15/21	Revised boundary & Legal	WFS
1	08/19/21	Revised boundary & Legal	VBR
<b>REVISIONS</b>			
<b>SHEET NO. 10 OF 13 SHEETS</b>			





## TWO RIVERS WEST CDD

Prepared For: <b>EPG-TWO RIVERS, LLC</b>			
<b>DESCRIPTION SKETCH</b> (Not a Survey)			
<b>SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.</b>			
Arthur W. Merritt FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498			
<b>AMERRITT, INC.</b> LAND SURVEYING AND MAPPING LICENSED BUSINESS NUMBER LB7778 3010 W. Azeele Street, Suite 150 Tampa, FL 33609 PHONE (813) 221-5200			
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
<b>REVISIONS</b>			
<b>SHEET NO. 12 OF 13 SHEETS</b>			
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.			





**Down to Earth Landscape & Irrigation**

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

**Estimate: #132189****Customer Address**

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

**Billing Address**

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

**Physical Job Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Job**

November Fertilizer

**Estimated Job Start Date**

November 14, 2025

**Proposed By**

Brent T Franklin

**Due Date**

<b><u>Estimate Details</u></b>				
<b>Description of Services &amp; Materials</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>Tree/Plant Installation</b>				
Fert & Pest Application	Each	1	\$13,008.00	\$13,008.00
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$85.00
<b>Subtotal</b>				<b>\$13,093.00</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$13,093.00</b>

Nov. granular and/or liquid fertilizer, disease control, plant damaging insect control. Shrub treatment additional

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

Proposed By:

Agreed & Accepted By:

**Brent T Franklin**  
Down to Earth

11/03/2025

Date

*Jayna Cooper* 11-5-2025  
Inframark Date

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

**Coastal Outdoor Services LLC**

6101 Ike Smith Rd  
Plant City, Florida 33565  
United States

8137756994  
www.coastaloutdoorfl.com

## Estimate

**BILL TO****Inframark - Two Rivers West CDD**

Jayna Cooper  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607  
United States

813-340-9022  
inframarkcms@payableslockbox.com

**Estimate Number:** 1078**Estimate Date:** November 5, 2025**Valid Until:** December 5, 2025**Grand Total (USD):** **\$1,850.00**

Items	Quantity	Price	Amount
<b>Water Truck</b> per day	1	\$1,450.00	\$1,450.00
<b>Labor</b> per day	1	\$400.00	\$400.00
<b>Grand Total (USD):</b>			<b>\$1,850.00</b>

**Notes / Terms**

Payment Terms: 50% Deposit prior to scheduling

Remainder due at completion. Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

**Clarifications**

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.

*Jayna Cooper*  
District Manager

11-8-2025

Dates will be determined by field mgr.





## Estimate

3. Trees, sod, and plant material without automated irrigation cannot be warrantied. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
4. Clean up of site limited to debris and waste generated by this contractor only.
5. If existing Irrigation System, Controller, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
7. Proposal is based on quantities shown graphically on the plans.
8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and/or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.
16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).
17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.
18. Additional requests outside the proposal require approved change orders from customers.

### Exclusions

1. Any work or items not specifically included are excluded.



## Estimate

- 2 . Finish grade and additional topsoil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



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

**Estimate: #126702**

**Customer Address**

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

**Billing Address**

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

**Physical Job Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Job**

MI Homes replacement

**Estimated Job Start Date**

October 3, 2025

**Proposed By**

Brent T Franklin

**Due Date**

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$1,500.00
Azalea "Red Ruffle" Installed (E)	3 Gallon Plant	38	\$25.00	\$950.00
Dwarf Yaupon Holly "Schillings" (stokes dwarf)	3 Gallon Plant	20	\$18.50	\$370.00
Azalea "Formosa" Installed (E)	3 Gallon Plant	27	\$19.50	\$526.50
Flax Lily "Blueberry Flax" Installed (E)	1 Gallon Plant	6	\$8.75	\$52.50
Juniper Installed (E)	3 Gallon Plant	16	\$17.50	\$280.00
Fakahatchee Grass Installed (E)	1 Gallon Plant	25	\$8.75	\$218.75
Crinum Lily Installed Green (E)	15 Gallon Plant	1	\$170.00	\$170.00
SWFL Viburnum Odoratissimum "Sweet Viburnum" Installed (E)	3 Gallon Plant	5	\$22.50	\$112.50
Giant Apostle Iris Installed (E)	3 Gallon Plant	10	\$25.00	\$250.00
Firebush Installed (E)	3 Gallon Plant	8	\$18.00	\$144.00
Muhly Grass "Pink" Installed (E)	1 Gallon Plant	15	\$8.75	\$131.25
Pine Bark Mulch (Dyed) Installed (E)	3 Cubic Foot Bag	75	\$10.50	\$787.50
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$200.00	\$200.00
<b>Subtotal</b>				<b>\$6,033.00</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$6,033.00</b>

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



### MI Homes mailbox kiosk (middle)

- Straighten pine tree. Northside of pond 1
- Remove any dead plants and replace.
- Install Azaleas (northside of pond near sidewalk) 4
- Install Yaupon Holly (near bike rack) 2
- Install Yaupon Holly (south side of mailbox) 10
- Install Azaleas (southside of mailbox) 18

### Lift Station

- Install Flax Lily replacing dead coontie palms. 6

### Back Mailbox Kiosk

- Remove any dead plants and replace
- Install Red Ruffle Azaleas (around the lift st) 23
- Install Red Ruffle Azaleas (around mailbox) 5
- Install Azaleas (around bench pad) 5
- Install Juniper (where missing) 16
- Install Yaupon Holly (near mailbox) 8
- Install Fakahachi grass (around pond) 25
- Install Green Crinum lily #15 (pond/ bench) 1
- Install Viburnum O (along silk fence) 5
- Install Giant Apostle Iris (mailbox) 6
- Straighten pine tree (south end of pond) 1

### Back entrance across from kiosk

- Remove any dead plants and replace
- Install Giant Apostle Iris (fill in north side of road) 4
- Install Red Ruffle Azaleas (fill in north side of road) 10
- Install Firebush (fill in northside of road) 8
- Install pink Muley grass (fill in both sides) 15

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

Proposed By:

Agreed & Accepted By:

**Brent T Franklin**  
Down to Earth

08/27/2025

Date

*Jayna Cooper*

11-10-25

Inframark

Date

**Down to Earth Landscape & Irrigation**

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

**Estimate: #132494****Customer Address**

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

**Billing Address**

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

**Physical Job Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Job**

Sod Install 2 Rivers West

**Estimated Job Start Date**

November 10, 2025

**Proposed By**

Santiago Hernandez

**Due Date**

<b><u>Estimate Details</u></b>				
<b>Description of Services &amp; Materials</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>Sod/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$130.00
St. Augustine "Floratam" Sod installed (E)	Square Foot	81	\$1.99	\$160.79
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$85.00
			<b>Subtotal</b>	<b>\$375.79</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$375.79</b>

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

- Replace 8x8 section of turf damaged by electrical install



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

Proposed By:

**Santiago Hernandez**

Down to Earth

11/05/2025

Date

Agreed & Accepted By:

*Jayna Cooper*

11-10-2025

Inframark

Date





## TWO RIVERS WEST CDD

FIELD INSPECTION- NOVEMBER- DOWN TO EARTH

Wednesday, November 5, 2025

Prepared For Board Of Supervisors

23 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed  
Not completed/No  
response  
Scheduled/Monitoring

Next Fertilization is scheduled for  
11/25

## Item 1- Exit Side Of 2 Rivers Blvd

Due By: Thursday, November 20, 2025

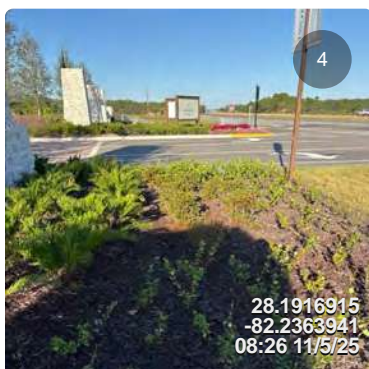
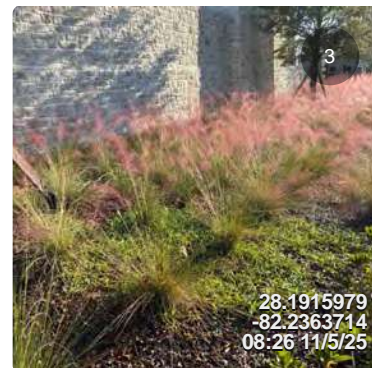
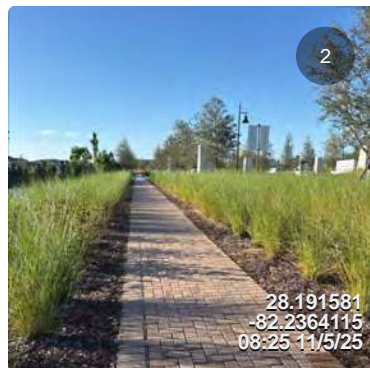
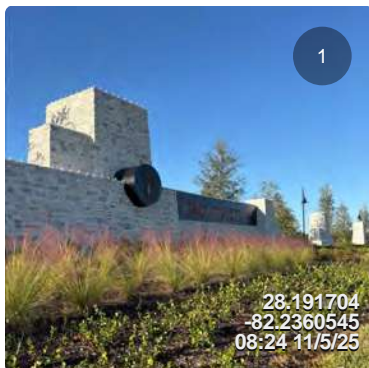
Assigned To: Down To Earth

Location: Two Rivers Monument (Exit Side, Two Rivers Boulevard)

Description:

- The monument and surrounding plant material are well maintained.
- Down to Earth recently applied herbicide weed control, and the weeds in front of the monument have died off.
- The sidewalks are clear and clean.
- However, there is a significant amount of weeds behind the monument that need to be treated with weed control herbicide.

DTE has been working on weeds as you will see in one of my pictures.



## Item 2- 2 Rivers Blvd

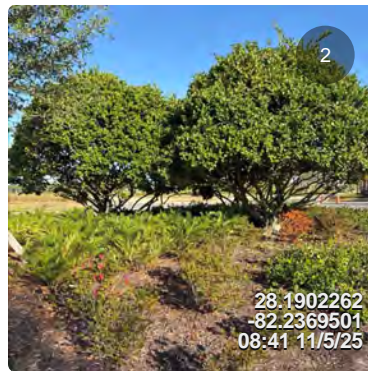
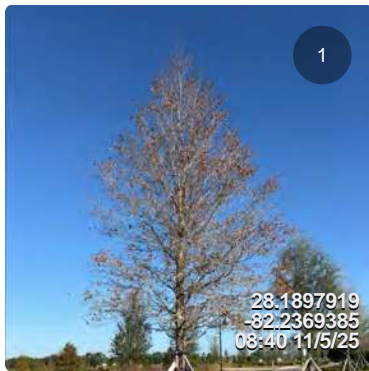
Due By: Thursday, November 20, 2025

Assigned To: Down To Earth

Location: Center Island (Off Two Rivers Boulevard and Exit onto SR 56)

Description:

- The trees on the center island along Two Rivers Boulevard still have some life in them.
- There is dead plant material underneath the ligustrum trees needs to be removed and replaced.
- On the center island leading out to SR 56, the Confederate jasmine has a significant amount of weeds.
- The jasmine appears stressed and should be inspected to determine the cause.





### Item 3- 2 Rivers Blvd Turf

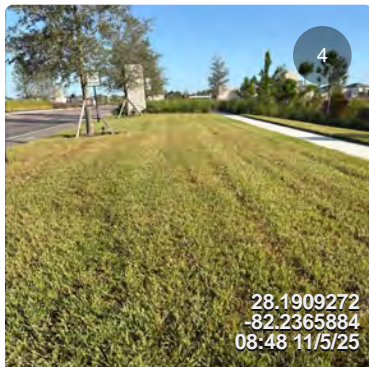
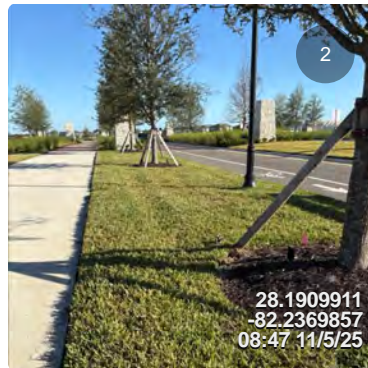
Due By: Thursday, November 20, 2025

Assigned To: Down To Earth

Location: Two Rivers Blvd

Description:

- The turf along Two Rivers Blvd requires fertility improvement.
- A turf fertilization and fungicide application are scheduled for November



## Item 4- 2 Rivers Blvd

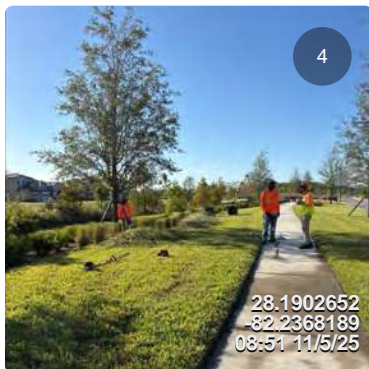
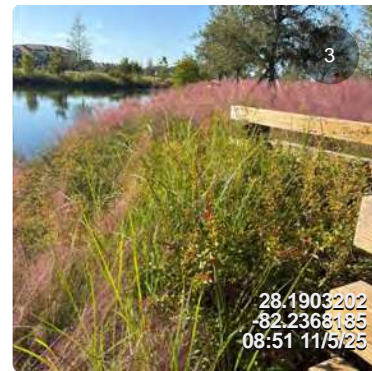
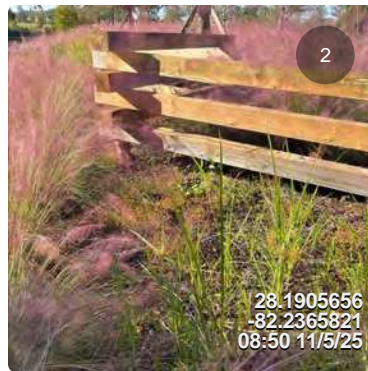
Due By: Thursday, November 20, 2025

Assigned To: Down To Earth

Location: Two Rivers Blvd (Northeast Side)

Description:

- The landscape beds along the northeast side of Two Rivers Blvd have a significant amount of weeds.
- Down to Earth was on-site during the inspection, cutting back ornamental grass and working on weed control throughout the beds in this area.



Item 5 -2 Rivers Blvd

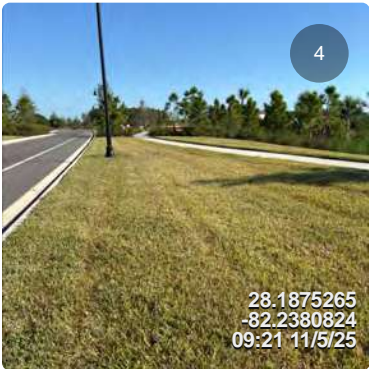
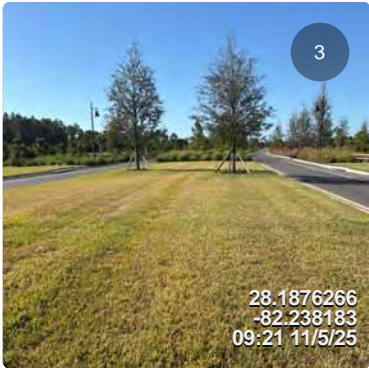
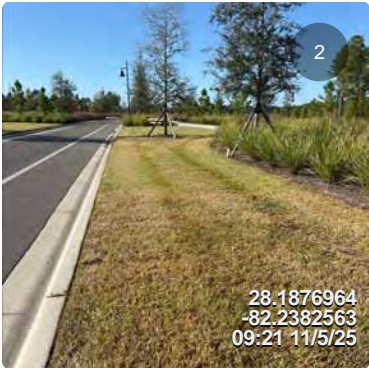
Due By: Thursday, November 20, 2025

Assigned To: Down To Earth

Location: Two Rivers Blvd (Toward Colston Ave)

Description:

- The turf along Two Rivers Blvd toward Colston Ave needs fertility improvement.
- The next turf fertilization application is scheduled for November.



Next fertilization is scheduled for 11/25



## Item 6- 2 Rivers Blvd

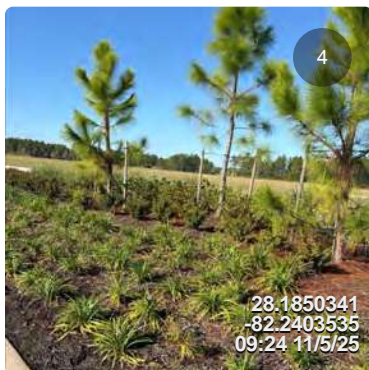
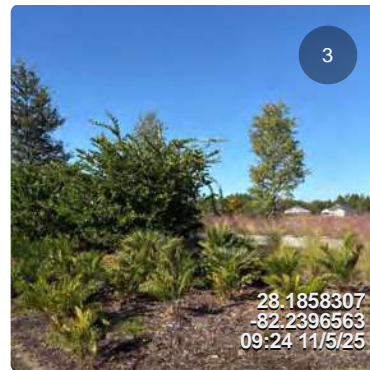
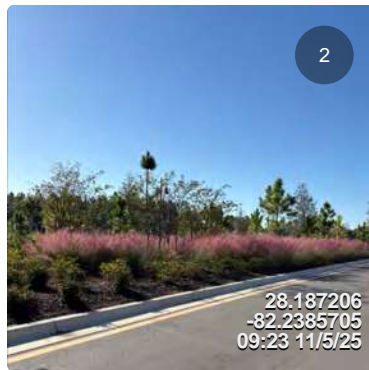
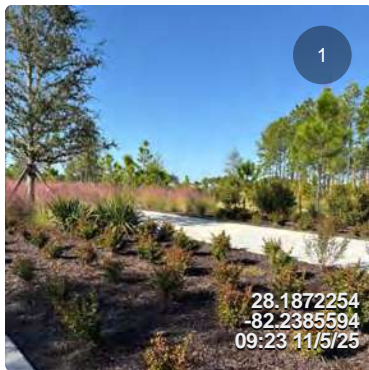
Due By: Thursday, November 20, 2025

Assigned To: Down To Earth

Location: Two Rivers Blvd (Just Before Colston Roundabout)

Description:

- The beds and plant material are green and healthy.
- There is a small amount of weeds in the beds that need to be treated with herbicide weed control.



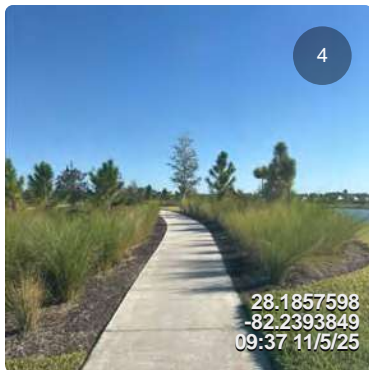
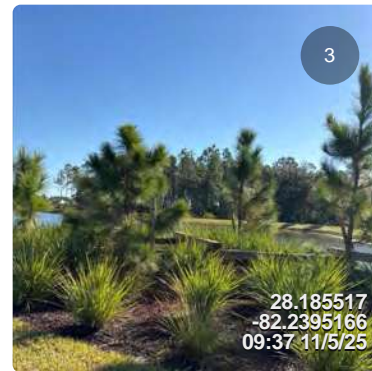
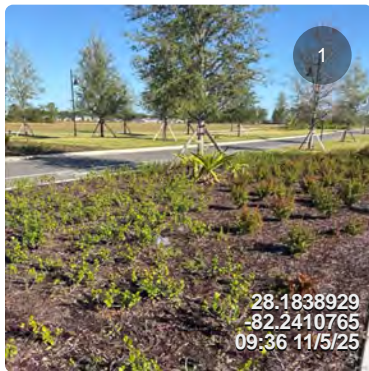
## Item 7- N. 2 Rivers Blvd

Assigned To: Down To Earth

Location: Two Rivers Blvd (Heading North Toward Big Hawk Dr)

Description:

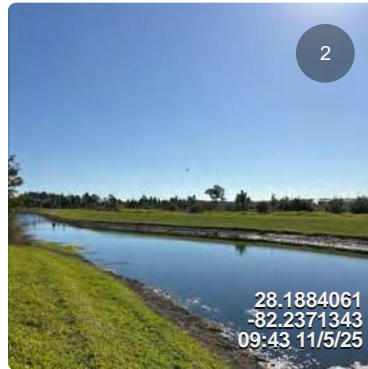
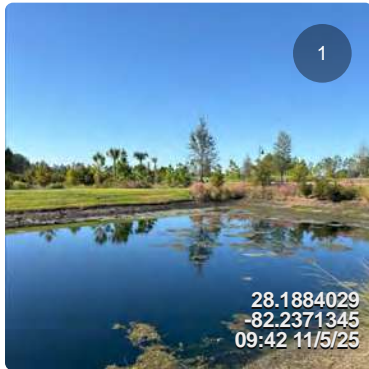
- The plant material is green and healthy.
- The beds are weed-free.
- Sidewalks have been kept clear.



## Item 8- Pond 13b

Assigned To: Sitex Aquatics

The pond was treated for a filamentous algae, which has now died off, typically takes 7 to 10 days for it to settle down to the bottom of the pond.





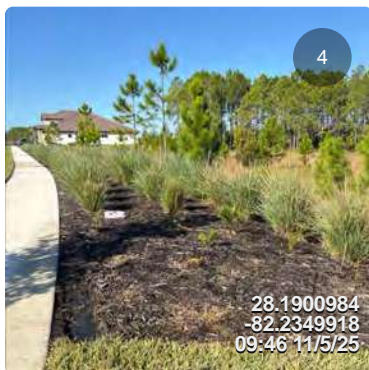
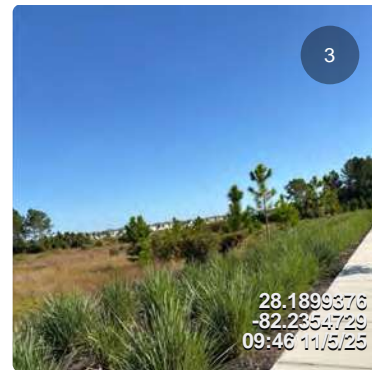
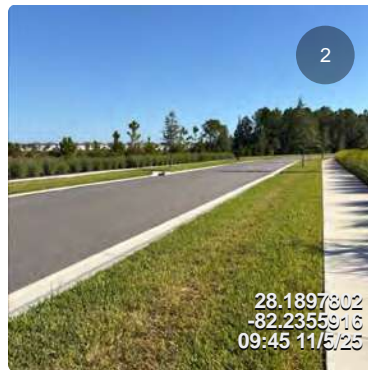
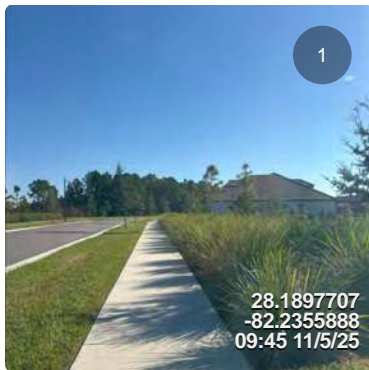
## Item 9- Big Hawk Dr

Due By: Thursday, November 20, 2025

Assigned To: Down To Earth

Description:

- The plant material is green and healthy.
- The grasses need to be cut back to keep sidewalks clear.
- Sidewalks are nicely edged and weed-free.
- Some coontie palms have died and are missing; these need to be replaced. Proposal should be sent.



## Item 10- Big Hawk Dr. & Arching Branch

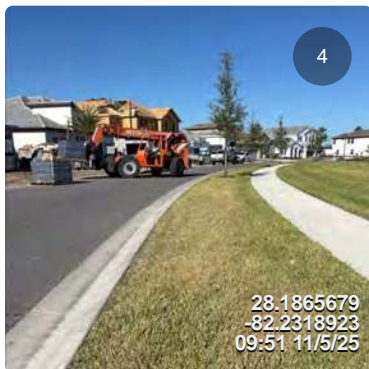
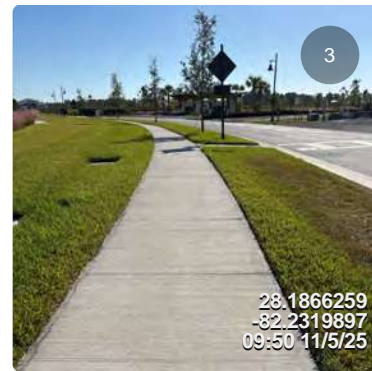
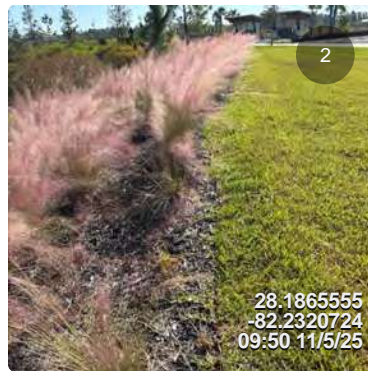
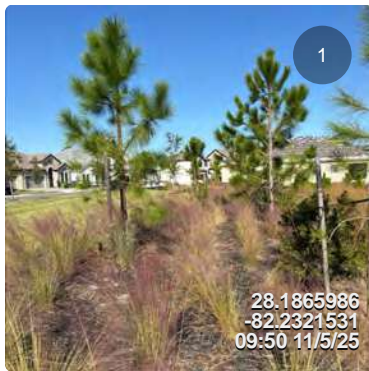
Due By: Thursday, November 20, 2025

Assigned To: Down To Earth

Location: Pocket Park (Corner of Big Hawk Dr and Arching Branch)

Description:

- Plant material is green and healthy.
- Beds need to be soft-edged to create better separation between mulch and turf.
- Sidewalks are nicely edged and clean.
- Some turf appears stressed; the cause needs to be determined, including checking if there is adequate water coverage.



## Item 11- Big Hawk Dr - Mail Kiosk

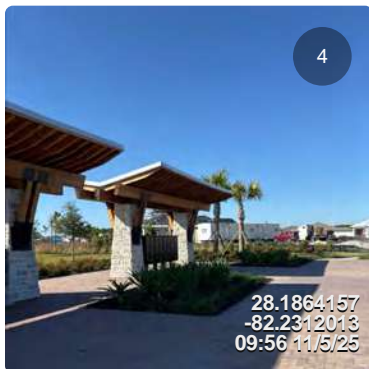
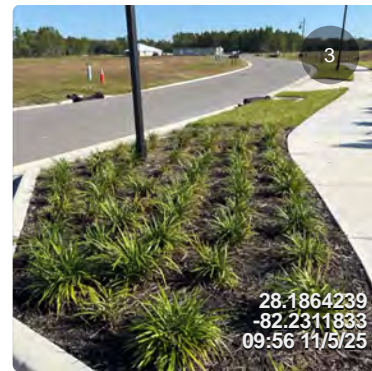
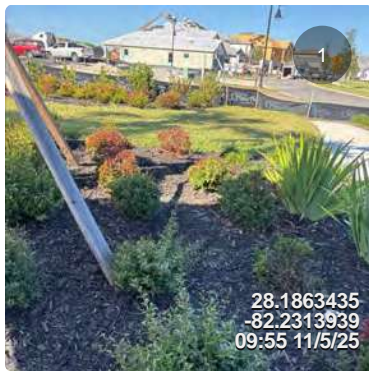
Due By: Wednesday, November 19, 2025

Assigned To: Down To Earth

Location: Mail Kiosk (Off Big Hawk Drive)

Description:

- The mail kiosk is well maintained.
- Some surrounding plant material is brown or dead and needs to be removed and replaced.
- The lirioppe is green and healthy.
- Beds are overall well maintained, with a small amount of weeds that need to be treated with selective herbicide.

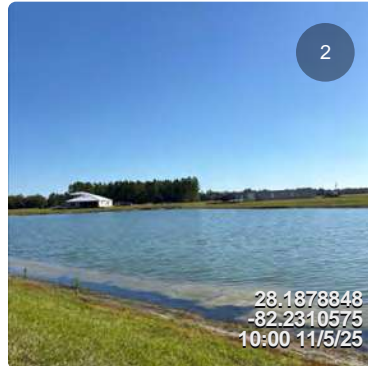
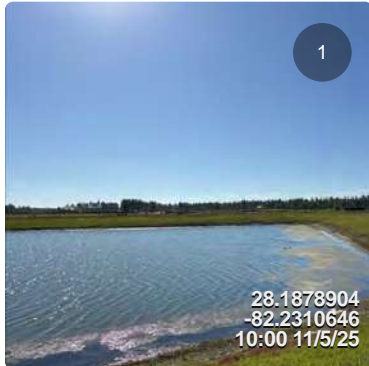




## Item 12- Pond 318

Assigned To: Sitex Aquatics

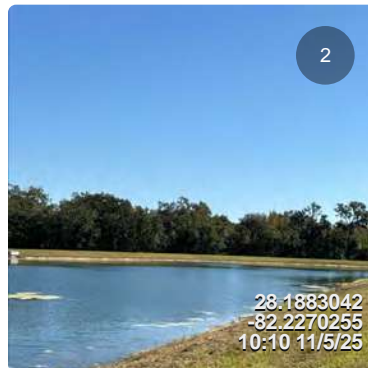
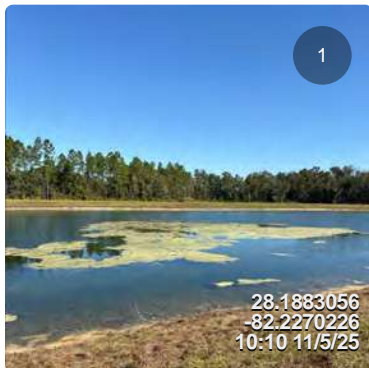
The pond was treated for filamentous algae, which has now begun to die off.



## Item 13- Pond 9

Assigned To: Sitex Aquatics

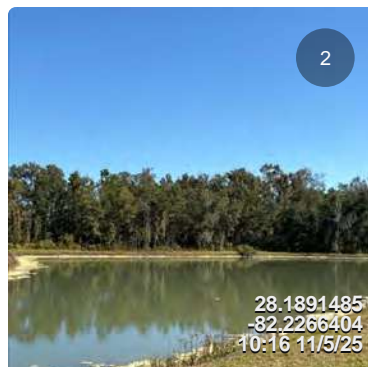
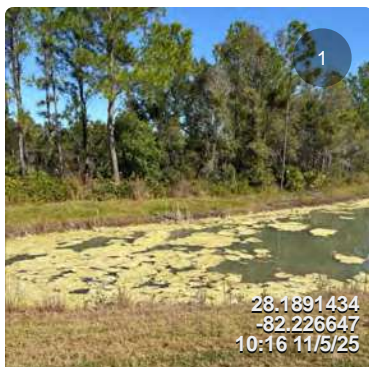
The pond was treated for filamentous algae, which has now begun to die off



## Item 14- Pond 10

Assigned To: Sitex Aquatics

The pond was treated for filamentous algae, which has now begun to die off



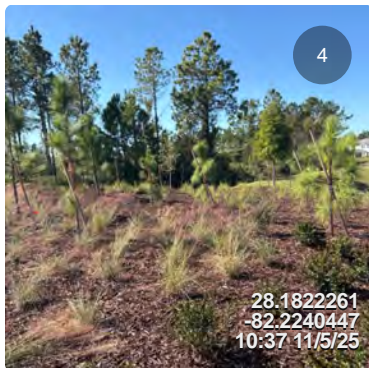
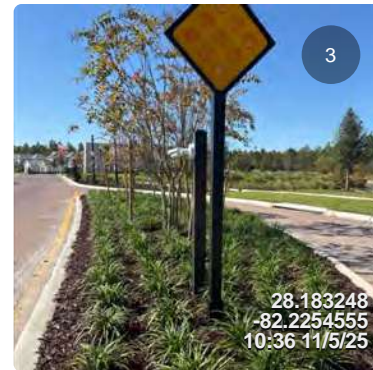
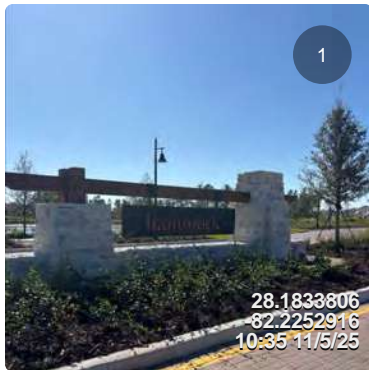
## Item 15- Hammock Entrance

Assigned To: Down To Earth

Location: Hammock Entrance (Off Colston Ave)

Description:

- The monument is well maintained.
- Confederate jasmine is green and healthy.
- Some plant material to the right of the entrance needs to be replaced; this has been flagged by Suggs and is scheduled for replacement.
- The landscape bed along the sidewalk is green, healthy, and weed-free.



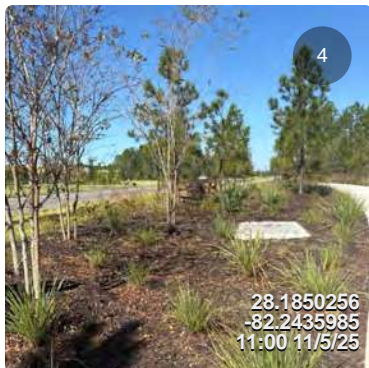
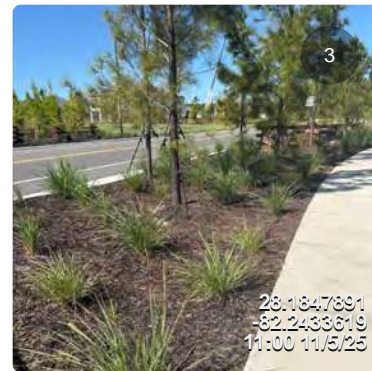
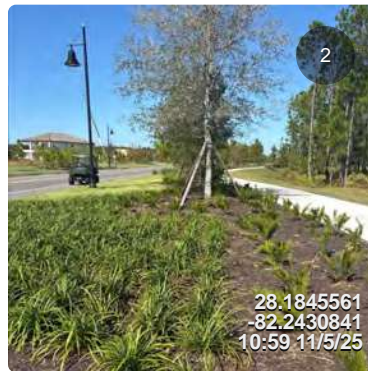
## Item 16- Colston Ave

Assigned To: Juniper Legacy

Location: Colston Ave (Heading Toward Morris Bridge)

Description:

- Plant material is green, healthy, and weed-free.
- Juniper was on-site during the inspection, actively working on removing dead plant material and controlling weeds throughout the beds.





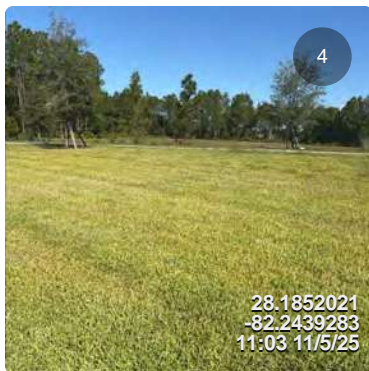
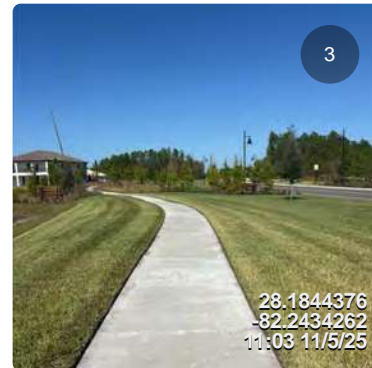
## Item 17- Colston Ave

Assigned To: Juniper Legacy

Location: Colston Ave (Heading Toward Wise River Lane)

Description:

- The turf looks good overall, though some areas appear slightly stressed.
- Juniper was on-site, actively checking irrigation zones to ensure proper water coverage.
- Overall, the turf is well maintained.



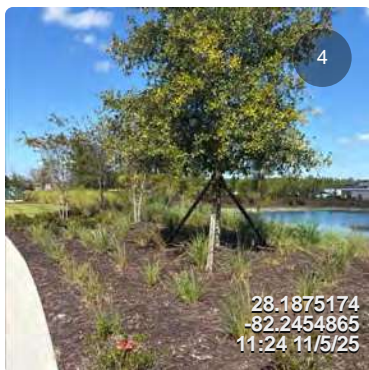
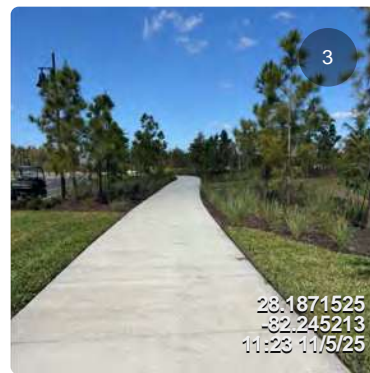
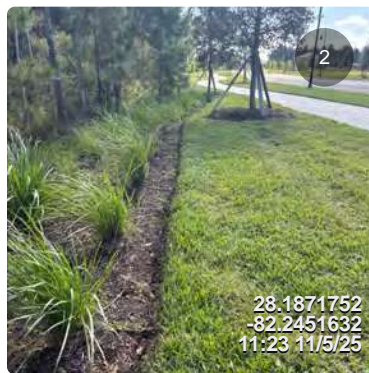
## Item 18- Colston Ave

Assigned To: Juniper Legacy

Location: Colston Ave (Just Before Wise River Lane)

Description:

- Plant material and landscape beds are well maintained.
- Beds have been soft-edged to create a clean separation between mulch and turf.
- Sidewalks are clean, well-edged, and weed-free.
- Overall, the landscape beds are in good condition.



## Item 19- Wise River Ln

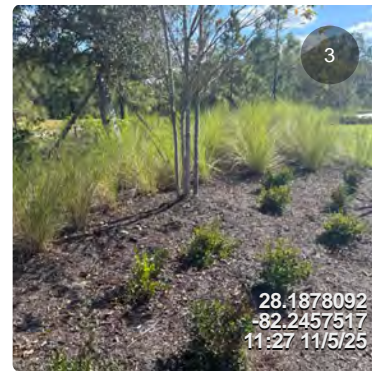
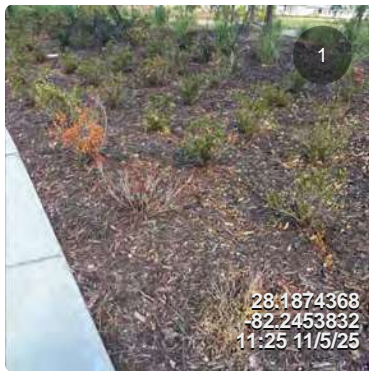
Due By: Thursday, November 20, 2025

Assigned To: Juniper Legacy

Location: Landscape Beds (Corner of Wise River Lane and Colston Ave)

Description:

- Some dead plant material is scheduled for replacement; Juniper has counted the plants and replacement will be scheduled soon.
- Certain areas of the bed contain crabgrass or weeds that have been treated and are now dead; these need to be removed and lightly covered with mulch.
- Only specific areas require this treatment, not the entire landscape bed.





## Item 20- Colston Ave

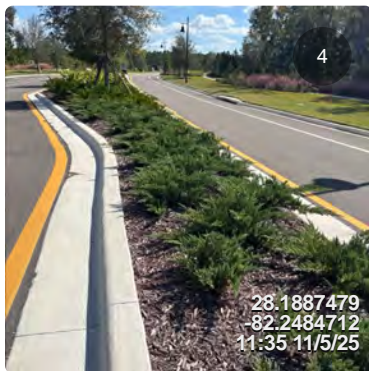
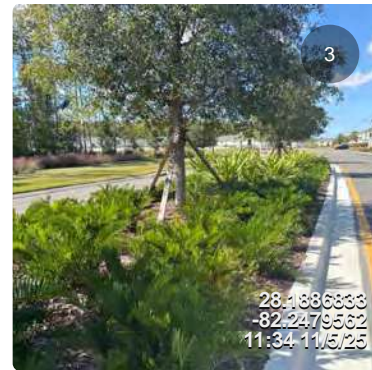
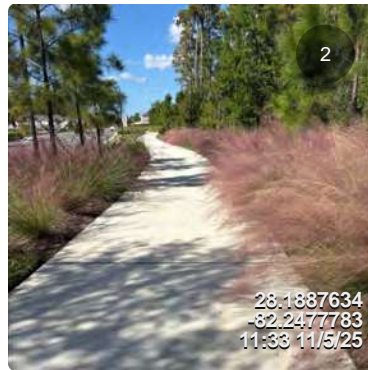
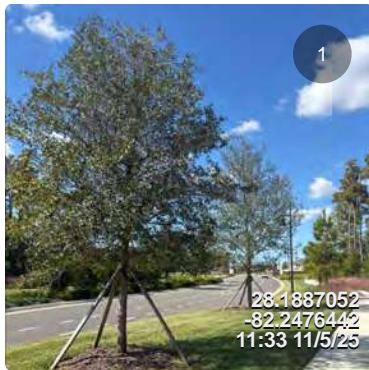
Due By: Thursday, November 20, 2025

Assigned To: Juniper Legacy

Location: Colston Ave (Heading Toward Morris Bridge)

Description:

- Trees are green and healthy.
- Turf fertility is generally good, though some areas show signs of stress.
- **Ornamental grasses should be cut back to keep sidewalks clear.**
- Center island plant material and trees are green and healthy, including the juniper located just before morris Bridge.
- Overall, the landscape beds are well maintained.



## Item 21- Colston Ave

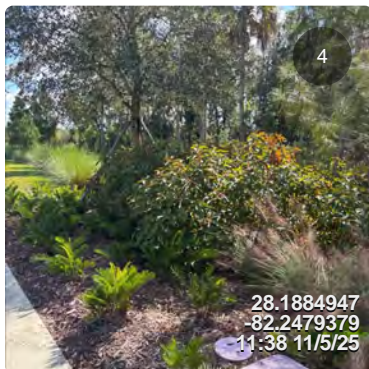
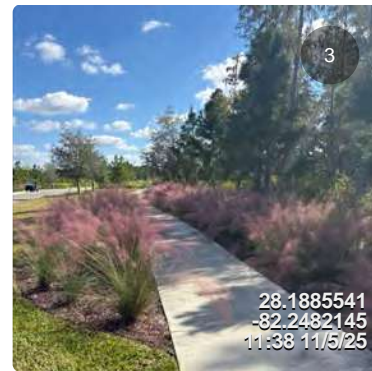
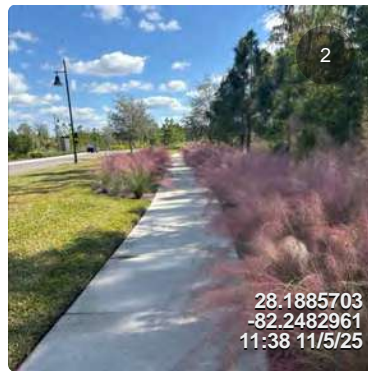
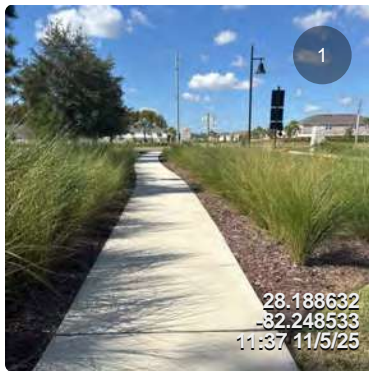
Due By: Thursday, November 20, 2025

Assigned To: Juniper Legacy

Location: Colston Ave (Heading East Toward Wise River Lane)

Description:

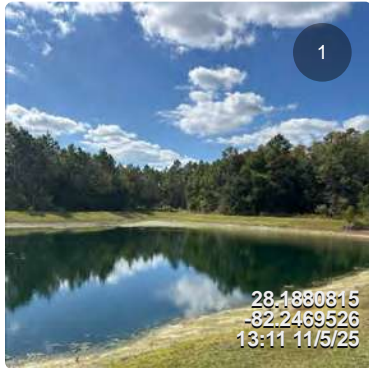
- Ornamental grasses need to be trimmed back to keep sidewalks clear; they are currently blooming and look attractive.
- Plant material is green and healthy.
- Firebush near the woodline should be trimmed for improved appearance.
- Overall, the landscape beds are well maintained.



## Item 22- Pond 101c

Assigned To: Sitex Aquatics

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





## Item 23- Colston Ave

Assigned To: Juniper legacy

Location: Colston Ave (Heading East Toward Two Rivers Roundabout)

Description:

- Plant material is green and healthy.
- Juniper was on-site, actively working on weed control and removing dead plant material.
- Sidewalks are nicely edged, clean, and weed-free.
- Turf in this area shows good fertility.

