

Two Rivers West Community Development District

January 20, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE: F7AZ3qT6
[Join the meeting now](#)

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
Rollamay Turkoane, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gendarilla, Field Manager

Regular Meetings Agenda

Tuesday, January 20, 2026, at 11:00 a.m.

The Regular Meeting of Two Rivers West Community Development District will be held on **January 20, 2026, 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 ITEM

4. CONSENT AGENDA

- A. Approval of the Regular Meeting Minutes of December 16, 2025
- B. Consideration of Operation and Maintenance Expenditures December 2025
- C. Acceptance of the Financials and Approval of the Check Register for December 2025
- D. Ratification of the Down To Earth Landscape & Irrigation Seasonal Flower Change Proposal #134667
- E. Ratification of the Bayhead Ecological Solutions Tree Buffer Removal
- F. Ratification of the Down To Earth Landscape & Irrigation Pond Bahia Replacement Proposal #135741
- G. Ratification of the Down To Earth Landscape & Irrigation Mulch Proposal#132861
- H. Ratification of the Down To Earth Addendum # 9 Landscape Maintenance Service Agreement
- I. Ratification of the Down To Earth Landscape & Irrigation Proposal # 137516

5. STAFF REPORTS

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

6. BOARD MEMBERS' COMMENTS

7. ADJOURNMENT

42 **FORTH ORDER OF BUSINESS**

Consent Agenda

- 43 **A. Approval of the Regular Meeting Minutes of November 18, 2025**
- 44 **B. Consideration of Operation and Maintenance Expenditures November 2025**
- 45 **C. Acceptance of the Financials and Approval of the Check Register for November**
- 46 **2025**
- 47 **D. Ratification of the Down to Earth Landscape & Irrigation Pine Tree Replacement**
- 48 **Proposal # 132321**
- 49 **E. Ratification of Juniper Entrance Proposal# 371275**
- 50 **F. Ratification of Juniper Vehicular Damage Proposal # 371256**
- 51 **G. Ratification of the Down to Earth Landscape & Irrigation Roundabout Clean up**
- 52 **Proposal # 131722**
- 53 **H. Ratification of Addendum # 8 Landscape Maintenance Hammock Pond**
- 54 **I. Ratification of Addendum # 7 Landscape Maintenance D1 Roundabout and D2 and**
- 55 **D4 Entrance**
- 56 **J. Ratification of the Down To Earth Landscape & Irrigation Seasonal Flower**
- 57 **Change Proposal #134667**

58
59 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor,
60 Consent Agenda, was approved. 5-0

61 **FIFTH ORDER OF BUSINESS**

Staff Reports

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

64 There being no reports, the next item followed.

- 65 **i. Community Inspections Report**

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

- 68 **C. District Engineer**

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

70 **SIXTH ORDER OF BUSINESS**

Board Members' Comments

71 There being none, the next order of business followed.

72 **SEVENTH ORDER OF BUSINESS**

Adjournment

73 There being no further business,

74
75 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all
76 in favor, the meeting was adjourned at 11:26 am. 5-0

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83 Jayna Cooper/Rollamay Turkoane
84 District Manager

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83 Carlos de la Ossa
84 Chairperson

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
Down To Earth	11/26/2025	161351	\$13,093.00			LANDSCAPE MAINTENANCE CONTRACT
Down To Earth	11/26/2025	161371	\$865.08			POND MOWING
Down To Earth	12/1/2025	160833	\$69,436.67			LANDSCAPE MAINTENANCE
Down To Earth	12/8/2025	161916	\$9,212.54		\$92,607.29	LANDSCAPE CONTRACT
INFRAMARK LLC	12/1/2025	165691	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	12/1/2025	165691	\$375.00			ADMINISTRATION
INFRAMARK LLC	12/1/2025	165691	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165691	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	12/1/2025	165691	\$50.00			RENTAL & LEASES
INFRAMARK LLC	12/1/2025	165691	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	12/1/2025	165691	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	12/1/2025	165691	\$1,333.33			FIELD MANAGEMENT
INFRAMARK LLC	12/1/2025	165691	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	12/1/2025	165691	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	12/1/2025	165691	\$100.00	\$6,275.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	10/15/2025	160878	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	10/15/2025	160878	\$375.00			ADMINISTRATION
INFRAMARK LLC	10/15/2025	160878	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	10/15/2025	160878	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	10/15/2025	160878	\$50.00			RENTAL & LEASES
INFRAMARK LLC	10/15/2025	160878	\$417.00			DISSEMINATION SERVICES
INFRAMARK LLC	10/15/2025	160878	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	10/15/2025	160878	\$1,000.00			FIELD MANAGEMENT
INFRAMARK LLC	10/15/2025	160878	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	10/15/2025	160878	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	10/15/2025	160878	\$100.00	\$5,942.00		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	12/22/2025	166744	\$5.18		\$12,222.18	POSTAGE
JUNIPER LANDSCAPING OF FLORIDA LLC	12/1/2025	370322	\$8,130.41			LANDSCAPE MAINTENANCE CONTRACT
JUNIPER LANDSCAPING OF FLORIDA LLC	12/19/2025	373728	\$675.93		\$8,806.34	LANDSCAPE MAINTENANCE CONTRACT
PASCO COUNTY UTILITIES	11/21/2025	23493097	\$16.16			WATER

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES	11/21/2025	23491974	\$57.57			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491299	\$89.17		\$162.90	WATER
SITEX AQUATICS LLC	12/1/2025	10532-B	\$13,499.00			AQUATIC MAINTENANCE
TAMPA ELECTRIC	11/18/2025	111825-221009530827	\$2,837.66			ELECTRIC
Monthly Contract Subtotal			\$130,135.37			
Variable Contract						
PASCO COUNTY UTILITIES	11/21/2025	23491976	\$657.51			WATER
STRALEY ROBIN VERICKER	12/15/2025	27624	\$1,854.00			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$2,511.51			
Utilities						
PASCO COUNTY UTILITIES	11/21/2025	23491306	\$1,614.99			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491370	\$3.03			WATER
PASCO COUNTY UTILITIES	11/21/2025	23492669	\$10.10			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491977	\$22.23			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491641	\$14.14			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491982	\$97.97			WATER
PASCO COUNTY UTILITIES	11/21/2025	23493291	\$60.60			WATER
PASCO COUNTY UTILITIES	11/21/2025	23493292	\$85.85			WATER
PASCO COUNTY UTILITIES	11/21/2025	23493305	\$50.50			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491372	\$39.39			WATER
PASCO COUNTY UTILITIES	11/21/2025	23492670	\$74.74			WATER
PASCO COUNTY UTILITIES	11/21/2025	23492668	\$411.07			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491987	\$231.29			WATER
PASCO COUNTY UTILITIES	11/21/2025	112125-5000	\$81.81			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491980	\$132.31			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491979	\$514.09			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491978	\$236.34			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491307	\$149.48			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491371	\$327.24			WATER

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES	11/25/2025	1324425 DEP ACH	\$300.00			METER DEPOSIT
PASCO COUNTY UTILITIES	11/25/2025	1324425 DEP ACH	\$1,270.00			METER INSTALL
PASCO COUNTY UTILITIES	11/25/2025	1324425 DEP ACH	\$2.50	\$1,572.50		ONLINE PAYMENT FEE
PASCO COUNTY UTILITIES	12/9/2025	23602286	\$63.99			WATER
PASCO COUNTY UTILITIES	12/9/2025	23602305	\$77.07			WATER
PASCO COUNTY UTILITIES	12/17/2025	23627108	\$61.61			SERVICE 11/05/25 - 12/05/25
PASCO COUNTY UTILITIES	12/17/2025	23627338	\$34.76			SERVICE 11/05/25 - 12/05/25
PASCO COUNTY UTILITIES	12/17/2025	23626477	\$250.88			WATER
PASCO COUNTY UTILITIES	12/17/2025	2626476	\$28.57			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626475	\$735.38			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626134	\$5.63			WATER
PASCO COUNTY UTILITIES	12/17/2025	23625866	\$41.31			WATER
PASCO COUNTY UTILITIES	12/17/2025	23625865	\$386.22			WATER
PASCO COUNTY UTILITIES	12/17/2025	23627820	\$230.28			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626478	\$662.46			WATER
PASCO COUNTY UTILITIES	12/17/2025	23625863	\$2.02			WATER
PASCO COUNTY UTILITIES	12/17/2025	23625799	\$148.27			WATER
PASCO COUNTY UTILITIES	12/17/2025	23627806	\$68.68			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626481	\$102.72			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626480	\$69.79			WATER
PASCO COUNTY UTILITIES	12/17/2025	23627807	\$67.17			WATER
PASCO COUNTY UTILITIES	12/17/2025	23627610	\$20.81			WATER
PASCO COUNTY UTILITIES	12/17/2025	23627172	\$12.12			WATER
PASCO COUNTY UTILITIES	12/17/2025	23627171	\$373.40			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626486	\$180.69			WATER
PASCO COUNTY UTILITIES	12/17/2025	23627173	\$85.24			WATER
PASCO COUNTY UTILITIES	12/17/2025	23625798	\$1,828.00			WATER
PASCO COUNTY UTILITIES	12/17/2025	23625791	\$289.70			WATER
PASCO COUNTY UTILITIES	12/17/2025	23627988	\$545.00			WATER

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES	12/17/2025	23625801	\$545.00			WATER
PASCO COUNTY UTILITIES	12/17/2025	23625800	\$364.00			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626479	\$155.64		\$13,166.08	WATER
TAMPA ELECTRIC	11/19/2025	211036239898 111925	\$8.17			ELECTRIC
TAMPA ELECTRIC	11/24/2025	112425-8668	\$22,315.91			ELECTRIC
TAMPA ELECTRIC	12/11/2025	121125- 211035616468	\$86.37			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211035097206	\$43.40			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211036089111	\$25.68			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211036147331	\$34.08			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211036317181	\$47.94			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211036287970	\$27.32			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211036297391	\$42.24			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211036337031	\$27.32			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 221009418650	\$74.00			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211036127242	\$36.72			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211035184756	\$42.76			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211035150245	\$26.14			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211035174120	\$41.22			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211035135774	\$42.45			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211034856834	\$56.44			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525- 211034856826	\$39.35			ELECTRIC

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TAMPA ELECTRIC	12/15/2025	121525-211035125395	\$42.45			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525-211036089145	\$38.88			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525-211036166943	\$67.93			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525-211036116740	\$35.46			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525-221009539331	\$25.68			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525-211036592312	\$150.83			ELECTRIC
TAMPA ELECTRIC	12/15/2025	121525-211035858003	\$25.68			ELECTRIC
TAMPA ELECTRIC	12/18/2025	121825-221009530827	\$2,837.66	\$26,242.08	ELECTRIC	
Utilities Subtotal			\$39,408.16			
Regular Services						
ANGIE GRUNWALD	12/16/2025	AG-121625	\$200.00			BOARD 12/16/25
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	12/18/2025	2557	\$1,600.00			OAK TREE REMOVAL
CARLOS DE LA OSSA	12/16/2025	CO-121625	\$200.00			BOARD 12/16/25
NICHOLAS J. DISTER	12/16/2025	ND-121625	\$200.00			BOARD 12/16/25
RYAN MOTKO	12/16/2025	RM-121625	\$200.00			BOARD 12/16/25
STANTEC CONSULTING	8/14/2025	2442481A	\$14,955.25			TRW SERVICES
THOMAS R. SPENCE	12/16/2025	TS-121625	\$200.00			BOARD 12/16/25
U.S. BANK	10/24/2025	7940211	\$4,256.13			TRUSTEE FEES
Regular Services Subtotal			\$21,811.38			
Additional Services						
COASTAL OUTDOOR SERVICES LLC	11/6/2025	3036	\$1,850.00			LANDSCAPE MAINTENANCE CONTRACT
Down To Earth	11/26/2025	161352	\$375.79			SOD REPLACEMENT
Down To Earth	11/26/2025	161397	\$6,033.00			Plant Replacement
Down To Earth	12/10/2025	161989	\$519.98			DEC 25 - D1 roundabout cleanup
Down To Earth	12/10/2025	161990	\$1,636.49			PINE TREES REPLACEMENT

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Down To Earth	12/10/2025	161991	\$600.00		\$9,165.26	Tree Stake Removal
INFRAMARK LLC	11/25/2025	164594	\$8.83			POSTAGE
PARK SQUARE ENTERPRISES, LLC	12/9/2025	120925-REFUND	\$48,981.51			REIMBURSE DUPLICATE PAY OF LOT CLOSINGS
TWO RIVERS WEST CDD	12/15/2025	12152025-1215	\$21,072.38			SERIES 2022 FY26 DS
TWO RIVERS WEST CDD	12/15/2025	12152025-1215	\$11,992.10			SERIES 2023 FY26 DS
TWO RIVERS WEST CDD	12/15/2025	12152025-1215	\$5,314.35	\$38,378.83		SERIES 2024 FY26 DS
TWO RIVERS WEST CDD	12/18/2025	12182025-1218	\$169,475.67			SERIES 2022 FY26 DS
TWO RIVERS WEST CDD	12/18/2025	12182025-1218	\$96,447.06			SERIES 2023 FY26 DS
TWO RIVERS WEST CDD	12/18/2025	12182025-1218	\$42,740.92	\$308,663.65		SERIES 2024 FY26 DS
TWO RIVERS WEST CDD	12/22/2025	12222025-1222	\$1,949.48			SERIES 2022 FY26 OFF ROLL
TWO RIVERS WEST CDD	12/22/2025	12222025-1222	\$8,873.46	\$10,822.94	\$357,865.42	SERIES 2023 FY26 OFF ROLL DS
Additional Services Subtotal			\$417,871.02			
TOTAL			\$611,737.44			

**Customer**

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
 35072 Big Hawk Drive
 Zephyrhills, FL 33541

Project/Job

November Fertilizer
 Estimate # 132189

Invoice Date

11/26/2025

Date Due

12/11/2025

Terms

Net 15

Customer PO #

<u>Invoice Details</u>				
<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#132189 - November Fertilizer				\$13,093.00

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.

LCE025: Tree/Plant Installation				\$13,008.00
Fert & Pest Application (Sub)	Each	1.00	\$13008.00	\$13008.00
LCE005: Irrigation Installation				\$85.00
Irrigation Labor (Hide) (Labor)				\$85.00

Billing Questions

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

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$13,093.00
Sales Tax	\$0.00
Total	\$13,093.00
Credits/Payments	(\$0.00)
Balance Due	\$13,093.00



Volume 81 Number 1

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Editorial Board

Editorial Board

Editorial
Notes

**Customer**

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
 35072 Big Hawk Drive
 Zephyrhills, FL 33541

Project/Job

M/I Homes Ponds Prior to contract start 11/11/25
 Estimate # 133013

Invoice Date

11/26/2025

Date Due

12/11/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
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#133013 - M/I Homes Ponds Prior to contract start 11/11/25 **\$865.08**

Rough cut 4 ponds in shortgrass

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

LCE025: Tree/Plant Installation	\$865.08
Site Prep, Removal, & Disposal (E) (Labor)	\$865.08

Billing Questions 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	Subtotal <hr/> Sales Tax <hr/> Total <hr/> Credits/Payments <hr/> Balance Due	\$865.08 <hr/> \$0.00 <hr/> \$865.08 <hr/> (\$0.00) <hr/> \$865.08
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3:23

● ● ●

From: Bryce Haake <bh@bhassociates.com>
4211 West Bay Scout Blvd. #300 | Tampa,
FL | 33607
bh@bhassociates.com

To: Bryce Haake <bh@bhassociates.com>
bsaacc@bsaacc.com

BH

Bryce Haake

3:11 PM

To: Cooper, Jayna, Christopher Labenz, et al.

...



We had the crews mow the ponds that aren't yet included in the contract yet for this section -- I believe there were four of them. Let us know if we need to revisit this section to ensure everything is taken care of for M/L.

14

Bryce Haake

Business Development Manager

www.bhassociates.com | 813.628.1200

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
 35072 Big Hawk Drive
 Zephyrhills, FL 33541

Project/Job

Two Rivers West Contract (2025)
 Estimate # 103495

Invoice Date

12/1/2025

Date Due

12/31/2025

Terms

Net 30

Customer PO #

<u>Invoice Details</u>				
<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#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
 (321) 228-5717

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

<https://huntington.billeriq.com/ebpp/DownToEarth/>

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

**Customer**

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

Wesley Chapel, FL 33544

Project/Job

Two Rivers West Contract (2025)
 Estimate # 103495

Invoice Date

12/8/2025

Date Due

1/7/2026

Terms

Net 30

Two Rivers West
 35072 Big Hawk Drive
 Zephyrhills, FL 33541

Property / Project Address**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#103495 - Two Rivers West Contract (2025)				\$9,212.54
LCR003: D2 Entrance - Start 12/1/25				\$1,516.52
LCR003: D4 Taylor Morrison - Start 12/1/25				\$6,883.41
LCR003: D1 Roundabout - Start 12/1/25				\$812.61

Billing Questions

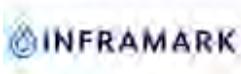
Theresa.Koglin@Down2earthinc.com
 (321) 228-5717

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<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$9,212.54
Sales Tax	\$0.00
Total	\$9,212.54
Credits/Payments	(\$0.00)
Balance Due	\$9,212.54



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#

165691

DATE

12/1/2025

CUSTOMER ID

C2411

NET TERMS

Due On Receipt

PO#

DUE DATE

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,333.33		1,333.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					6,275.00

Subtotal	\$6,275.00
Tax	\$0.00
Total Due	\$6,275.00

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.

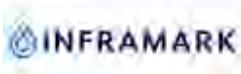
To pay via ACH or Wire, please refer to our banking information below:

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

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

INVOICE#
160878

DATE
10/15/2025

CUSTOMER ID
C2411

NET TERMS
Due On Receipt

PO#

DUUE DATE
10/15/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	1	Ea	417.00		417.00
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					5,942.00

Subtotal	\$5,942.00
Tax	\$0.00
Total Due	\$5,942.00

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

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

INVOICE#
166744

DATE
12/22/2025

CUSTOMER ID
C2411

NET TERMS
Due On Receipt

PO#

DUE DATE
12/22/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	7	Ea	0.74		5.18
Subtotal					5.18

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.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 370322

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

Date	Due Date
12/01/25	12/31/2025
Account Owner	PO#
JORGE LEDESMA	

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

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$16,260.82	\$0.00	\$8,130.41	\$8,130.41	\$23,089.12

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

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

Thank you for allowing us to serve you.

Please Remit Payment to:

Juniper Landscaping of Florida, LLC
PO Box 628395
Orlando FL 32862-8395



Invoice 373728

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

Date	Due Date
12/19/25	1/18/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#371256 - Vehicular damage near Tamarack entrance				\$675.93
<i>Irrigation Repair - 12/16/2025</i>				
Irrigation Technician Labor	1.00HR	\$70.00	\$70.00	
Misc Irrigation Parts	1.00EA	\$71.43	\$71.43	
<i>Landscape Material - 12/08/2025</i>				
Parsonii Juniper, 03 gallon - 03G	12.0003g	\$29.00	\$348.00	
Dwarf Walter's Viburnum, 'Mrs Schiller's Delight', 03 gallon - 03G	4.0003g	\$32.00	\$128.00	
Cocobrown Mulch, 03CF bag - 03CF	6.0003CF	\$9.75	\$58.50	
				Grand Total \$675.93

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$8,806.34	\$3,230.41	\$0.00	\$0.00	\$8,130.41

**Aging displayed on invoice only refers to balances after 1/1/18 for this property.

***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.





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

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

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344



4249 1 1
14-92800

TWO RIVERS WEST CDD

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

Bill Number: 23493097

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

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

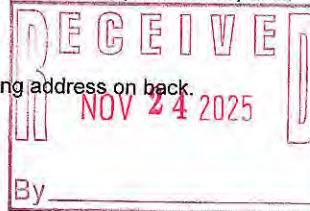
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161118	10/6/2025	531	11/5/2025	547	30	16

Usage History		Transactions		
Reclaimed				
November 2025	16	Previous Bill		27.39
October 2025	13	Payment 11/06/25		-27.39 CR
September 2025	16	Balance Forward		0.00
August 2025	12	Current Transactions		
July 2025	20	Reclaimed		
June 2025	110	Reclaimed	16 Thousand Gals X \$1.01	16.16
May 2025	4	Total Current Transactions		16.16
		TOTAL BALANCE DUE		\$16.16



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



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

Account # 1293945
Customer # 01547952

Balance Forward 0.00
Current Transactions 16.16

**Total Balance Due \$16.16
Due Date 12/8/2025**

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

Round-Up Donations to Charity
Amount Enclosed

Check this box to participate in Round-Up.

TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

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

23015479523129394512349309770000016168



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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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



4236 1 1
14-92800

TWO RIVERS WEST CDD

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

Bill Number: 23491974

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

Please visit bit.ly/pcurates for details.

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

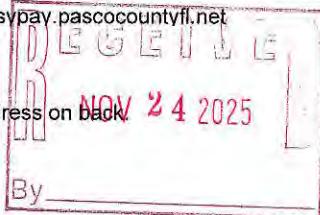
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606996	10/6/2025	1426	11/5/2025	1483	30	57

Usage History		Transactions		
Reclaimed				
November 2025	57	Previous Bill		120.36
October 2025	68	Payment 11/06/25		-167.34 CR
September 2025	58	Balance Forward		-46.98 CR
August 2025	24	Current Transactions		
July 2025	155	Reclaimed		
June 2025	70	Reclaimed	57 Thousand Gals X \$1.01	57.57
		Total Current Transactions		57.57
		TOTAL BALANCE DUE		\$10.59



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



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

Account # 1254940
Customer # 01547952

Balance Forward -46.98 CR
Current Transactions 57.57

Total Balance Due \$10.59
Due Date 12/8/2025

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

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

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



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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344



4228 1 1
14-92800

TWO RIVERS WEST CDD

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

Bill Number: 23491299

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579124	10/6/2025	911	11/5/2025	1168	30	257

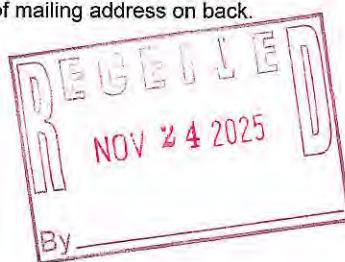
Usage History		Transactions	
Reclaimed		Previous Bill	
November 2025		-170.40 CR	
October 2025		-170.40 CR	
September 2025			
August 2025			
July 2025			
June 2025			
Balance Forward			
Current Transactions			
Reclaimed			
Reclaimed		257 Thousand Gals X \$1.01	
Total Current Transactions		259.57	
TOTAL BALANCE DUE		\$89.17	



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

Account # 1229260
Customer # 01547952

Balance Forward -170.40 CR
Current Transactions 259.57

Total Balance Due \$89.17
Due Date 12/8/2025

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

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

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

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.: 10532-b

Terms: Net 30

Invoice date: 12/01/2025

Due date: 12/31/2025

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



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

Statement Date: November 18, 2025

Amount Due: \$2,837.66

Due Date: December 09, 2025

Account #: 221009530827

Account Summary

Current Service Period: October 14, 2025 - November 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 December 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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your account online.



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

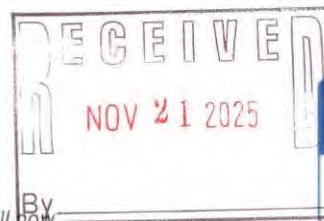
Account #: 221009530827

Due Date: December 09, 2025

Amount Due: \$2,837.66

Payment Amount: \$ _____

684717604616



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

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

00004760 FTECO111182522523810 00000 02 01000000 11590 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.

27 6847176046162210095308270000002837668



Service For:
COLSTON AVE/TRAILHEAD LN
TWORVRPHD4, ZEPHYRHILLS, FL 33541

Account #: 221009530827
Statement Date: November 18, 2025
Charges Due: December 09, 2025

Service Period: Oct 14, 2025 - Nov 12, 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	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

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



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

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

UtilCustServ@MyPasco.net

Pay By Phone: 1-855-786-5344



4237 1 1
14-92800

TWO RIVERS WEST CDD

Service Address: 1841 ARCHING BRANCH - RM-C

Bill Number: 23491976

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607007	10/6/2025	4270	11/5/2025	4921	30	651

Usage History
Reclaimed

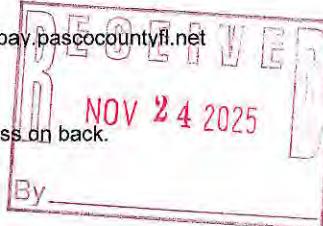
November 2025	651
October 2025	687
September 2025	137
August 2025	272
July 2025	90
June 2025	477
May 2025	378
April 2025	485
March 2025	810
February 2025	371
January 2025	10

Transactions		
Previous Bill		815.94
Payment 11/06/25		-815.94 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	651 Thousand Gals X \$1.01	657.51
Total Current Transactions		\$657.51
TOTAL BALANCE DUE		\$657.51



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net



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

Account # 1254945
Customer # 01547952

Balance Forward 0.00
Current Transactions 657.51

Total Balance Due \$657.51
Due Date 12/8/2025

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

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
TAMPA FL 33607-6008

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



PASCO COUNTY UTILITIES
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4229 1 1
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TWO RIVERS WEST CDD

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

Bill Number: 23491306

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579116	10/6/2025	6509	11/5/2025	8108	30	1599

Usage History
Reclaimed

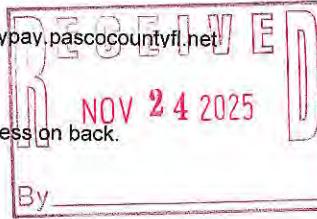
November 2025	1599
October 2025	1665
September 2025	402
August 2025	845
July 2025	663
June 2025	1431
May 2025	189

Transactions		
Previous Bill		2,039.83
Payment 11/06/25		-2,039.83 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	1,599 Thousand Gals X \$1.01	1,614.99
Total Current Transactions		1,614.99
TOTAL BALANCE DUE		\$1,614.99



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Account #	1230070
Customer #	01547952
Balance Forward	0.00
Current Transactions	1,614.99
Total Balance Due	\$1,614.99
Due Date	12/8/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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30 015479523123007072349130660001614990



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TWO RIVERS WEST CDD

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

Bill Number: 23491370

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

Account #	Customer #
1236630	01547952
Please use the 15-digit number below when making a payment through your bank	
123663001547952	

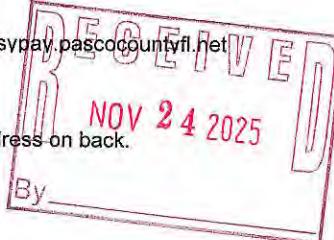
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149363	10/6/2025	103	11/5/2025	106	30	3

Usage History		Transactions		
Reclaimed				
November 2025	3	Previous Bill		4.45
October 2025	2	Payment 11/06/25		-4.45 CR
September 2025	3	Balance Forward		0.00
August 2025	1	Current Transactions		
July 2025	3	Reclaimed		
June 2025	12	Reclaimed	3 Thousand Gals X \$1.01	3.03
		Total Current Transactions		3.03
		TOTAL BALANCE DUE		\$3.03



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Account # 1236630
Customer # 01547952

Balance Forward 0.00
Current Transactions 3.03

Total Balance Due \$3.03
Due Date 12/8/2025

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

Round-Up Donations to Charity
Amount Enclosed

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TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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TWO RIVERS WEST CDD

Service Address: 1828 TRAILHEAD LANE RECLAIM METER1 INCH
Bill Number: 23492669
Billing Date: 11/21/2025
Billing Period: 10/6/2025 to 11/5/2025

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

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

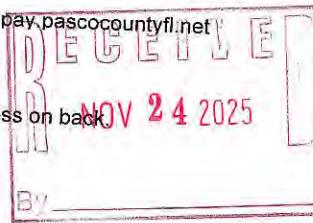
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606771	10/6/2025	335	11/5/2025	345	30	10
Usage History							
November 2025	Reclaimed		10	Previous Bill			
October 2025			9	Payment	11/06/25		11.52
September 2025			3	Balance Forward			-11.52 CR
August 2025			2	Current Transactions			0.00
July 2025			20	Reclaimed			
June 2025			24	Reclaimed			
May 2025			3	10 Thousand Gals X \$1.01			10.10
				Total Current Transactions			10.10
				TOTAL BALANCE DUE			
							\$10.10



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Round-Up Donations to Charity

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TWO RIVERS WEST CDD
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015479523128379532349266990000010106



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TWO RIVERS WEST CDD

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

Bill Number: 23491977

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Account #	Customer #
1254960	01547952
Please use the 15-digit number below when making a payment through your bank	
125496001547952	

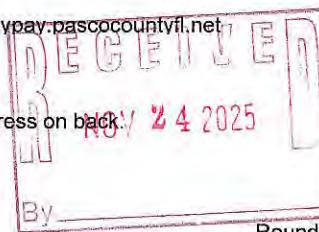
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606770	10/6/2025	135	11/5/2025	158	30	23

Usage History		Transactions		
Reclaimed				
November 2025	23	Previous Bill		123.97
October 2025	31	Payment 11/06/25		-123.97 CR
September 2025	104	Balance Forward		0.00
August 2025	0	Current Transactions		
		Reclaimed		
		Reclaimed	23 Thousand Gals X \$1.01	23.23
		Total Current Transactions		23.23
		TOTAL BALANCE DUE		\$23.23



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Account # 1254960
Customer # 01547952

Balance Forward 0.00
Current Transactions 23.23

Total Balance Due	\$23.23
Due Date	12/8/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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TWO RIVERS WEST CDD

Service Address: 35183 COLSTRIP TRAIL RECLAIM

Bill Number: 23491641

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	10/6/2025	571	11/5/2025	585	30	14

Usage History
Reclaimed

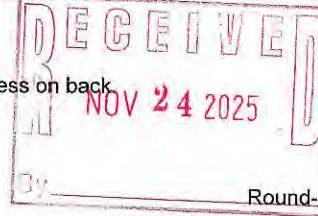
November 2025	14
October 2025	15
September 2025	10
August 2025	9
July 2025	45
June 2025	19

Transactions		
Previous Bill		24.06
Payment 11/06/25		-32.16 CR
Balance Forward		-8.10 CR
Current Transactions		
Reclaimed		
Reclaimed	14 Thousand Gals X \$1.01	14.14
Total Current Transactions		14.14
TOTAL BALANCE DUE		\$6.04



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Account # 1246095
Customer # 01547952

Balance Forward -8.10 CR
Current Transactions 14.14

Total Balance Due \$6.04
Due Date 12/8/2025

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: 34501 COLSTON AVENUE

Bill Number: 23491982

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579040	10/6/2025	814	11/5/2025	911	30	97

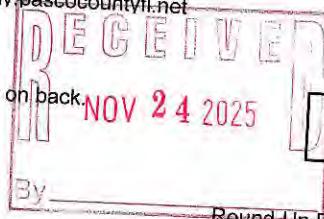
Usage History	
	Reclaimed
November 2025	97
October 2025	60
September 2025	0
August 2025	39
July 2025	50
June 2025	336
May 2025	45
April 2025	57
March 2025	104
February 2025	110
January 2025	13



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Account #	1255005
Customer #	01547952
Balance Forward	0.00
Current Transactions	97.97
Total Balance Due	\$97.97
Due Date	12/8/2025
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: **1508 SUTTONSET TRAIL RECLAIM**

Bill Number: 23493291

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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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	10/6/2025	817	11/5/2025	877	30	60

Usage History
Reclaimed

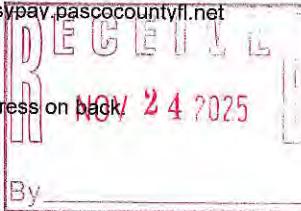
November 2025 60
October 2025 55
September 2025 55
August 2025 0

Transactions		
Previous Bill		104.56
Payment 11/06/25		-104.56 CR
Balance Forward		0.00
Current Transactions		
Reclaimed	60 Thousand Gals X \$1.01	60.60
Total Current Transactions		60.60
TOTAL BALANCE DUE		\$60.60



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Account # 1299715
Customer # 01547952

Balance Forward 0.00
Current Transactions 60.60

Total Balance Due \$60.60
Due Date 12/8/2025

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: 1873 DRUMMOND POINT RECLAIM

Bill Number: 23493292

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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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	10/6/2025	442	11/5/2025	527	30	85
Usage History							
Reclaimed							
November 2025		85					358.36
October 2025		95					-358.36 CR
September 2025		61					0.00
Transactions							
Previous Bill							
Payment 11/06/25							
Balance Forward							
Current Transactions							
Reclaimed							
Reclaimed							
85 Thousand Gals X \$1.01							
Total Current Transactions							
85.85							
TOTAL BALANCE DUE							
\$85.85							



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Account # 1299720
Customer # 01547952

Balance Forward 0.00
Current Transactions 85.85

Total Balance Due \$85.85
Due Date 12/8/2025

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: 36442 HILLRIDGE TRAIL - POC 'E'

Bill Number: 23493305

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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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	10/6/2025	4	11/5/2025	54	30	50

Usage History
Reclaimed

November 2025	50
October 2025	4
September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0

Transactions		
Previous Bill		4.04
Payment 11/06/25		-4.04 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	50 Thousand Gals X \$1.01	50.50
Total Current Transactions		50.50
TOTAL BALANCE DUE		\$50.50

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Account #	1299905
Customer #	01547952
Balance Forward	0.00
Current Transactions	50.50

Total Balance Due	\$50.50
Due Date	12/8/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST CDD

Service Address: 0 BRIGHT MOON RECLAIM TRAIL

Bill Number: 23491372

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

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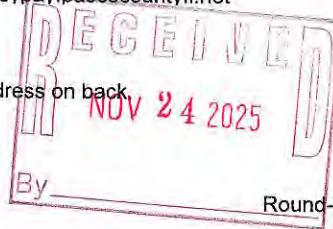
Account #	Customer #
12366600	01547952
Please use the 15-digit number below when making a payment through your bank	
123666001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232147320	10/6/2025	105	11/5/2025	144	30	39
Usage History							
Reclaimed							
November 2025	39			Previous Bill			80.97
October 2025	44			Payment 11/06/25			-80.97 CR
September 2025	41			Balance Forward			0.00
August 2025	20			Current Transactions			
July 2025	0			Reclaimed			
June 2025	0			Reclaimed	39 Thousand Gals X \$1.01		39.39
May 2025	0			Total Current Transactions			39.39
April 2025	0			TOTAL BALANCE DUE			\$39.39



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Account # 12366600
Customer # 01547952

Balance Forward 0.00
Current Transactions 39.39

Total Balance Due \$39.39
Due Date 12/8/2025

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

Round-Up Donations to Charity
Amount Enclosed

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39 015479523123666082349137290000039396



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TWO RIVERS WEST CDD

Service Address: EMBERVIEW DR & TRAILHEAD LANE RECLAIM METER 1.5

Bill Number: 23492670

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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	10/6/2025	1698	11/5/2025	1772	30	74

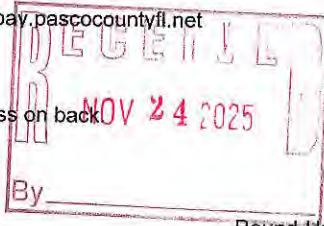
Usage History
Reclaimed

		Transactions	
November 2025	74	Previous Bill	208.45
October 2025	82	Payment 11/06/25	-208.45 CR
September 2025	141	Balance Forward	0.00
August 2025	69	Current Transactions	
July 2025	145	Reclaimed	
June 2025	240	Reclaimed	74 Thousand Gals X \$1.01
May 2025	8	Total Current Transactions	74.74
		TOTAL BALANCE DUE	\$74.74



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Account #	1283800
Customer #	01547952
Balance Forward	0.00
Current Transactions	74.74

Total Balance Due	\$74.74
Due Date	12/8/2025

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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40015479523128380042349267090000074740



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TWO RIVERS WEST CDD

Service Address: 1871 TRAILHEAD LN - RECLAIM - 2 INCH
Bill Number: 23492668
Billing Date: 11/21/2025
Billing Period: 10/6/2025 to 11/5/2025

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

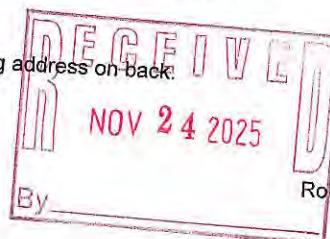
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579052	10/6/2025	1035	11/5/2025	1442	30	407
Transactions							
November 2025	Reclaimed		407	Previous Bill			
October 2025			931	Payment 11/06/25			1,032.97
September 2025			104	Balance Forward			-1,032.97 CR
August 2025			0	Current Transactions			0.00
June 2025			0	Reclaimed			
June 2025			0	Reclaimed			
May 2025			0	Total Current Transactions	407 Thousand Gals X \$1.01	411.07	
						411.07	
				TOTAL BALANCE DUE			\$411.07



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Account #	1283790
Customer #	01547952
Balance Forward	0.00
Current Transactions	411.07
Total Balance Due	\$411.07
Due Date	12/8/2025
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
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015479523128379082349266820000411073



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TWO RIVERS WEST CDD

Service Address: 35888 STABLETON LN RECLAIM-2 INCH
Bill Number: 23491987
Billing Date: 11/21/2025
Billing Period: 10/6/2025 to 11/5/2025

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

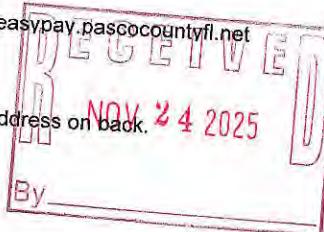
Account #	Customer #
1255150	01547952
Please use the 15-digit number below when making a payment through your bank	
125515001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands		
		Date	Read	Date	Read				
Reclaim	241579120	10/6/2025	1099	11/5/2025	1328	30	229		
Usage History									
November 2025	Reclaimed					Transactions			
October 2025	229								
September 2025	308								
August 2025	465					Previous Bill			
	146					Payment 11/06/25			
Balance Forward									
Current Transactions									
Reclaimed									
Reclaimed									
229 Thousand Gals X \$1.01									
231.29									
Total Current Transactions									
TOTAL BALANCE DUE									
\$231.29									



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Account #	1255150
Customer #	01547952
Balance Forward	
0.00	
Current Transactions	231.29
Total Balance Due	\$231.29
Due Date	12/8/2025
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
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TWO RIVERS WEST CDD

Service Address: **2124 WISE RIVER LANE**
Bill Number: 23491981
Billing Date: 11/21/2025
Billing Period: 10/6/2025 to 11/5/2025

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

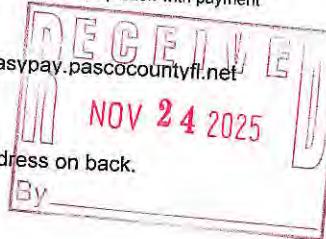
Account #	Customer #
1255000	01547952
Please use the 15-digit number below when making a payment through your bank	
125500001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579044	10/6/2025	400	11/5/2025	481	30	81
Transactions							
November 2025	Reclaimed		81	Previous Bill			
October 2025			112	Payment 11/06/25			259.24
September 2025			164	Balance Forward			-259.24 CR
August 2025			54	Current Transactions			0.00
July 2025			9	Reclaimed			
June 2025			0	Reclaimed			
May 2025			21	81 Thousand Gals X \$1.01			81.81
April 2025			30	Total Current Transactions			81.81
March 2025			10	TOTAL BALANCE DUE			
February 2025			0				\$81.81
January 2025			0				



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Account #	1255000
Customer #	01547952
Balance Forward	0.00
Current Transactions	81.81
Total Balance Due	\$81.81
Due Date	12/8/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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TWO RIVERS WEST CDD

Service Address: 34492 COLSTON AVENUE

Bill Number: 23491980

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit 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	10/6/2025	1879	11/5/2025	2010	30	131

Usage History	Transactions		
	Reclaimed	Previous Bill	446.83
November 2025	131	Payment 11/06/25	-446.83 CR
October 2025	101		0.00
September 2025	387		
August 2025	55	Balance Forward	
July 2025	394	Current Transactions	
June 2025	10	Reclaimed	
May 2025	75	Reclaimed	131 Thousand Gals X \$1.01
April 2025	157		132.31
March 2025	453	Total Current Transactions	132.31
February 2025	246		
January 2025	1	TOTAL BALANCE DUE	\$132.31



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Account #	1254995
Customer #	01547952
Balance Forward	0.00
Current Transactions	132.31
Total Balance Due	\$132.31
Due Date	12/8/2025

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: 2281 TWO RIVERS BOULEVARD

Bill Number: 23491979

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

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

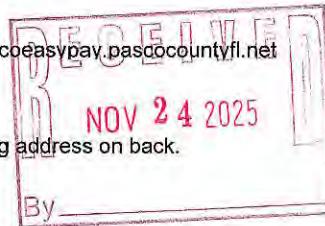
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	10/6/2025	2441	11/5/2025	2950	30	509

Usage History		Transactions		
	Reclaimed	Previous Bill		440.06
November 2025	509	Payment 11/06/25		-440.06 CR
October 2025	426			0.00
September 2025	11	Balance Forward		
August 2025	107	Current Transactions		
July 2025	245	Reclaimed		
June 2025	468	Reclaimed	509 Thousand Gals X \$1.01	514.09
May 2025	464	Total Current Transactions		514.09
April 2025	322			
March 2025	271	TOTAL BALANCE DUE		\$514.09
February 2025	108			
January 2025	11			



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Account # 1254990
Customer # 01547952
Balance Forward 0.00
Current Transactions 514.09

Total Balance Due \$514.09
Due Date 12/8/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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TWO RIVERS WEST CDD

Service Address: 2221 TWO RIVERS BOULEVARD

Bill Number: 23491978

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

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

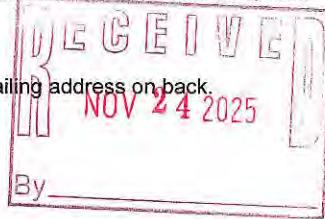
Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579050	10/6/2025	2854	11/5/2025	3088	30	234

Usage History		Transactions		
Reclaimed				
November 2025	234	Previous Bill		360.54
October 2025	222	Payment 11/06/25		-360.54 CR
September 2025	153	Balance Forward		0.00
August 2025	110	Current Transactions		
July 2025	21	Reclaimed		
June 2025	319	Reclaimed	234 Thousand Gals X \$1.01	236.34
May 2025	375	Total Current Transactions		236.34
April 2025	443			
March 2025	349			
February 2025	426			
January 2025	425			
				\$236.34



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Account # 1254985
Customer # 01547952
Balance Forward 0.00
Current Transactions 236.34

Total Balance Due \$236.34
Due Date 12/8/2025

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: DRUMMOND AND COLSTON

Bill Number: 23491307

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	220600002	10/6/2025	589	11/5/2025	737	30	148

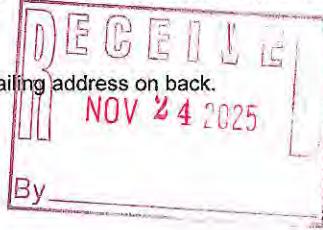
Usage History		Transactions		
Reclaimed		Previous Bill	271.25	
November 2025	148	Payment 11/06/25	-271.25 CR	
October 2025	168		0.00	
September 2025	114	Balance Forward		
August 2025	103	Current Transactions		
July 2025	154	Reclaimed		
June 2025	50	Reclaimed	148 Thousand Gals X \$1.01	149.48
May 2025	0	Total Current Transactions	149.48	
		TOTAL BALANCE DUE	\$149.48	



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Account # 1230075
Customer # 01547952
Balance Forward 0.00
Current Transactions 149.48

Total Balance Due \$149.48
Due Date 12/8/2025

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: 34496 COLSTON AVENUE 2 INCH RECLAIM

Bill Number: 23491371

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit 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	10/6/2025	2366	11/5/2025	2690	30	324

Usage History
Reclaimed

November 2025	324
October 2025	399
September 2025	366
August 2025	538
July 2025	219
June 2025	32

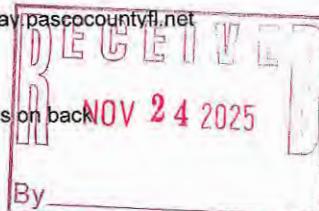
Transactions	
Previous Bill	729.10
Payment 11/06/25	-729.10 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	324 Thousand Gals X \$1.01
Total Current Transactions	327.24
TOTAL BALANCE DUE	\$327.24

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



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Account #	1236655
Customer #	01547952
Past Due	0.00
Current Transactions	327.24

Total Balance Due	\$327.24
Due Date	12/8/2025

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

Round-Up Donations to Charity

Amount Enclosed

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Phone: (727) 847-8131

Billing Information

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

Transaction Detail

EFT (Check) XXXXXX8906
11/25/2025 9:14:09 AM
PAYMENT PROCESSED 663556

Invoices

Type	Invoice #	Description	Amount
Utilities New	INV2025112	Account Number: 1324425	
Customers Deposits & Fees	581054540	Customer Number: 01547952	
		Customer Name: Two Rivers West CDD	
		Service Address Street Number and Name: 36730 Colston Ave Wesley Chapel FL	\$1,570.00
		33543	
		Email Address: districtinvoices@inframark.com	
		Phone Number: 8138737300	
		Payment Amount : 1570.00	
		SUBTOTAL	\$1,570.00
		SERVICE FEE	\$2.50
		GRAND TOTAL	\$1,572.50



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TWO RIVERS WEST CDD

Service Address: 2772 WISE RIVER LANE

Bill Number: 23602286

Billing Date: 12/9/2025

Billing Period: 10/28/2025 to 11/28/2025

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

Please visit bit.ly/pcurates for details.

Account #	Customer #
1304850	01547952
Please use the 15-digit number below when making a payment through your bank	
130485001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	180091434	10/28/2025	8554	11/28/2025	8554	31	0

Usage History

Water

November 2025	0	Previous Bill	63.99
October 2025	0	Past Due	63.99
September 2025	0	Current Transactions	
August 2025	0	Water	
July 2025	0	Water Base Charge	63.99
June 2025	0	Total Current Transactions	63.99
May 2025	0		
April 2025	0	TOTAL BALANCE DUE	\$127.98

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



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Account # 1304850

Customer # 01547952

Past Due 63.99

Current Transactions 63.99

Total Balance Due \$127.98

Due Date 12/29/2025

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

Round-Up Donations to Charity

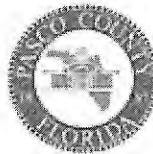
Amount Enclosed

Check this box to participate in Round-Up.

DEC 12 2025

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TWO RIVERS WEST CDD

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

Bill Number: 23602305

Billing Date: 12/9/2025

Billing Period: 10/28/2025 to 11/28/2025

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

Account #	Customer #
1307330	01547952
Please use the 15-digit number below when making a payment through your bank	
130733001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	20849263	10/28/2025	19807	11/28/2025	19813	31	6

Usage History		Transactions	
Water			
November 2025	6	Previous Bill	66.17
October 2025	1	Past Due	66.17
September 2025	5	Current Transactions	
August 2025	8	Water	
July 2025	1	Water Base Charge	63.99
June 2025	13	Water Tier 1	6.0 Thousand Gals X \$2.18
May 2025	5	Total Current Transactions	13.08
		TOTAL BALANCE DUE	\$143.24

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



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DEC 12 2025

Account # 1307330
Customer # 01547952

Past Due 66.17
Current Transactions 77.07

Total Balance Due \$143.24
Due Date 12/29/2025

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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Two Rivers West

EPG TWO RIVERS I LLC

Service Address: **34584 SHORTHORN DR -RM-E RECLAIM 1-1/2 INCH**

Bill Number: 23627108

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

Account #	Customer #
1279740	01537536
Please use the 15-digit number below when making a payment through your bank	
127974001537536	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607008	11/5/2025	0	12/5/2025	61	30	61

Usage History

Water

December 2025	61
November 2025	0

Transactions

Current Transactions		
Reclaimed		
Reclaimed	61 Thousand Gals X \$1.01	61.61
Total Current Transactions		61.61
TOTAL BALANCE DUE		\$61.61



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Account #	1279740
Customer #	01537536
Balance Forward	0.00
Current Transactions	61.61

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Total Balance Due	\$61.61
Due Date	1/5/2026

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

Round-Up Donations to Charity

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Amount Enclosed

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

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

Bill Number: 23627338

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	241572551	11/5/2025	0	12/5/2025	0	30	0

Usage History

Water	December 2025	0
	November 2025	0
	October 2025	0
	September 2025	0
	August 2025	0

Transactions

Previous Bill	22.66
Past Due	22.66
Current Transactions	
Water	
Water Base Charge	11.00
Adjustments	
Late Payment Charge	1.10
Total Current Transactions	12.10
TOTAL BALANCE DUE	\$34.76

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



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Account #	1287220
Customer #	01542089
Past Due	22.66
Current Transactions	12.10

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Total Balance Due	\$34.76
Due Date	1/5/2026

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

Round-Up Donations to Charity

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Amount Enclosed

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

Service Address: **2221 TWO RIVERS BOULEVARD**
Bill Number: 23626477
Billing Date: 12/17/2025
Billing Period: 11/5/2025 to 12/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579050	11/5/2025	3088	12/5/2025	3313	30	225

Usage History		Transactions		
Reclaimed				
December 2025	225	Previous Bill		236.34
November 2025	234	Payment 12/16/25		-236.34 CR
October 2025	222	Balance Forward		0.00
September 2025	153	Current Transactions		
August 2025	110	Reclaimed		
July 2025	21	Reclaimed	225 Thousand Gals X \$1.01	227.25
June 2025	319	Adjustments		
May 2025	375	Late Payment Charge		23.63
April 2025	443	Total Current Transactions		250.88
March 2025	349	TOTAL BALANCE DUE		\$250.88
February 2025	426			
January 2025	425			



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Account # 1254985

Customer # 01547952

Balance Forward 0.00

Current Transactions 250.88

Total Balance Due \$250.88

Due Date 1/5/2026

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

Round-Up Donations to Charity

Amount Enclosed

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2005 PAN AM SUITE 300 CIRCLE
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TWO RIVERS WEST CDD

Service Address: **35039 BIG HAWK DR. - RM-A**
Bill Number: 23626476
Billing Date: 12/17/2025
Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit 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	11/5/2025	158	12/5/2025	183	30	25

Usage History		Transactions		
Reclaimed				
December 2025	25	Previous Bill		23.23
November 2025	23	Payment	12/16/25	-22.23 CR
October 2025	31	Past Due		1.00
September 2025	104	Current Transactions		
August 2025	0	Reclaimed		
		Reclaimed	25 Thousand Gals X \$1.01	25.25
		Adjustments		
		Late Payment Charge		2.32
		Total Current Transactions		27.57
		TOTAL BALANCE DUE		\$28.57

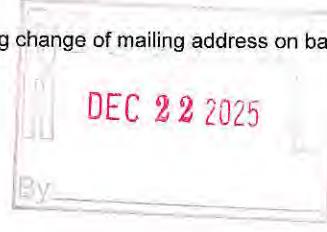
*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account # 1254960
Customer # 01547952

Past Due 1.00
Current Transactions 27.57

Total Balance Due \$28.57
Due Date 1/5/2026

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: 1841 ARCHING BRANCH - RM-C
Bill Number: 23626475
Billing Date: 12/17/2025
Billing Period: 11/5/2025 to 12/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607007	11/5/2025	4921	12/5/2025	5584	30	663

Usage History
Reclaimed

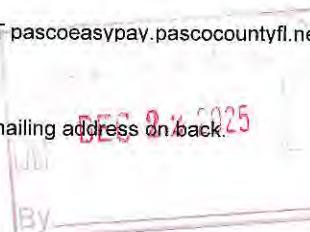
		Transactions	
December 2025	663	Previous Bill	657.51
November 2025	651	Payment 12/16/25	-657.51 CR
October 2025	687	Balance Forward	0.00
September 2025	137	Current Transactions	
August 2025	272	Reclaimed	
July 2025	90	Reclaimed	663 Thousand Gals X \$1.01
June 2025	477	Adjustments	669.63
May 2025	378	Late Payment Charge	65.75
April 2025	485	Total Current Transactions	735.38
March 2025	810		
February 2025	371		
January 2025	10		
		TOTAL BALANCE DUE	\$735.38



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Account #	1254945
Customer #	01547952
Balance Forward	0.00
Current Transactions	735.38

Total Balance Due	\$735.38
Due Date	1/5/2026

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: **35183 COLSTRIP TRAIL RECLAIM**

Bill Number: 23626134

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	11/5/2025	585	12/5/2025	598	30	13

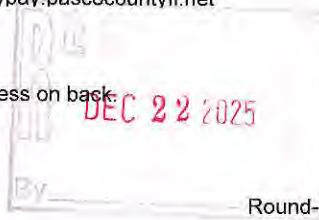
Usage History		Transactions		
Reclaimed				
December 2025	13	Previous Bill		6.04
November 2025	14	Payment 12/16/25		-14.14 CR
October 2025	15	Balance Forward		-8.10 CR
September 2025	10	Current Transactions		
August 2025	9	Reclaimed		
July 2025	45	Reclaimed	13 Thousand Gals X \$1.01	13.13
June 2025	19	Adjustments		
		Late Payment Charge		0.60
		Total Current Transactions		13.73
		TOTAL BALANCE DUE		\$5.63



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Account # 1246095
Customer # 01547952

Balance Forward -8.10 CR
Current Transactions 13.73

**Total Balance Due \$5.63
Due Date 1/5/2026**

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

Round-Up Donations to Charity

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Amount Enclosed

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TWO RIVERS WEST CDD

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

Bill Number: 23625866

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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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	11/5/2025	144	12/5/2025	181	30	37
Usage History							
Reclaimed							
December 2025		37		Previous Bill			39.39
November 2025		39		Payment 12/16/25			-39.39 CR
October 2025		44		Balance Forward			0.00
September 2025		41		Current Transactions			
August 2025		20		Reclaimed			
July 2025		0		Reclaimed	37 Thousand Gals X \$1.01		37.37
June 2025		0		Adjustments			
May 2025		0		Late Payment Charge			3.94
April 2025		0		Total Current Transactions			41.31
Transactions							
TOTAL BALANCE DUE							
\$41.31							



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DEC 22 2025

Account #	1236660
Customer #	01547952
Balance Forward	0.00
Current Transactions	41.31

Total Balance Due	\$41.31
Due Date	1/5/2026

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

Round-Up Donations to Charity

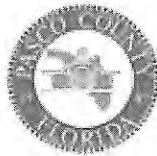
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TWO RIVERS WEST CDD

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

Bill Number: 23625865

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

Please visit 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	11/5/2025	2690	12/5/2025	3040	30	350

Usage History		Transactions		
Reclaimed				
December 2025	350	Previous Bill		327.24
November 2025	324	Payment 12/16/25		-327.24 CR
October 2025	399	Balance Forward		0.00
September 2025	366	Current Transactions		
August 2025	538	Reclaimed		
July 2025	219	Reclaimed	350 Thousand Gals X \$1.01	353.50
June 2025	32	Adjustments		
		Late Payment Charge		32.72
		Total Current Transactions		386.22
		TOTAL BALANCE DUE		\$386.22



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DET 23/2025

Account #	1236655
Customer #	01547952
Balance Forward	0.00
Current Transactions	386.22
Total Balance Due	\$386.22
Due Date	1/5/2026
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
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TWO RIVERS WEST CDD

Service Address: 36442 HILLRIDGE TRAIL - POC 'E'

Bill Number: 23627820

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit 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	11/5/2025	54	12/5/2025	277	30	223

Usage History
Reclaimed

		Transactions	
December 2025	223	Previous Bill	50.50
November 2025	50	Payment 12/16/25	-50.50 CR
October 2025	4	Balance Forward	0.00
September 2025	0	Current Transactions	
August 2025	0	Reclaimed	
July 2025	0	Reclaimed	223 Thousand Gals X \$1.01
June 2025	0	Adjustments	225.23
May 2025	0	Late Payment Charge	5.05
April 2025	0	Total Current Transactions	230.28
		TOTAL BALANCE DUE	\$230.28



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DEC 22 2025

Account #	1299905
Customer #	01547952
Balance Forward	0.00
Current Transactions	230.28
Total Balance Due	\$230.28
Due Date	1/5/2026

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: 2281 TWO RIVERS BOULEVARD

Bill Number: 23626478

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	11/5/2025	2950	12/5/2025	3555	30	605

Usage History		Transactions		
Reclaimed				
December 2025	605	Previous Bill		514.09
November 2025	509	Payment 12/16/25		-514.09 CR
October 2025	426	Balance Forward		0.00
September 2025	11	Current Transactions		
August 2025	107	Reclaimed		
July 2025	245	Reclaimed	605 Thousand Gals X \$1.01	611.05
June 2025	468	Adjustments		
May 2025	464	Late Payment Charge		51.41
April 2025	322	Total Current Transactions		662.46
March 2025	271	TOTAL BALANCE DUE		
February 2025	108	\$662.46		
January 2025	11			



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Account #	1254990
Customer #	01547952
Balance Forward	0.00
Current Transactions	662.46
Total Balance Due	\$662.46
Due Date	1/5/2026

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST CDD

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

Bill Number: 23625863

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Account #	Customer #
1236630	01547952
Please use the 15-digit number below when making a payment through your bank	
123663001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands		
		Date	Read	Date	Read				
Reclaim	232149363	11/5/2025	106	12/5/2025	108	30	2		
Usage History									
Reclaimed									
December 2025		2		Previous Bill			3.03		
November 2025		3		Payment 12/16/25			-3.03 CR		
October 2025		2		Balance Forward			0.00		
September 2025		3		Current Transactions					
August 2025		1		Reclaimed					
July 2025		3		Reclaimed		2 Thousand Gals X \$1.01	2.02		
June 2025		12		Total Current Transactions			2.02		
Transactions									
TOTAL BALANCE DUE									
\$2.02									



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Account # 1236630
Customer # 01547952
Balance Forward 0.00
Current Transactions 2.02

Total Balance Due \$2.02
Due Date 1/5/2026

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: DRUMMOND AND COLSTON

Bill Number: 23625799

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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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	11/5/2025	737	12/5/2025	869	30	132

Usage History		Transactions		
Reclaimed				
December 2025	132	Previous Bill		149.48
November 2025	148	Payment 12/16/25		-149.48 CR
October 2025	168	Balance Forward		0.00
September 2025	114	Current Transactions		
August 2025	103	Reclaimed		
July 2025	154	Reclaimed	132 Thousand Gals X \$1.01	133.32
June 2025	50	Adjustments		
May 2025	0	Late Payment Charge		14.95
		Total Current Transactions		148.27
		TOTAL BALANCE DUE		\$148.27



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Account # 1230075

Customer # 01547952

Balance Forward 0.00

Current Transactions 148.27

Total Balance Due \$148.27

Due Date 1/5/2026

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

Round-Up Donations to Charity

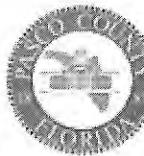
Amount Enclosed

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TWO RIVERS WEST CDD

Service Address: 1508 SUTTONSET TRAIL RECLAIM

Bill Number: 23627806

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

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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	11/5/2025	877	12/5/2025	939	30	62

Usage History		Transactions		
Reclaimed				
December 2025	62	Previous Bill		60.60
November 2025	60	Payment 12/16/25		-60.60 CR
October 2025	55	Balance Forward		0.00
September 2025	55	Current Transactions		
August 2025	0	Reclaimed		
		Reclaimed	62 Thousand Gals X \$1.01	62.62
		Adjustments		
		Late Payment Charge		6.06
		Total Current Transactions		68.68
		TOTAL BALANCE DUE		\$68.68



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Account # 1299715
Customer # 01547952

Balance Forward 0.00
Current Transactions 68.68

Total Balance Due \$68.68
Due Date 1/5/2026

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: 34501 COLSTON AVENUE

Bill Number: 23626481

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Account #	Customer #
1255005	01547952
Please use the 15-digit number below when making a payment through your bank	
125500501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579040	11/5/2025	911	12/5/2025	1003	30	92

Usage History		Transactions		
Reclaimed				
December 2025	92	Previous Bill		97.97
November 2025	97	Payment 12/16/25		-97.97 CR
October 2025	60	Balance Forward		0.00
September 2025	0	Current Transactions		
August 2025	39	Reclaimed		
July 2025	50	Reclaimed	92 Thousand Gals X \$1.01	92.92
June 2025	336	Adjustments		
May 2025	45	Late Payment Charge		9.80
April 2025	57	Total Current Transactions		102.72
March 2025	104	TOTAL BALANCE DUE		\$102.72
February 2025	110			
January 2025	13			



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Account #	1255005
Customer #	01547952
Balance Forward	0.00
Current Transactions	102.72

Total Balance Due	\$102.72
Due Date	1/5/2026

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: 2124 WISE RIVER LANE

Bill Number: 23626480

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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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	11/5/2025	481	12/5/2025	542	30	61

Usage History		Transactions		
Reclaimed				
December 2025	61	Previous Bill		81.81
November 2025	81	Payment 12/16/25		-81.81 CR
October 2025	112	Balance Forward		0.00
September 2025	164	Current Transactions		
August 2025	54	Reclaimed		
July 2025	9	Reclaimed	61 Thousand Gals X \$1.01	61.61
June 2025	0	Adjustments		
May 2025	21	Late Payment Charge		8.18
April 2025	30	Total Current Transactions		69.79
March 2025	10			
February 2025	0	TOTAL BALANCE DUE		\$69.79
January 2025	0			



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Account # 1255000
Customer # 01547952

Balance Forward 0.00
Current Transactions 69.79

Total Balance Due \$69.79
Due Date 1/5/2026

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: 1873 DRUMMOND POINT RECLAIM

Bill Number: 23627807

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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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	11/5/2025	527	12/5/2025	585	30	58

Usage History		Transactions		
Reclaimed				
December 2025	58	Previous Bill		85.85
November 2025	85	Payment 12/16/25		-85.85 CR
October 2025	95	Balance Forward		0.00
September 2025	61	Current Transactions		
		Reclaimed		
		Reclaimed	58 Thousand Gals X \$1.01	58.58
		Adjustments		
		Late Payment Charge		8.59
		Total Current Transactions		67.17
		TOTAL BALANCE DUE		\$67.17



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Account #	1299720
Customer #	01547952
Balance Forward	0.00
Current Transactions	67.17

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Total Balance Due	\$67.17
Due Date	1/5/2026

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: 2023 DRUMMOND -1 INCH

Bill Number: 23627610

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

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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	11/5/2025	547	12/5/2025	566	30	19

Usage History		Transactions		
Reclaimed				
December 2025	19	Previous Bill		16.16
November 2025	16	Payment	12/16/25	-16.16 CR
October 2025	13	Balance Forward		
September 2025	16	Current Transactions		
August 2025	12	Reclaimed		
July 2025	20	Reclaimed	19 Thousand Gals X \$1.01	19.19
June 2025	110	Adjustments		
May 2025	4	Late Payment Charge		1.62
Total Current Transactions				20.81
TOTAL BALANCE DUE				\$20.81



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Account # 1293945
Customer # 01547952

Balance Forward 0.00
Current Transactions 20.81

Total Balance Due \$20.81
Due Date 1/5/2026

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: 1828 TRAILHEAD LANE RECLAIM METER1 INCH

Bill Number: 23627172

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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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	11/5/2025	345	12/5/2025	356	30	11

Usage History		Transactions		
Reclaimed				
December 2025	11	Previous Bill		10.10
November 2025	10	Payment	12/16/25	-10.10 CR
October 2025	9	Balance Forward		0.00
September 2025	3	Current Transactions		
August 2025	2	Reclaimed		
July 2025	20	Reclaimed		11 Thousand Gals X \$1.01
June 2025	24	Adjustments		11.11
May 2025	3	Late Payment Charge		1.01
		Total Current Transactions		12.12
		TOTAL BALANCE DUE		\$12.12



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Account # 1283795
Customer # 01547952

Balance Forward 0.00
Current Transactions 12.12

Total Balance Due \$12.12
Due Date 1/5/2026

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: 1871 TRAILHEAD LN - RECLAIM - 2 INCH

Bill Number: 23627171

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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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	11/5/2025	1442	12/5/2025	1771	30	329

Usage History		Transactions		
Reclaimed				
December 2025	329	Previous Bill		411.07
November 2025	407	Payment	12/16/25	-411.07 CR
October 2025	931	Balance Forward		0.00
September 2025	104	Current Transactions		
August 2025	0	Reclaimed		
June 2025	0	Reclaimed	329 Thousand Gals X \$1.01	332.29
June 2025	0	Adjustments		
May 2025	0	Late Payment Charge		41.11
		Total Current Transactions		373.40
		TOTAL BALANCE DUE		
		\$373.40		



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Account # 1283790

Customer # 01547952

Balance Forward 0.00

Current Transactions 373.40

Total Balance Due \$373.40

Due Date 1/5/2026

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

DEC 22 2025

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST CDD

Service Address: 35888 STABLETON LN RECLAIM-2 INCH

Bill Number: 23626486

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

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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	11/5/2025	1328	12/5/2025	1484	30	156

Usage History		Transactions		
Reclaimed				
December 2025	156	Previous Bill		231.29
November 2025	229	Payment	12/16/25	-231.29 CR
October 2025	308	Balance Forward		0.00
September 2025	465	Current Transactions		
August 2025	146	Reclaimed		
		Reclaimed	156 Thousand Gals X \$1.01	157.56
		Adjustments		
		Late Payment Charge		23.13
		Total Current Transactions		180.69
		TOTAL BALANCE DUE		\$180.69



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Account # 1255150
Customer # 01547952

Balance Forward 0.00
Current Transactions 180.69

Total Balance Due \$180.69
Due Date 1/5/2026

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

DEC 22 2025
Round-Up Donations to Charity

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TWO RIVERS WEST CDD

Service Address: EMBERVIEW DR & TRAILHEAD LANE RECLAIM METER 1.5

Bill Number: 23627173

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

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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	11/5/2025	1772	12/5/2025	1849	30	77

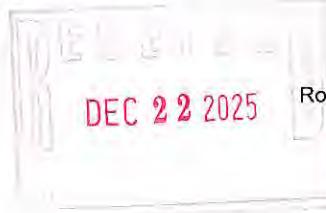
Usage History		Transactions		
Reclaimed				
December 2025	77	Previous Bill		74.74
November 2025	74	Payment	12/16/25	-74.74 CR
October 2025	82	Balance Forward		0.00
September 2025	141	Current Transactions		
August 2025	69	Reclaimed		
July 2025	145	Reclaimed	77 Thousand Gals X \$1.01	77.77
June 2025	240	Adjustments		
May 2025	8	Late Payment Charge		7.47
		Total Current Transactions		85.24
		TOTAL BALANCE DUE		\$85.24



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Account # 1283800
Customer # 01547952
Balance Forward 0.00
Current Transactions 85.24

Total Balance Due \$85.24
Due Date 1/5/2026

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

Round-Up Donations to Charity

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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344



4267 1 1
14-92800

TWO RIVERS WEST CDD

Service Address: TWO RIVERS & BIG HAWK

Bill Number: 23625798

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579116	11/5/2025	8108	12/5/2025	9758	30	1650

Usage History		Transactions		
Reclaimed				
December 2025	1650	Previous Bill		1,614.99
November 2025	1599	Payment 12/16/25		-1,614.99 CR
October 2025	1665	Balance Forward		0.00
September 2025	402	Current Transactions		
August 2025	845	Reclaimed		
July 2025	663	Reclaimed	1,650 Thousand Gals X \$1.01	1,666.50
June 2025	1431	Adjustments		
May 2025	189	Late Payment Charge		161.50
		Total Current Transactions		1,828.00
		TOTAL BALANCE DUE		\$1,828.00



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DEC 22 2025

Account #	1230070
Customer #	01547952
Balance Forward	0.00
Current Transactions	1,828.00
Total Balance Due	\$1,828.00
Due Date	1/5/2026

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 SUITE 300 CIRCLE
TAMPA FL 33607-6008

PASCO COUNTY UTILITIES
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P.O. BOX 2139
NEW PORT RICHEY, FL 34656-2139

73 015479523123007072362579880001828001



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Pay By Phone: 1-855-786-5344



4266 1 1
14-92800

TWO RIVERS WEST CDD

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

Bill Number: 23625791

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

Please visit bit.ly/pcurates for details.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579124	11/5/2025	1168	12/5/2025	1446	30	278

Usage History		Transactions		
Reclaimed				
December 2025	278	Previous Bill		89.17
November 2025	257	Payment 12/16/25		-89.17 CR
October 2025	248	Balance Forward		0.00
September 2025	8	Current Transactions		
August 2025	63	Reclaimed		
July 2025	128	Reclaimed	278 Thousand Gals X \$1.01	280.78
June 2025	47	Adjustments		
		Late Payment Charge		8.92
		Total Current Transactions		289.70
		TOTAL BALANCE DUE		\$289.70



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Account #	1229260
Customer #	01547952
Balance Forward	0.00
Current Transactions	289.70

Total Balance Due	\$289.70
Due Date	1/5/2026

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 SUITE 300 CIRCLE
TAMPA FL 33607-6008

PASCO COUNTY UTILITIES
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TWO RIVERS WEST CDD

Service Address: 1912 TWO RIVERS BOULEVARD

Bill Number: 23627988

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

Account #	Customer #
1305435	01547952
Please use the 15-digit number below when making a payment through your bank	
	130543501547952

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579097	11/5/2025	0	12/5/2025	0	30	0

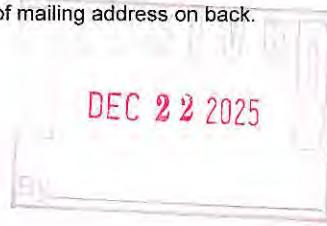
Usage History		Transactions	
Reclaimed		Current Transactions	
December 2025		Adjustments	
0		Deposit Owing 481.00	
		Turn On Next Day Activation Fee 64.00	
		Total Current Transactions 545.00	
		TOTAL BALANCE DUE \$545.00	



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Account # 1305435
Customer # 01547952

Balance Forward 0.00
Current Transactions 545.00

Total Balance Due \$545.00
Due Date 1/5/2026

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 SUITE 300 CIRCLE
TAMPA FL 33607-6008

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75 015479523130543592362798870000545006



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TWO RIVERS WEST CDD

Service Address: 1868 TRAILHEAD LANE RECLAIM COMMON AREA

Bill Number: 23625801

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

Please visit bit.ly/pcurates for details.

Account #	Customer #
1230085	01547952
Please use the 15-digit number below when making a payment through your bank	
123008501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579083	11/5/2025	0	12/5/2025	0	30	0

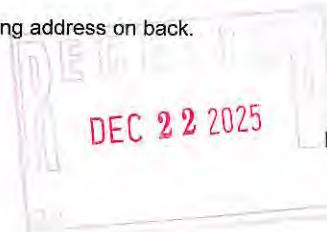
Usage History		Transactions					
Reclaimed		Current Transactions					
December 2025		Adjustments					
0		Deposit Owing					
		Turn On Next Day Activation Fee					
		Total Current Transactions					
		TOTAL BALANCE DUE					
		\$545.00					



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Account #	1230085
Customer #	01547952
Balance Forward	0.00
Current Transactions	545.00

Total Balance Due	\$545.00
Due Date	1/5/2026

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 SUITE 300 CIRCLE
TAMPA FL 33607-6008

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76 015479523123008512362580110000545006



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TWO RIVERS WEST CDD

Service Address: 35362 COLSTON AVENUE RECLAIM

Bill Number: 23625800

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

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

Please visit bit.ly/pcurates for details.

Account #	Customer #
1230090	01547952
Please use the 15-digit number below when making a payment through your bank	
	123009001547952

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607003	11/5/2025	0	12/5/2025	0	30	0

Usage History		Transactions	
Reclaimed		Current Transactions	
December 2025		Adjustments	
0		Deposit Owing 300.00	
		Turn On Next Day Activation Fee 64.00	
		Total Current Transactions 364.00	
		TOTAL BALANCE DUE \$364.00	



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DEC 22 2025

Account #	1230090
Customer #	01547952
Balance Forward	0.00
Current Transactions	364.00

Total Balance Due	\$364.00
Due Date	1/5/2026

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 SUITE 300 CIRCLE
TAMPA FL 33607-6008

PASCO COUNTY UTILITIES
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77 015479523123009052362580040000364007



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DADE CITY (352) 521-4285

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Pay By Phone: 1-855-786-5344



4281 1 1
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TWO RIVERS WEST CDD

Service Address: **34492 COLSTON AVENUE**

Bill Number: 23626479

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
Please visit 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	11/5/2025	2010	12/5/2025	2151	30	141

Usage History		Transactions		
Reclaimed				
December 2025	141	Previous Bill		132.31
November 2025	131	Payment 12/16/25		-132.31 CR
October 2025	101	Balance Forward		0.00
September 2025	387	Current Transactions		
August 2025	55	Reclaimed		
July 2025	394	Reclaimed	141 Thousand Gals X \$1.01	142.41
June 2025	10	Adjustments		
May 2025	75	Late Payment Charge		13.23
April 2025	157	Total Current Transactions		155.64
March 2025	453	TOTAL BALANCE DUE		\$155.64
February 2025	246			
January 2025	1			



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DEC 22 2025

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Account #	1254995
Customer #	01547952
Balance Forward	0.00
Current Transactions	155.64

Total Balance Due	\$155.64
Due Date	1/5/2026

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 SUITE 300 CIRCLE
TAMPA FL 33607-6008

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CUSTOMER INFORMATION & SERVICES
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TampaElectric.com

EISENHOWER PROPERTY GROUP LLC
1841 ARCHING BR
ZEPHYRHILLS, FL 33541-1724

Statement Date: November 19, 2025

Amount Due: \$192.38

Due Date: December 10, 2025

Account #: 211036239898

FINAL INVOICE

TWO RIVERS WEST

Account Summary

Current Service Period: November 08, 2025 - November 18, 2025

Previous Amount Due	\$304.21
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$120.00

Previous Statement Balance* \$184.21

Current Month's Charges – Due by December 10, 2025

\$8.17

Total Amount Due

\$192.38

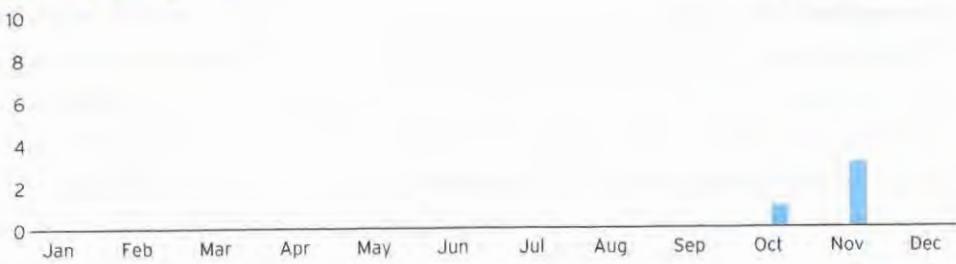
*Amount not paid by due date may be assessed a late payment charge. Please refer to previous statement for previous statement balance due dates.



Scan here to view
your account online.

Monthly Usage (kWh)

2024 2025



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

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

Account #: 211036239898

Due Date: December 10, 2025



 Pay your bill online at TampaElectric.com

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

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

Amount Due: \$192.38

Payment Amount: \$ 8.17

66126090377421103623989800000000192382

00006087 FTECO111192523125110 00000 02 01000000 13076 002
EISENHOWER PROPERTY GROUP LLC
111 S ARMENIA AVE, STE 201
TAMPA, FL 33609-3337

Mail payment to:

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

Make check payable to: TECO

Please write your account number on the memo line of your check.



Service For:
1841 ARCHING BR
ZEPHYRHILLS, FL 33541-1724

Account #: 211036239898
Statement Date: November 19, 2025
Charges Due: December 10, 2025

Meter Read

Service Period: Nov 08, 2025 - Nov 18, 2025

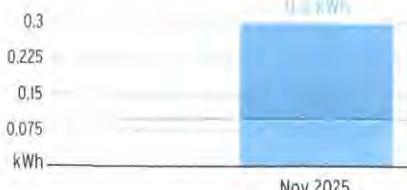
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000451388	11/18/2025	4	1	=	3 kWh	1	11 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	11 days @ \$0.63000	\$6.93
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		\$0.19
Electric Service Cost		\$7.57
State Tax		\$0.60
Total Electric Cost, Local Fees and Taxes		\$8.17

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.

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

Total Current Month's Charges **\$8.17**

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

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

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Tampa, FL 33631-3318
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Credit or Debit Card
Pay by credit card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



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Toll Free:
866-689-6469

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TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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 **80** 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.



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

Statement Date: November 24, 2025

Amount Due: \$22,315.91

Due Date: December 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	\$22,315.91

Amount Due by December 15, 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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Account #: 221009418668

Due Date: December 15, 2025

Amount Due: \$22,315.91

Payment Amount: \$ _____

624224067145

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

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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.

816242240671452210094186680000022315914



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

Account #: 221009418668
Statement Date: November 24, 2025
Charges Due: December 15, 2025

Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	2040 kWh @ \$0.03412/kWh	\$69.60
Monthly Charge		\$3474.01
Lighting Fuel Charge	2040 kWh @ \$0.03363/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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877-588-1010

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Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)



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

Account #: 221009418668
Statement Date: November 24, 2025
Charges Due: December 15, 2025

Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	540 kWh @ \$0.03412/kWh	\$18.42
Monthly Charge		\$1624.62
Lighting Fuel Charge	540 kWh @ \$0.03363/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: November 24, 2025
 Charges Due: December 15, 2025

Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	975 kWh @ \$0.03412/kWh	\$33.27
Monthly Charge		\$2933.34
Lighting Fuel Charge	975 kWh @ \$0.03363/kWh	\$32.79
Storm Protection Charge	975 kWh @ \$0.00559/kWh	\$5.45
Clean Energy Transition Mechanism	975 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	975 kWh @ \$0.01230/kWh	\$11.99
Florida Gross Receipt Tax		\$2.15
Lighting Charges		\$3,019.41

Billing information continues on next page →



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

Account #: 221009418668
Statement Date: November 24, 2025
Charges Due: December 15, 2025

Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	1920 kWh @ \$0.03412/kWh	\$65.51
Monthly Charge		\$3269.66
Lighting Fuel Charge	1920 kWh @ \$0.03363/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: November 24, 2025
Charges Due: December 15, 2025

Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	510 kWh @ \$0.03412/kWh	\$17.40
Monthly Charge		\$1534.36
Lighting Fuel Charge	510 kWh @ \$0.03363/kWh	\$17.15
Storm Protection Charge	510 kWh @ \$0.00559/kWh	\$2.85
Clean Energy Transition Mechanism	510 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	510 kWh @ \$0.01230/kWh	\$6.27
Florida Gross Receipt Tax		\$1.13
Lighting Charges		\$1,579.38

Billing information continues on next page →



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

Account #: 221009418668
Statement Date: November 24, 2025
Charges Due: December 15, 2025

Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 32 days		
Lighting Energy Charge	705 kWh @ \$0.03412/kWh	\$24.05
Monthly Charge		\$2121.03
Lighting Fuel Charge	705 kWh @ \$0.03363/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: November 24, 2025
Charges Due: December 15, 2025

Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	900 kWh @ \$0.03412/kWh	\$30.71
Monthly Charge		\$1532.65
Lighting Fuel Charge	900 kWh @ \$0.03363/kWh	\$30.27
Storm Protection Charge	900 kWh @ \$0.00559/kWh	\$5.03
Clean Energy Transition Mechanism	900 kWh @ \$0.00043/kWh	\$0.39
Storm Surcharge	900 kWh @ \$0.01230/kWh	\$11.07
Florida Gross Receipt Tax		\$1.99
Lighting Charges		\$1,612.11

Billing information continues on next page →



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

Account #: 221009418668
Statement Date: November 24, 2025
Charges Due: December 15, 2025

Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 32 days		
Lighting Energy Charge	420 kWh @ \$0.03412/kWh	\$14.33
Monthly Charge		\$1263.59
Lighting Fuel Charge	420 kWh @ \$0.03363/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: November 24, 2025
 Charges Due: December 15, 2025

Service Period: Oct 18, 2025 - Nov 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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



TampaElectric.com

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

Statement Date: December 11, 2025

Amount Due: \$86.37

Due Date: January 02, 2026

Account #: 211035616468

Account Summary

Current Service Period: November 06, 2025 - December 05, 2025

Previous Amount Due	\$86.10
Payment(s) Received Since Last Statement	-\$86.10

Current Month's Charges **\$86.37**

Amount Due by January 02, 2026 \$86.37

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

00003733-0008366-Page 1 of 4

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 #: 211035616468

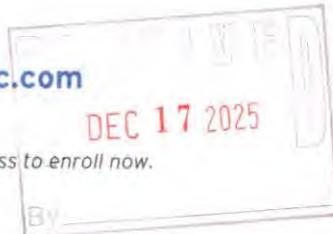
Due Date: January 02, 2026



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00003733 FTECO112112523203110 00000 02 01000000 10594 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

Amount Due: \$86.37

Payment Amount: \$ _____

67360654252821103561646800000000086372

Make check payable to: TECO

Please write your account number on the memo line of your check.

91 67360654252821103561646800000000086372



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

Account #: 211035616468
Statement Date: December 11, 2025
Charges Due: January 02, 2026

Meter Read

Service Period: Nov 06, 2025 - Dec 05, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000917615	12/05/2025	2,154	-	1,755	=	399 kWh	1	30 Days

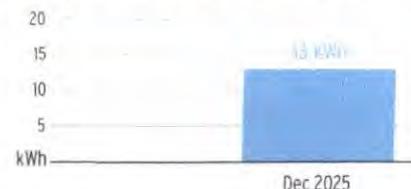
Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	399 kWh @ \$0.08641/kWh	\$34.48
Fuel Charge	399 kWh @ \$0.03391/kWh	\$13.53
Storm Protection Charge	399 kWh @ \$0.00577/kWh	\$2.30
Clean Energy Transition Mechanism	399 kWh @ \$0.00418/kWh	\$1.67
Storm Surcharge	399 kWh @ \$0.02121/kWh	\$8.46
Florida Gross Receipt Tax		\$2.03
Electric Service Cost		\$81.37

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$86.37**

Avg kWh Used Per Day



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



TampaElectric.com

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

Statement Date: December 15, 2025

Amount Due: **\$43.40**

Due Date: January 05, 2026
Account #: 211035097206

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$36.02
Payment(s) Received Since Last Statement	-\$36.02

Current Month's Charges	\$43.40
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Amount Due by January 05, 2026 **\$43.40**

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

Your Energy Insight

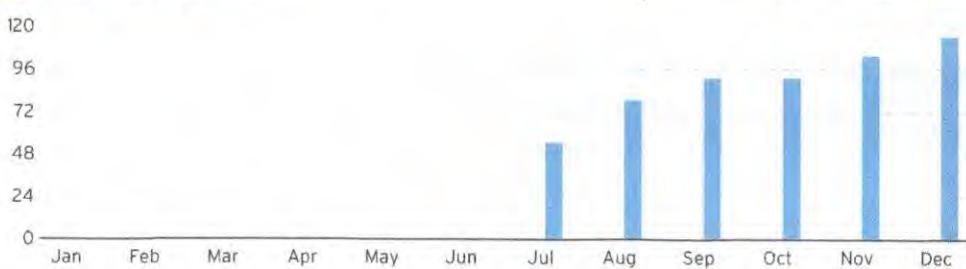


Your average daily kWh used was **33.33% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211035097206

Due Date: January 05, 2026

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Amount Due: **\$43.40**

Payment Amount: \$ _____

6328660214592110350972060000000043407

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.

936328660214592110350972060000000043407



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

Account #: 211035097206
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916314	12/09/2025	901	-	787	=	114 kWh	1	32 Days

Charge Details

Electric Charges		
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
Electric Service Cost		\$38.40

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$43.40**

Avg kWh Used Per Day



Important Messages

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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



TWO RIVERS WEST CDD
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Statement Date: December 15, 2025

Amount Due: **\$25.68**

Due Date: January 05, 2026
Account #: 211036089111

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

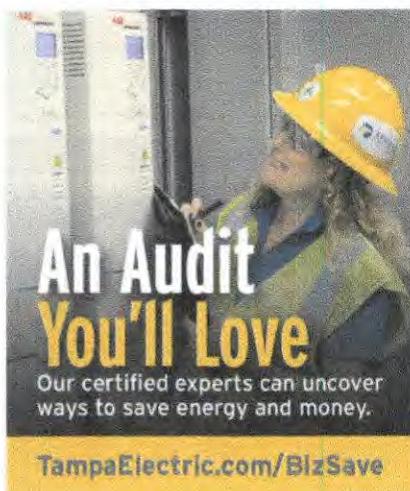
Previous Amount Due	\$19.62
Payment(s) Received Since Last Statement	-\$19.62
Current Month's Charges	\$25.68

Amount Due by January 05, 2026 **\$25.68**

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



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your account online.



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

Account #: 211036089111

Due Date: January 05, 2026

Amount Due: **\$25.68**

Payment Amount: \$ _____

64891532481821103608911100000000025683

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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.

9564891532481821103608911100000000025683



Service For:
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Account #: 211036089111
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000691152	12/09/2025	0	0	=	0 kWh	1	32 Days

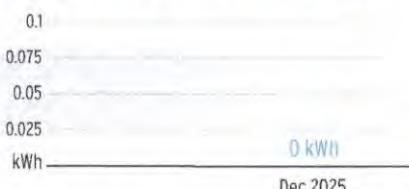
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$25.68**

Avg kWh Used Per Day



Important Messages

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

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

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



TampaElectric.com

TWO RIVERS WEST CDD
34706 COLSTON AVE
ZEPHYRHILLS, FL 33541

Statement Date: December 15, 2025

Amount Due: \$34.08

Due Date: January 05, 2026

Account #: 211036147331

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

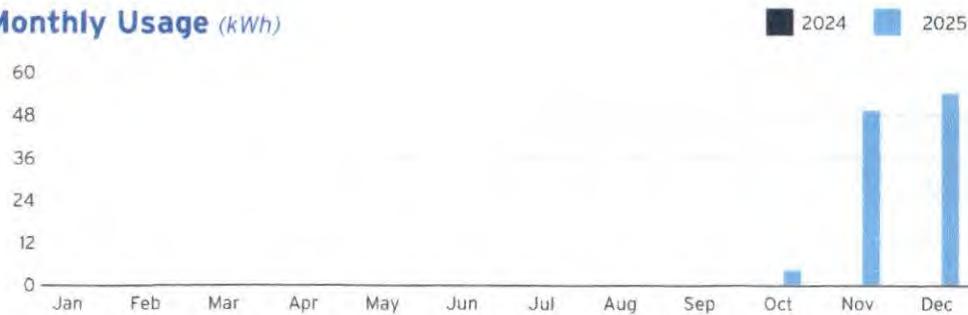
Previous Amount Due	\$27.17
Payment(s) Received Since Last Statement	-\$27.17

Current Month's Charges **\$34.08**

Amount Due by January 05, 2026 \$34.08

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

Monthly Usage (kWh)



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

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

Account #: 211036147331

Due Date: January 05, 2026



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

Amount Due: \$34.08

Payment Amount: \$ _____

648915324822110361473310000000034087

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.

97648915324822110361473310000000034087

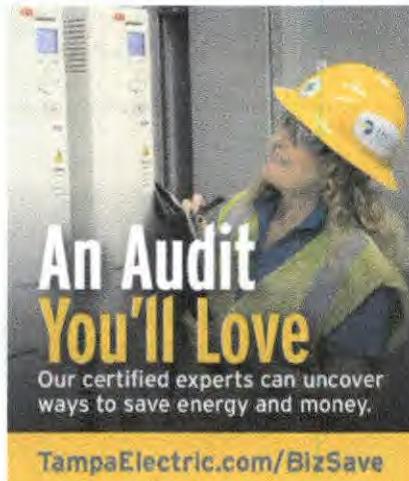
Your Energy Insight



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



Scan here to view your account online.





Service For:
34706 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 211036147331
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000693197	12/09/2025	107	53	=	54 kWh	1	32 Days

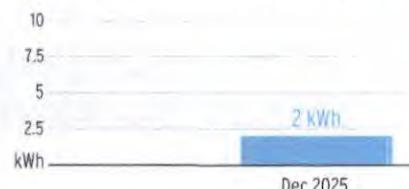
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	54 kWh @ \$0.08641/kWh	\$4.67
Fuel Charge	54 kWh @ \$0.03391/kWh	\$1.83
Storm Protection Charge	54 kWh @ \$0.00577/kWh	\$0.31
Clean Energy Transition Mechanism	54 kWh @ \$0.00418/kWh	\$0.23
Storm Surcharge	54 kWh @ \$0.02121/kWh	\$1.15
Florida Gross Receipt Tax		\$0.73
Electric Service Cost		\$29.08

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$34.08**

Avg kWh Used Per Day



Important Messages

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



TampaElectric.com

TWO RIVERS WEST CDD
2306 MORRIS BRIDGE RD
ZEPHYRHILLS, FL 33541

Statement Date: December 15, 2025

Amount Due: \$47.94

Due Date: January 05, 2026

Account #: 211036317181

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$230.92
Payment(s) Received Since Last Statement	-\$230.92

Current Month's Charges **\$47.94**

Amount Due by January 05, 2026 **\$47.94**

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 #: 211036317181

Due Date: January 05, 2026



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Amount Due: \$47.94

Payment Amount: \$ _____

698296747772

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.

996982967477722110363171810000000047942



Service For:
2306 MORRIS BRIDGE RD
ZEPHYRHILLS, FL 33541

Account #: 211036317181
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000691156	12/09/2025	238	115	=	123 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	123 kWh @ \$0.08641/kWh	\$10.63
Fuel Charge	123 kWh @ \$0.03391/kWh	\$4.17
Storm Protection Charge	123 kWh @ \$0.00577/kWh	\$0.71
Clean Energy Transition Mechanism	123 kWh @ \$0.00418/kWh	\$0.51
Storm Surcharge	123 kWh @ \$0.02121/kWh	\$2.61
Florida Gross Receipt Tax		\$0.99
Electric Service Cost		\$39.78
State Tax		\$3.16
Total Electric Cost, Local Fees and Taxes		\$42.94

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$47.94**

Avg kWh Used Per Day



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



TWO RIVERS WEST CDD
1664 N MORRIS BRIDGE RD
ZEPHYRHILLS, FL 33541

Statement Date: December 15, 2025

Amount Due: \$27.32

Due Date: January 05, 2026
Account #: 211036287970

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

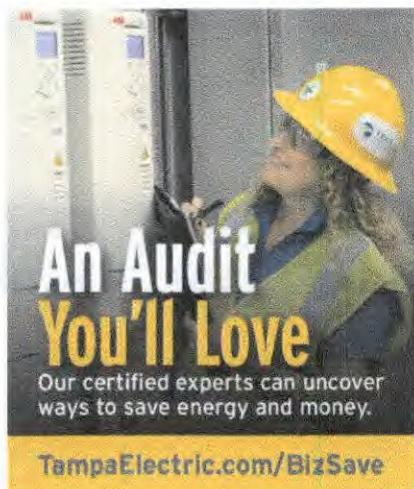
Previous Amount Due	\$223.37
Payment(s) Received Since Last Statement	-\$223.37
Current Month's Charges	\$27.32

Amount Due by January 05, 2026 **\$27.32**

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



Scan here to view
your account online.



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



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

Account #: 211036287970

Due Date: January 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$27.32

Payment Amount: \$ _____

698296747770

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.

1016982967477702110362879700000000027320



Service For:
1664 N MORRIS BRIDGE RD
ZEPHYRHILLS, FL 33541

Account #: 211036287970
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
2000106667	12/09/2025	0	-	0	=	0 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68
State Tax		\$1.64
Total Electric Cost, Local Fees and Taxes		\$22.32

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$27.32**

Avg kWh Used Per Day

0.1	
0.075	
0.05	
0.025	
kWh	0 kWh

Dec 2025

Important Messages

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Ways To Pay Your Bill

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

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

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



TWO RIVERS WEST CDD
2047 TWO RIVERS BV
ZEPHYRHILLS, FL 33541

Statement Date: December 15, 2025

Amount Due: \$42.24

Due Date: January 05, 2026

Account #: 211036297391

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$228.74
Payment(s) Received Since Last Statement	-\$228.74

Current Month's Charges **\$42.24**

Amount Due by January 05, 2026 \$42.24

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

Monthly Usage (kWh)



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

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

Account #: 211036297391

Due Date: January 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$42.24

Payment Amount: \$ _____

6982967477712110362973910000000042241

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.

103 6982967477712110362973910000000042241



Service For:
2047 TWO RIVERS BV
ZEPHYRHILLS, FL 33541

Account #: 211036297391
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000201739	12/09/2025	177	88		89 kWh	1	32 Days

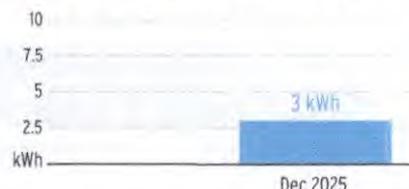
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	89 kWh @ \$0.08641/kWh	\$7.69
Fuel Charge	89 kWh @ \$0.03391/kWh	\$3.02
Storm Protection Charge	89 kWh @ \$0.00577/kWh	\$0.51
Clean Energy Transition Mechanism	89 kWh @ \$0.00418/kWh	\$0.37
Storm SurchARGE	89 kWh @ \$0.02121/kWh	\$1.89
Florida Gross Receipt Tax		\$0.86
Electric Service Cost		\$34.50
State Tax		\$2.74
Total Electric Cost, Local Fees and Taxes		\$37.24

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$42.24**

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

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.



TampaElectric.com

TWO RIVERS WEST CDD
34583 RANGEWOOD DR
ZEPHYRHILLS, FL 33541

Statement Date: December 15, 2025

Amount Due: \$27.32

Due Date: January 05, 2026

Account #: 211036337031

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$223.37
Payment(s) Received Since Last Statement	-\$223.37

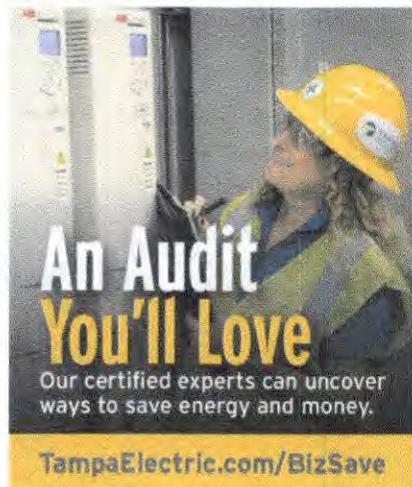
Current Month's Charges \$27.32

Amount Due by January 05, 2026 \$27.32

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



Scan here to view
your account online.



TampaElectric.com/BizSave

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

Account #: 211036337031

Due Date: January 05, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$27.32

Payment Amount: \$ _____

6982967477732110363370310000000027325

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.

105 6982967477732110363370310000000027325



Service For:
34583 RANGEWOOD DR
ZEPHYRHILLS, FL 33541

Account #: 211036337031
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
2000106666	12/09/2025	0	-	0	=	0 kWh	1	32 Days

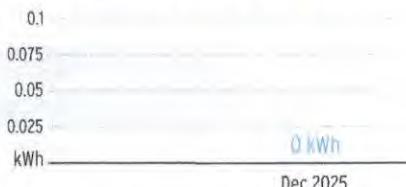
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68
State Tax		\$1.64
Total Electric Cost, Local Fees and Taxes		\$22.32

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$27.32**

Avg kWh Used Per Day



Important Messages

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Online:
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Phone:
Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909



TWO RIVERS WEST CDD
2137 WISE RIVER LN, ENTRY
ZEPHYRHILLS, FL 33541-6679

Statement Date: December 15, 2025

Amount Due: **\$74.00**

Due Date: January 05, 2026
Account #: 221009418650

Account Summary

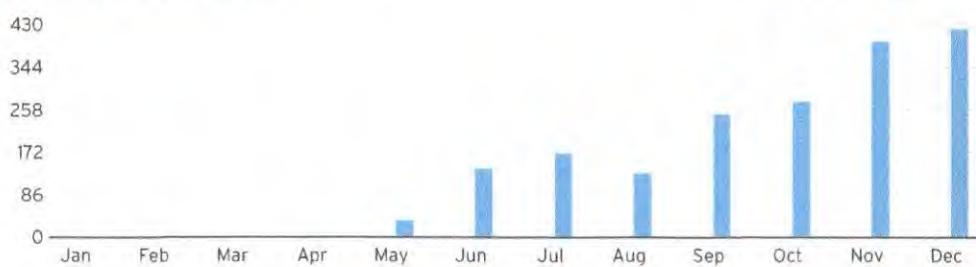
Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	-\$11.93
Payment(s) Received Since Last Statement	\$0.00
Credit balance after payments and credits	-\$11.93
Current Month's Charges	\$85.93

Amount Due by January 05, 2026 **\$74.00**

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

Monthly Usage (kWh)



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

Account #: 221009418650

Due Date: January 05, 2026



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

Amount Due: **\$74.00**

Payment Amount: \$ _____

6538535599522210094186500000000074006

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.

107 6538535599522210094186500000000074006



Service For:
2137 WISE RIVER LN
ENTRY, ZEPHYRHILLS, FL 33541-6679

Account #: 221009418650
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000937577	12/09/2025	1,869	-	1,449	=	420 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	420 kWh @ \$0.08641/kWh	\$36.29
Fuel Charge	420 kWh @ \$0.03391/kWh	\$14.24
Storm Protection Charge	420 kWh @ \$0.00577/kWh	\$2.42
Clean Energy Transition Mechanism	420 kWh @ \$0.00418/kWh	\$1.76
Storm Surcharge	420 kWh @ \$0.02121/kWh	\$8.91
Florida Gross Receipt Tax		\$2.15
Electric Service Cost		\$85.93

Total Current Month's Charges

\$85.93

Avg kWh Used Per Day



Important Messages

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Credit or Debit Card

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



Phone

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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



TWO RIVERS WEST CDD
1900 ALCOVE PL
ZEPHYRHILLS, FL 33541

Statement Date: December 15, 2025

Amount Due: \$36.72

Due Date: January 05, 2026
Account #: 211036127242

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$20.86
Payment(s) Received Since Last Statement	-\$20.86
Current Month's Charges	\$36.72

Amount Due by January 05, 2026 **\$36.72**

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

00000027-00000574-Page 19 of 82

Your Energy Insight



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



Scan here to view your account online.

Monthly Usage (kWh)



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

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

Account #: 211036127242

Due Date: January 05, 2026



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

Amount Due: \$36.72

Payment Amount: \$ _____

64891532482110361272420000000036723

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.

10964891532482110361272420000000036723



Service For:
1900 ALCOVE PL
ZEPHYRHILLS, FL 33541

Account #: 211036127242
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000255438	12/09/2025	79	8	=	71 kWh	1	32 Days

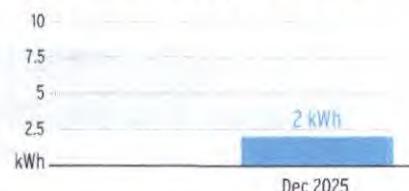
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
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		\$0.79
Electric Service Cost		\$31.72

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$36.72**

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



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

Statement Date: December 15, 2025

Amount Due: \$42.76

Due Date: January 05, 2026
Account #: 211035184756

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$39.61
Payment(s) Received Since Last Statement	-\$39.61

Current Month's Charges \$42.76

Amount Due by January 05, 2026 \$42.76

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

00000027-00000576-Page 23 of 82

Your Energy Insight

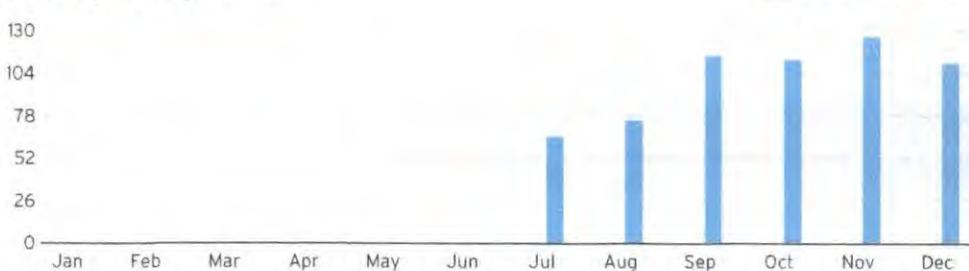


Your average daily kWh used was 25% lower than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211035184756

Due Date: January 05, 2026

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Amount Due: \$42.76

Payment Amount: \$ _____

689655846242

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.

1118965584624221103518475600000000042763



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

Account #: 211035184756
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Meter Location: METER POLE

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000944138	12/09/2025	647	537	110 kWh	1	32 Days

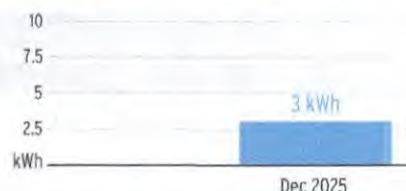
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	110 kWh @ \$0.08641/kWh	\$9.51
Fuel Charge	110 kWh @ \$0.03391/kWh	\$3.73
Storm Protection Charge	110 kWh @ \$0.00577/kWh	\$0.63
Clean Energy Transition Mechanism	110 kWh @ \$0.00418/kWh	\$0.46
Storm Surcharge	110 kWh @ \$0.02121/kWh	\$2.33
Florida Gross Receipt Tax		\$0.94
Electric Service Cost		\$37.76

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$42.76**

Avg kWh Used Per Day



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

Contact Us

Online: TampaElectric.com
Phone: 7-1-1
Commercial Customer Care: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
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Hearing Impaired/TTY: 7-1-1
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TWO RIVERS WEST CDD
35191 COLSTRIP TRL, KIOSK
ZEPHYRHILLS, FL 33541-6754

Statement Date: December 15, 2025

Amount Due: \$26.14

Due Date: January 05, 2026
Account #: 211035150245

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

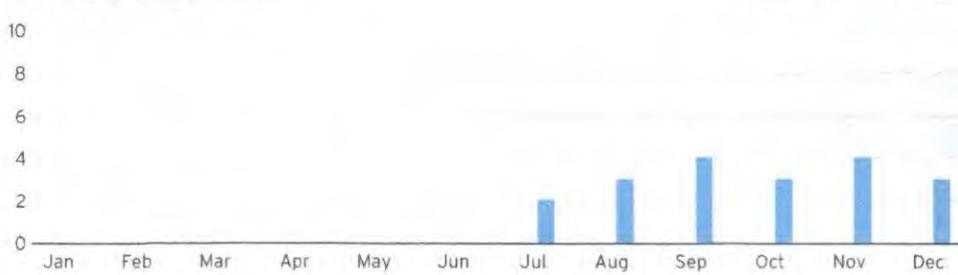
Previous Amount Due	\$20.66
Payment(s) Received Since Last Statement	-\$20.66

Current Month's Charges **\$26.14**

Amount Due by January 05, 2026 \$26.14

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

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: January 05, 2026



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Amount Due: \$26.14

Payment Amount: \$ _____

689655846240

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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.

1138965584624021103515024500000000026145



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

Account #: 211035150245
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944085	12/09/2025	19	-	16	=	3 kWh	1	32 Days

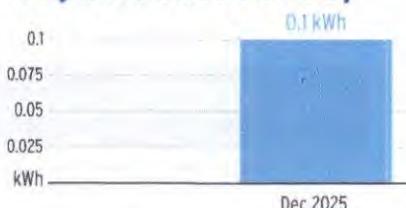
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
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		\$0.53
Electric Service Cost		\$21.14

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$26.14**

Avg kWh Used Per Day

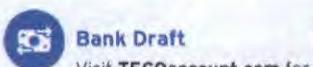


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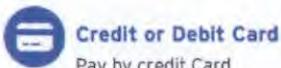
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877-588-1010

Residential Customer Care:

Energy-Saving Programs:

813-223-0800 (Hillsborough)

813-275-3909

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)



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

Statement Date: December 15, 2025

Amount Due: \$41.22

Due Date: January 05, 2026

Account #: 211035174120

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

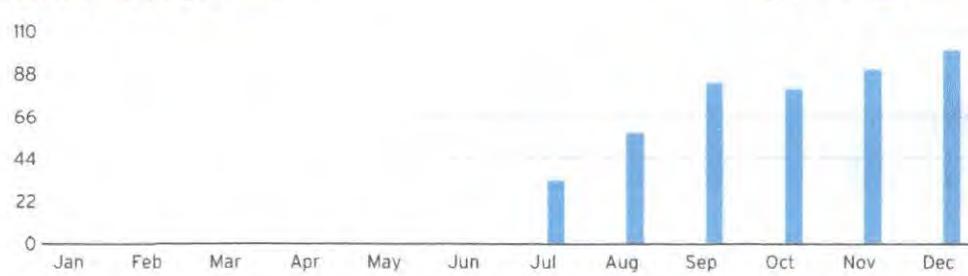
Previous Amount Due	\$34.02
Payment(s) Received Since Last Statement	-\$34.02

Current Month's Charges **\$41.22**

Amount Due by January 05, 2026 **\$41.22**

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

Monthly Usage (kWh)



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



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

Account #: 211035174120

Due Date: January 05, 2026

Amount Due: \$41.22

Payment Amount: \$ _____

689655846241

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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.

115896558462412110351741200000000041222

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.





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

Account #: 211035174120
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Meter Location: SIGN LIGHTING

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000931228	12/09/2025	450		350		100 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	100 kWh @ \$0.08641/kWh	\$8.64
Fuel Charge	100 kWh @ \$0.03391/kWh	\$3.39
Storm Protection Charge	100 kWh @ \$0.00577/kWh	\$0.58
Clean Energy Transition Mechanism	100 kWh @ \$0.00418/kWh	\$0.42
Storm Surcharge	100 kWh @ \$0.02121/kWh	\$2.12
Florida Gross Receipt Tax		\$0.91
Electric Service Cost		\$36.22

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$41.22**

Avg kWh Used Per Day



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888-223-0800 (All Other Counties)

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

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TampaElectric.com

TWO RIVERS WEST CDD
2483 SUTTONSET TRL
ZEPHYRHILLS, FL 33541

Statement Date: December 15, 2025

Amount Due: \$42.45

Due Date: January 05, 2026

Account #: 211035135774

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$25.77
Payment(s) Received Since Last Statement	-\$25.77

Current Month's Charges	\$42.45
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Amount Due by January 05, 2026 \$42.45

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

Your Energy Insight

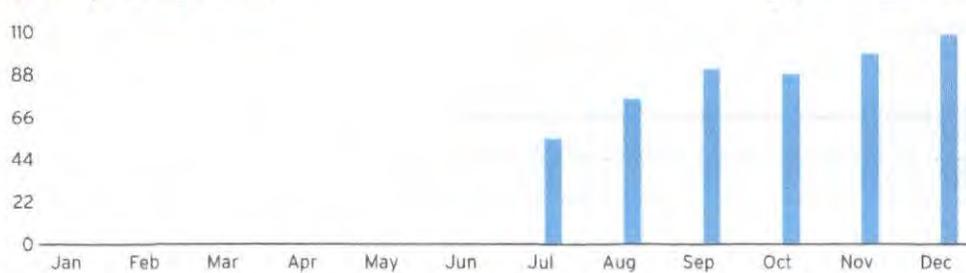


Your average daily kWh used was 0% higher than it was in your previous period.



Scan here to view your account online.

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: January 05, 2026



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Amount Due: \$42.45

Payment Amount: \$ _____

63286602146121103513577400000000042455

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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.

1173286602146121103513577400000000042455



Service For:
2483 SUTTONSET TRL
ZEPHYRHILLS, FL 33541

Account #: 211035135774
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Meter Location: MAIL KIOSK

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916374	12/09/2025	720	-	612	=	108 kWh	1	32 Days

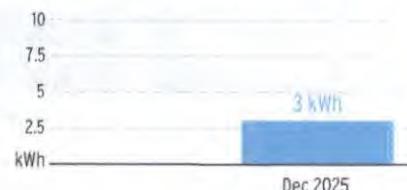
Charge Details

Electric Charges		
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
Electric Service Cost		\$37.45

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$42.45**

Avg kWh Used Per Day



Important Messages

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



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

Statement Date: December 15, 2025

Amount Due: \$56.44

Due Date: January 05, 2026
Account #: 211034856834

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due \$63.99

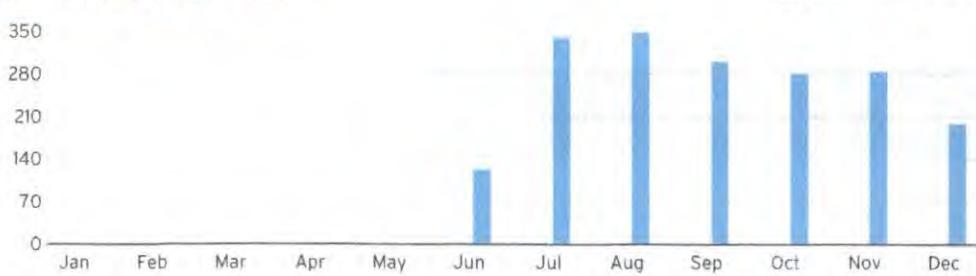
Payment(s) Received Since Last Statement -\$63.99

Current Month's Charges \$56.44

Amount Due by January 05, 2026 \$56.44

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

Monthly Usage (kWh)



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

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

Account #: 211034856834

Due Date: January 05, 2026

Amount Due: \$56.44

Payment Amount: \$ _____

69706218413221103485683400000000056448

Your Energy Insight



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



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An Audit You'll Love
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TAMPA, FL 33607-6008

Mail payment to:
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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.

1109706218413221103485683400000000056448



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

Account #: 211034856834
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000939675	12/09/2025	2,055	1,857	198 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	198 kWh @ \$0.08641/kWh	\$17.11
Fuel Charge	198 kWh @ \$0.03391/kWh	\$6.71
Storm Protection Charge	198 kWh @ \$0.00577/kWh	\$1.14
Clean Energy Transition Mechanism	198 kWh @ \$0.00418/kWh	\$0.83
Storm SurchARGE	198 kWh @ \$0.02121/kWh	\$4.20
Florida Gross Receipt Tax		\$1.29
Electric Service Cost		\$51.44

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges	\$56.44
-------------------------------	---------

Avg kWh Used Per Day



Important Messages

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



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

Statement Date: December 15, 2025

Amount Due: \$39.35

Due Date: January 05, 2026

Account #: 211034856826

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025	
Previous Amount Due	\$32.77
Payment(s) Received Since Last Statement	-\$32.77
Current Month's Charges	\$39.35
Amount Due by January 05, 2026	\$39.35

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

Your Energy Insight

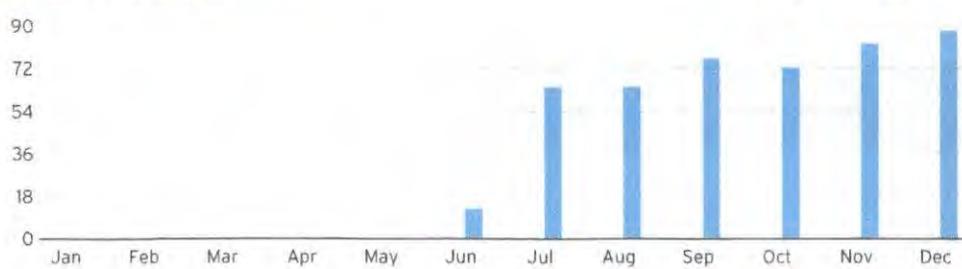


Your average daily kWh used was **0%** higher than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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Account #: 211034856826

Due Date: January 05, 2026



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Amount Due: \$39.35

Payment Amount: \$ _____

69706218413121103485682600000000039350

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2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.

1269706218413121103485682600000000039350



Service For:
2113 N DRUMMOND POINT
ZEPHYRHILLS, FL 33541

Account #: 211034856826
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933946	12/09/2025	464	-	376	=	88 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	88 kWh @ \$0.08641/kWh	\$7.60
Fuel Charge	88 kWh @ \$0.03391/kWh	\$2.98
Storm Protection Charge	88 kWh @ \$0.00577/kWh	\$0.51
Clean Energy Transition Mechanism	88 kWh @ \$0.00418/kWh	\$0.37
Storm Surcharge	88 kWh @ \$0.02121/kWh	\$1.87
Florida Gross Receipt Tax		\$0.86
Electric Service Cost		\$34.35

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$39.35**

Avg kWh Used Per Day



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



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

Statement Date: December 15, 2025

Amount Due: \$42.45

Due Date: January 05, 2026

Account #: 211035125395

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$36.35
Payment(s) Received Since Last Statement	-\$36.35

Current Month's Charges **\$42.45**

Amount Due by January 05, 2026 **\$42.45**

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

Your Energy Insight

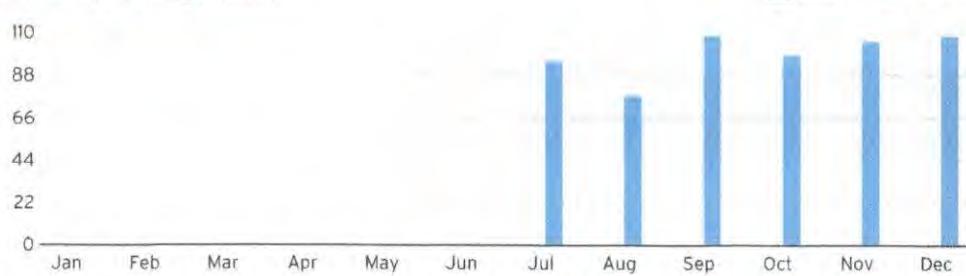


Your average daily kWh used was **0%** higher than it was in your previous period.



Scan here to view your account online.

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: January 05, 2026



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Amount Due: \$42.45

Payment Amount: \$ _____

632866021460

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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.

123 63286602146021103512539500000000042453



Service For:
2429 WISE RIVER LN
ZEPHYRHILLS, FL 33541

Account #: 211035125395
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	=	Total Used	Multiplier	Billing Period
1000939709	12/09/2025	766	658	=	108 kWh	1	32 Days

Charge Details

Electric Charges		
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
Electric Service Cost		\$37.45

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$42.45**

Avg kWh Used Per Day



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888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1

Power Outage: 877-588-1010

Energy-Saving Programs: 813-275-3909



TWO RIVERS WEST CDD
1756 VALIER PT
ZEPHYRHILLS, FL 33541-6756

Statement Date: December 15, 2025

Amount Due: \$38.88

Due Date: January 05, 2026
Account #: 211036089145

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$29.09
Payment(s) Received Since Last Statement	-\$29.09
Current Month's Charges	\$38.88

Amount Due by January 05, 2026 **\$38.88**

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.

Monthly Usage (kWh)



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



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

Account #: 211036089145

Due Date: January 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$38.88

Payment Amount: \$ _____

6489153248192110360891450000000038880

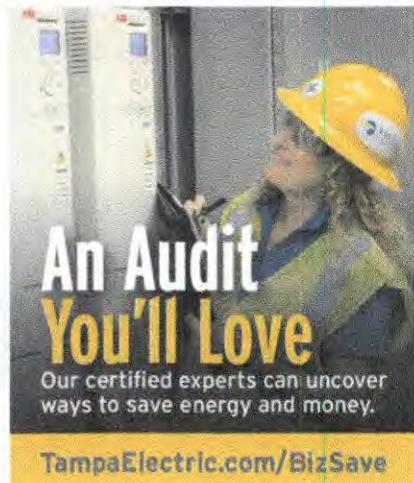
TWO RIVERS WEST CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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.

1256489153248192110360891450000000038880





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

Account #: 211036089145
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000196051	12/09/2025	146	-	61	=	85 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	85 kWh @ \$0.08641/kWh	\$7.34
Fuel Charge	85 kWh @ \$0.03391/kWh	\$2.88
Storm Protection Charge	85 kWh @ \$0.00577/kWh	\$0.49
Clean Energy Transition Mechanism	85 kWh @ \$0.00418/kWh	\$0.36
Storm Surcharge	85 kWh @ \$0.02121/kWh	\$1.80
Florida Gross Receipt Tax		\$0.85
Electric Service Cost		\$33.88

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$38.88**

Avg kWh Used Per Day



Dec 2025

Important Messages

Struggling to keep up with your energy bill?

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

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

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Mail your payment in the enclosed envelope.

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

Contact Us

Online: TampaElectric.com
Phone: 7-1-1
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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



TampaElectric.com

TWO RIVERS WEST CDD
1828 TRAILHEAD LN
ZEPHYRHILLS, FL 33541

Statement Date: December 15, 2025

Amount Due: \$67.93

Due Date: January 05, 2026

Account #: 211036166943

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$60.87
Payment(s) Received Since Last Statement	-\$60.87

Current Month's Charges **\$67.93**

Amount Due by January 05, 2026 \$67.93

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

Your Energy Insight

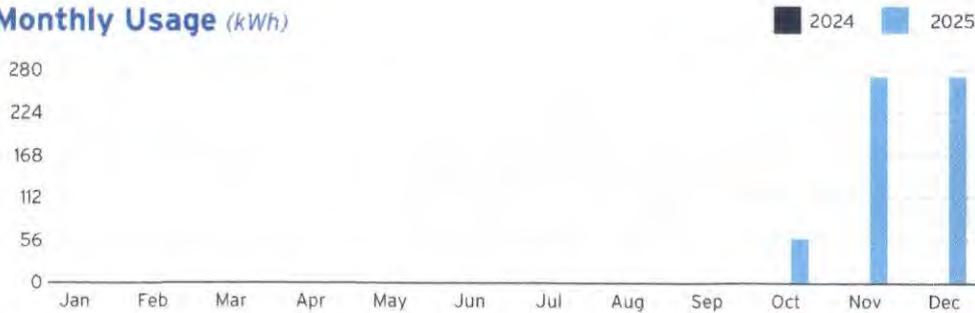


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view
your account online.

Monthly Usage (kWh)



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



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

Account #: 211036166943

Due Date: January 05, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$67.93

Payment Amount: \$ _____

648915324823

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.

1276489153248232110361669430000000067935



Service For:
1828 TRAILHEAD LN
ZEPHYRHILLS, FL 33541

Account #: 211036166943
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Meter Location: ENTRY GATE

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000424205	12/09/2025	670		398		272 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	272 kWh @ \$0.08641/kWh	\$23.50
Fuel Charge	272 kWh @ \$0.03391/kWh	\$9.22
Storm Protection Charge	272 kWh @ \$0.00577/kWh	\$1.57
Clean Energy Transition Mechanism	272 kWh @ \$0.00418/kWh	\$1.14
Storm Surcharge	272 kWh @ \$0.02121/kWh	\$5.77
Florida Gross Receipt Tax		\$1.57
Electric Service Cost		\$62.93

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges **\$67.93**

Avg kWh Used Per Day



Important Messages

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Tampa, FL 33601-0111

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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



TampaElectric.com

TWO RIVERS WEST CDD
36312 COLSTON AVE
ZEPHYRHILLS, FL 33541

Statement Date: December 15, 2025

Amount Due: \$35.46

Due Date: January 05, 2026

Account #: 211036116740

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$28.62
Payment(s) Received Since Last Statement	-\$28.62

Current Month's Charges **\$35.46**

Amount Due by January 05, 2026 **\$35.46**

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 #: 211036116740

Due Date: January 05, 2026



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Amount Due: **\$35.46**

Payment Amount: \$ _____

648915324820

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.

12964891532482021103611674000000000035467



Service For:
36312 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 211036116740
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000202991	12/09/2025	127	64	63 kWh	1	32 Days

Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	63 kWh @ \$0.08641/kWh	\$5.44
Fuel Charge	63 kWh @ \$0.03391/kWh	\$2.14
Storm Protection Charge	63 kWh @ \$0.00577/kWh	\$0.36
Clean Energy Transition Mechanism	63 kWh @ \$0.00418/kWh	\$0.26
Storm SurchARGE	63 kWh @ \$0.02121/kWh	\$1.34
Florida Gross Receipt Tax		\$0.76
Electric Service Cost		\$30.46



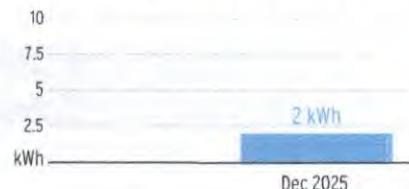
Other Fees and Charges

Electric Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges

\$35.46

Avg kWh Used Per Day



Important Messages

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TampaElectric.com

Phone:

Commercial Customer Care: 866-832-6249

Residential Customer Care: 813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909



TampaElectric.com

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

Statement Date: December 15, 2025

Amount Due: \$25.68

Due Date: January 05, 2026
Account #: 221009539331

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due	\$20.03
Payment(s) Received Since Last Statement	-\$20.03
Current Month's Charges	\$25.68

Amount Due by January 05, 2026 **\$25.68**

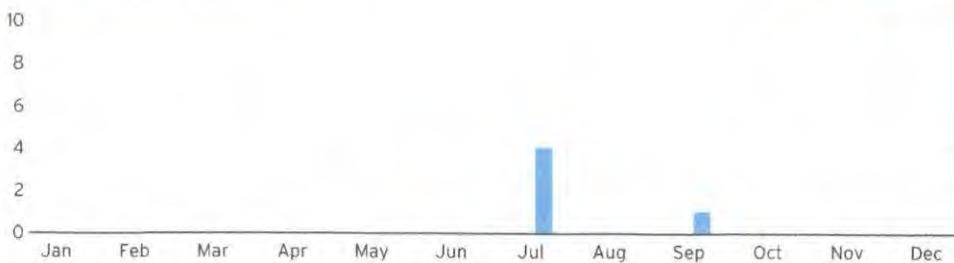
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

Monthly Usage (kWh)

■ 2024 ■ 2025



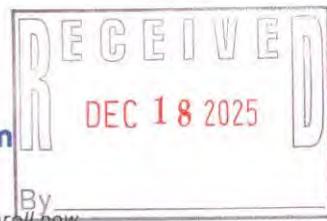
Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



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

Account #: 221009539331

Due Date: January 05, 2026



Amount Due: \$25.68

Payment Amount: \$ _____

6538535599532210095393310000000025684

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.

1316538535599532210095393310000000025684



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

Account #: 221009539331
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944153	12/09/2025	5	-	5	=	0 kWh	1	32 Days

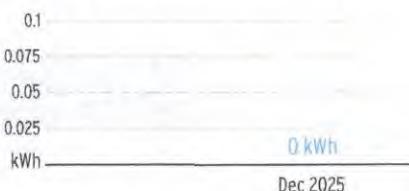
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges	\$25.68
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Avg kWh Used Per Day



Important Messages

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Tampa Electric
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Tampa, FL 33601-0111

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

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



TWO RIVERS WEST CDD
C/O INFRAMARK
1841 ARCHING BR
ZEPHYRHILLS, FL 33541-1724

Statement Date: December 15, 2025

Amount Due: **\$150.83**

Due Date: January 05, 2026

Account #: 211036592312

Account Summary

Current Service Period: November 19, 2025 - December 09, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$150.83

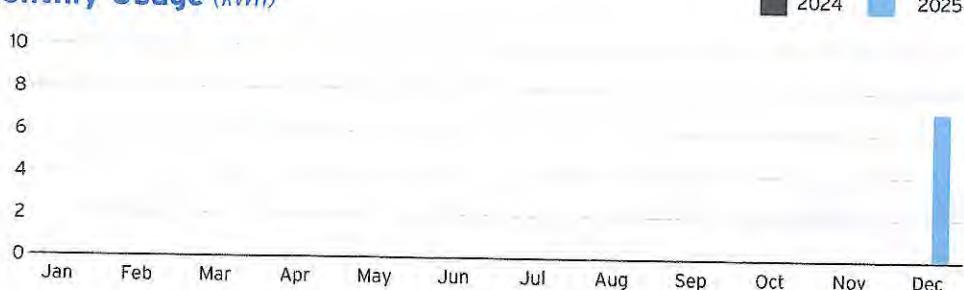
Amount Due by January 05, 2026 **\$150.83**

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)



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



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

Account #: 211036592312

Due Date: January 05, 2026

Amount Due: **\$150.83**

Payment Amount: \$ _____

6736065443372110365923120000000150830



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

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

Make check payable to: TECO

Please write your account number on the memo line of your check.

1386736065443372110365923120000000150830



Service For:
1841 ARCHING BR
ZEPHYRHILLS, FL 33541-1724

Account #: 211036592312
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 19, 2025 - Dec 09, 2025

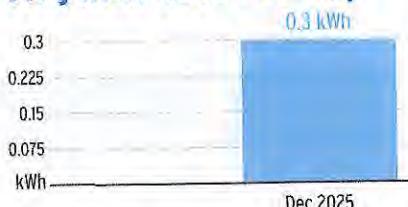
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451388	12/09/2025	11	4	=	7 kWh	1	21 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	21 days @ \$0.63000	\$13.23
Energy Charge	7 kWh @ \$0.08641/kWh	\$0.60
Fuel Charge	7 kWh @ \$0.03391/kWh	\$0.24
Storm Protection Charge	7 kWh @ \$0.00577/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.37
Electric Service Cost		\$14.66
State Tax		\$1.17
Total Electric Cost, Local Fees and Taxes		\$15.83

Avg kWh Used Per Day



Important Messages

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

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

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

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 **\$150.83**

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

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

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
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)	Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909

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

Statement Date: December 15, 2025

Amount Due: **\$25.68**

Due Date: January 05, 2026

Account #: 211035858003

Account Summary

Current Service Period: November 08, 2025 - December 09, 2025

Previous Amount Due \$18.49

Payment(s) Received Since Last Statement -\$18.49

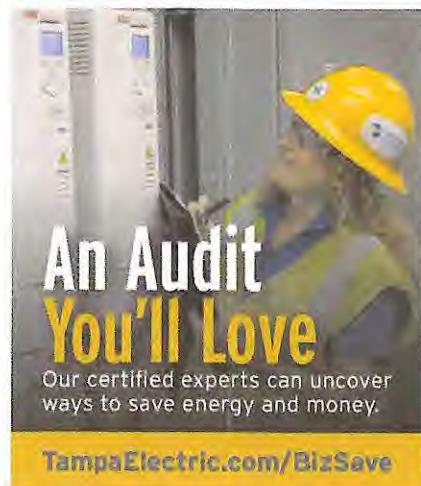
Current Month's Charges **\$25.68**

Amount Due by January 05, 2026 **\$25.68**

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



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

Account #: 211035858003

Due Date: January 05, 2026

Amount Due: **\$25.68**

Payment Amount: \$ _____

690890421561



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00003935 FTECO112152523025910 00000 02 01000000 10964 004

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

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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.

1356908904215612110358580030000000025683



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

Account #: 211035858003
Statement Date: December 15, 2025
Charges Due: January 05, 2026

Meter Read

Service Period: Nov 08, 2025 - Dec 09, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933889	12/09/2025	12		12		0 kWh	1	32 Days

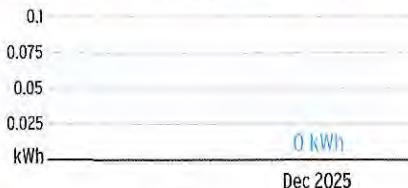
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.68

Other Fees and Charges		
Electric Late Payment Fee		\$5.00
Total Other Fees and Charges		\$5.00

Total Current Month's Charges	\$25.68
-------------------------------	---------

Avg kWh Used Per Day



Important Messages

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Ways To Pay Your Bill



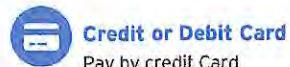
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Phone
Toll Free:
866-689-6469

Contact Us

Online:
TampaElectric.com

Hearing Impaired/TTY:
7-1-1

Phone:

Power Outage:

Commercial Customer Care:

877-588-1010

866-832-6249

Energy-Saving Programs:

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

813-275-3909

888-223-0800 (All Other Counties)



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

Statement Date: December 18, 2025

Amount Due: \$2,837.66

Due Date: January 08, 2026

Account #: 221009530827

Account Summary

Current Service Period: November 13, 2025 - December 12, 2025

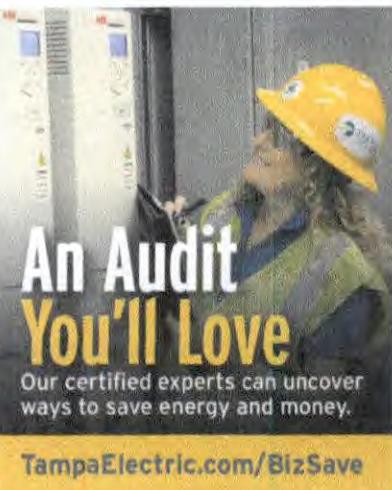
Previous Amount Due	\$2,837.66
Payment(s) Received Since Last Statement	-\$2,837.66
Current Month's Charges	\$2,837.66

Amount Due by January 08, 2026 **\$2,837.66**

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



Scan here to view
your account online.



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



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

Account #: 221009530827

Due Date: January 08, 2026

Amount Due: \$2,837.66

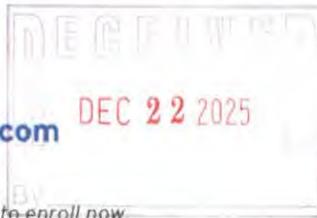
Payment Amount: \$ _____

684717620752

Pay your bill online at TampaElectric.com

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

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



00004833 FTECO112182523472210 00000 02 01000000 11631 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
TWORVRPHD4, ZEPHYRHILLS, FL 33541

Account #: 22100953Q827
Statement Date: December 18, 2025
Charges Due: January 08, 2026

Service Period: Nov 13, 2025 - Dec 12, 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	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

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

Contact Us

Online:

TampaElectric.com

Hearing Impaired/TTY:

7-1-1

Phone:

Commercial Customer Care:

Power Outage:

877-588-1010

Residential Customer Care:

Energy-Saving Programs:

813-275-3909

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Nick 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 12/16/2025 11:25

INVOICE

BAYHEAD ECOLOGICAL
SOLUTIONS LLC
PO Box 1256
Palm Harbor, FL 34682

jbusch@bayheadecological.com
+1 (727) 482-2480
www.bayheadecological.net



Bill to

Two Rivers West CDD
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
United States of America

Invoice details

Invoice no.: 2557
Terms: Net 30
Invoice date: 12/18/2025
Due date: 01/17/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/15/2025	Services	C:0099EPG\005-Two Rivers\Inframark\Two Rivers West Pine and Oak Tree Removal (FE Scope attached)	1	\$1,600.00	\$1,600.00
					Total	\$1,600.00

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Nick 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 12/16/2025 11:25

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Nick 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 12/16/2025 11:25

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Nick 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 12/16/2025 11:25

Invoice Number	2442481
Invoice Date	August 14, 2025
Customer Number	175060
Project Number	238202127

Bill To

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

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Two Rivers West CDD.

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$21,364.50
Authorization Previously Billed:	\$6,330.75
Authorization Budget Remaining:	\$78.50
Authorization Billed to Date:	\$21,286.00
Current Invoice Due:	\$14,955.25
For Period Ending:	August 8, 2025

Email Invoice: InframarkCMS@payableslockbox.com
CC: jayna.cooper@inframark.com

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

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

Invoice Number
Project Number

2442481
238202127

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 06				
Medcalf, Wyatt J	2025-06-12	0.50	156.00	78.00
		0.50		78.00
Level 07				
Nurse, Vanessa M (OT)	2025-03-12	5.00	167.00	835.00
Nurse, Vanessa M (OT)	2025-03-13	1.00	167.00	167.00
Nurse, Vanessa M	2025-03-13	7.50	167.00	1,252.50
Nurse, Vanessa M (OT)	2025-03-14	6.50	167.00	1,085.50
Nurse, Vanessa M	2025-03-17	6.50	167.00	1,085.50
Nurse, Vanessa M	2025-03-18	1.50	167.00	250.50
Nurse, Vanessa M	2025-03-19	2.50	167.00	417.50
Nurse, Vanessa M	2025-03-31	0.25	167.00	41.75
Nurse, Vanessa M	2025-04-01	0.50	167.00	83.50
Nurse, Vanessa M	2025-04-03	1.25	167.00	208.75
Nurse, Vanessa M	2025-04-08	4.00	167.00	668.00
Nurse, Vanessa M	2025-04-09	5.00	167.00	835.00
Nurse, Vanessa M	2025-04-24	0.25	167.00	41.75
Nurse, Vanessa M	2025-04-28	0.25	167.00	41.75
Nurse, Vanessa M	2025-05-05	1.00	167.00	167.00
Nurse, Vanessa M	2025-05-27	0.50	167.00	83.50
Nurse, Vanessa M	2025-06-03	0.50	167.00	83.50
Nurse, Vanessa M	2025-06-04	2.50	167.00	417.50
Nurse, Vanessa M	2025-06-06	3.50	167.00	584.50
Nurse, Vanessa M	2025-06-09	2.00	167.00	334.00
Nurse, Vanessa M	2025-06-10	0.50	167.00	83.50
Nurse, Vanessa M	2025-06-11	2.00	167.00	334.00
Nurse, Vanessa M	2025-06-12	3.00	167.00	501.00
Nurse, Vanessa M	2025-06-13	5.00	167.00	835.00
Nurse, Vanessa M	2025-06-16	0.25	167.00	41.75
Nurse, Vanessa M	2025-06-24	0.50	167.00	83.50
Nurse, Vanessa M	2025-06-25	3.00	167.00	501.00
Nurse, Vanessa M	2025-06-26	3.00	167.00	501.00
		69.25		11,564.75
Level 10				
Rankin, Ashley Alexandra	2025-04-10	1.00	190.00	190.00
Waag, R Tyson (Tyson)	2025-03-31	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-04-15	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-04-30	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-05-02	4.00	190.00	760.00

INVOICE

Page 3 of 3

Invoice Number	2442481
Project Number	238202127

Waag, R Tyson (Tyson)	2025-05-08	1.50	190.00	285.00
Waag, R Tyson (Tyson)	2025-05-09	1.50	190.00	285.00
Waag, R Tyson (Tyson)	2025-05-13	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-05-14	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-05-20	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-06-05	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-06-12	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-06-17	0.50	190.00	95.00
		11.75		2,232.50

Level 14

Stewart, Tonja L	2025-05-01	1.50	240.00	360.00
Stewart, Tonja L	2025-06-05	1.50	240.00	360.00
Stewart, Tonja L	2025-06-12	1.50	240.00	360.00
		4.50		1,080.00

Professional Services Subtotal	86.00	14,955.25
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Top Task 2025 Total	14,955.25
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Total Fees & Disbursements	\$14,955.25
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INVOICE TOTAL (USD)	\$14,955.25
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Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-06-12	238202127	2025	Direct - Regular	MEDCALF, WYATT J	0.50	156.00	78.00	CDD PARCEL CAD EXPORT	
2025-03-12	238202127	2025	Direct - Overtime	NURSE, VANESSA M	5.00	167.00	835.00	PREPARED NEW MAINTENANCE MAP	
2025-03-13	238202127	2025	Direct - Overtime	NURSE, VANESSA M	1.00	167.00	167.00	PREPARED NEW MAINTENANCE MAP	
2025-03-13	238202127	2025	Direct - Regular	NURSE, VANESSA M	7.50	167.00	1,252.50	PREPARED NEW MAINTENANCE MAP	
2025-03-14	238202127	2025	Direct - Overtime	NURSE, VANESSA M	6.50	167.00	1,085.50	PREPARED NEW MAINTENANCE MAP	
2025-03-17	238202127	2025	Direct - Regular	NURSE, VANESSA M	6.00	167.00	1,002.00	PREPARED NEW MAINTENANCE MAP	
2025-03-17	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-03-18	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.50	167.00	250.50	PREPARED NEW MAINTENANCE MAP	
2025-03-19	238202127	2025	Direct - Regular	NURSE, VANESSA M	2.50	167.00	417.50	PREPARED NEW MAINTENANCE MAP	
2025-03-31	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	DOWNLOADED NEW FENCE/WALL/LANDSCAPE INFO RECEIVED FROM EPG	
2025-04-01	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-04-03	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.00	167.00	167.00	DOWNLOADED NEW FENCE/WALL/LANDSCAPE INFO RECEIVED FROM EPG	
2025-04-03	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	REQUISITIONS	
2025-04-08	238202127	2025	Direct - Regular	NURSE, VANESSA M	4.00	167.00	668.00	PREPARED NEW MAINTENANCE MAP	
2025-04-09	238202127	2025	Direct - Regular	NURSE, VANESSA M	5.00	167.00	835.00	PREPARED NEW MAINTENANCE MAP	
2025-04-24	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	PROJECT MANAGER SUPPORT	
2025-04-28	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	PROJECT MANAGER SUPPORT	
2025-05-05	238202127	2025	Direct - Regular	NURSE, VANESSA M	1.00	167.00	167.00	ADDED DIMENSIONS OF LANDSCAPE MAINTENANCE AREAS TO MAINTENANCE MAP PER CLIENT QUESTIONS/COMMENTS	
2025-05-27	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	DOWNLOADED NEW PLAT INFO	
2025-06-03	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-06-04	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-06-04	238202127	2025	Direct - Regular	NURSE, VANESSA M	2.00	167.00	334.00	UPDATED MAPPING TO REFLECT NEWLY PLATTED AREAS	
2025-06-06	238202127	2025	Direct - Regular	NURSE, VANESSA M	3.50	167.00	584.50	UPDATED MAPPING TO REFLECT NEWLY PLATTED AREAS	
2025-06-09	238202127	2025	Direct - Regular	NURSE, VANESSA M	2.00	167.00	334.00	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-06-10	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-06-11	238202127	2025	Direct - Regular	NURSE, VANESSA M	2.00	167.00	334.00	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-06-12	238202127	2025	Direct - Regular	NURSE, VANESSA M	3.00	167.00	501.00	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-06-13	238202127	2025	Direct - Regular	NURSE, VANESSA M	5.00	167.00	835.00	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-06-16	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.25	167.00	41.75	REVIEWED AND REVISED CHANGE ORDER #2025-1	
2025-06-24	238202127	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-06-25	238202127	2025	Direct - Regular	NURSE, VANESSA M	3.00	167.00	501.00	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-06-26	238202127	2025	Direct - Regular	NURSE, VANESSA M	3.00	167.00	501.00	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-04-10	238202127	2025	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	1.00	190.00	190.00	REPORTING	
2025-05-01	238202127	2025	Direct - Regular	STEWART, TONJA L	1.50	240.00	360.00	PREPARE INFORMATION REGARDING LONG TERM PAVEMENT MAINTENANCE	
2025-06-05	238202127	2025	Direct - Regular	STEWART, TONJA L	1.50	240.00	360.00	REQUISITION	
2025-06-12	238202127	2025	Direct - Regular	STEWART, TONJA L	1.50	240.00	360.00	REQUISITIONS	
2025-03-31	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	CDD TEAM AND EPG TEAM COMMUNITY MAPPING MEETING	

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-04-15	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE.	
2025-04-30	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW FIELD PHOTOS AND CORRESPONDENCE. SCHEDULE SITE VISIT. EMAIL DM.	
2025-05-02	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	4.00	190.00	760.00	SITE VISIT TO REVIEW POND EROSION.	
2025-05-08	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	UPLOAD FIELD PHOTOS. REVIEW PLAN SETS AND BEGIN FIELD OBSERVATION REPORT.	
2025-05-09	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	COMPLETE FIELD OBSERVATION REPORT.	
2025-05-13	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	SUBMIT FIELD OBSERVATION REPORT TO DM.	
2025-05-14	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING FIELD REPORT.	
2025-05-20	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE.	
2025-06-05	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-06-12	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	REVIEW EMAIL CORRESPONDENCE REGARDING COMMON AREA TRANSFER	
2025-06-17	238202127	2025	Direct - Regular	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
Total Project 238202127					86.00		\$14,955.25		

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Nick 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 12/16/2025 11:25



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

7940211

000001047 02 SP 106481583396606 P

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





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

Invoice Number: 7940211
Account Number: 217479000
Invoice Date: 10/24/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

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

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

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

STATEMENT SUMMARY

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

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

All invoices are due upon receipt.

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

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

Invoice Number:	7940211
Account Number:	217479000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 217479000
Invoice # 7940211
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





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

Invoice Number: 7940211
Invoice Date: 10/24/2025
Account Number: 217479000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

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

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

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 10/01/2025 - 09/30/2026				\$3,950.00
Incidental Expenses 10/01/2025 to 09/30/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





Coastal Outdoor

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

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

Invoice Number: 3036

Invoice Date: November 6, 2025

Payment Due: November 21, 2025

Amount Due (USD): **\$1,850.00**

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Water Truck per day	1	\$1,450.00	\$1,450.00
Labor per day	1	\$400.00	\$400.00
Total:			\$1,850.00
Amount Due (USD):			\$1,850.00

[Pay Securely Online](#)



link.waveapps.com/h3zz4v-g7br42

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



Coastal Outdoor

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

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Invoice

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.
3. Trees, sod, and plant material without automated irrigation cannot be warranted. 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).



Coastal Outdoor

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

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.

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.

**Customer**

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
 35072 Big Hawk Drive
 Zephyrhills, FL 33541

Project/Job

Sod Install 2 Rivers West
 Estimate # 132494

Invoice Date

11/26/2025

Date Due

12/11/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
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#132494 - Sod Install 2 Rivers West \$375.79

- 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.

LCE025: Sod/Plant Installation				\$290.79
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Site Prep, Removal, & Disposal (E) (Labor) \$130.00

St. Augustine "Floratam" Sod installed (E) (Kit) \$160.79

LCE005: Irrigation Installation				\$85.00
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Irrigation Labor (Hide) (Labor) \$85.00

Billing Questions

Theresa.Koolin@Down2EarthInc.com

To view invoices and to make payment by credit card, please click the link below. A processing fee

Subtotal \$375.79

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/>.

payments@DownToEarth.com

(321) 228-5717

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

***, please check the box below if you are paying by credit card. A processing fee of 2.75% will be added to all credit card payments.
DTELandscape.propertyserviceportal.com

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Sales Tax	\$0.00
Total	\$375.79
Credits/Payments	(\$0.00)
Balance Due	\$375.79

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
 35072 Big Hawk Drive
 Zephyrhills, FL 33541

Project/Job

MI Homes replacement
 Estimate # 126702

Invoice Date

11/26/2025

Date Due

12/11/2025

Terms

Net 15

Customer PO #

<u>Invoice Details</u>				
<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#126702 - MI Homes replacement				\$6,033.00

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

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not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

LCE025: Tree/Plant Installation					\$5,493.00
Azalea "Formosa" Installed (E) (Kit)	3 Gallon Plant	27.00	\$19.50	\$526.50	
Azalea "Red Ruffle" Installed (E) (Kit)	3 Gallon Plant	38.00	\$25.00	\$950.00	
Crinum Lily Installed Green (E) (Kit)	15 Gallon Plant	1.00	\$170.00	\$170.00	
Dwarf Yaupon Holly "Schillings" (stokes dwarf) (Material)	3 Gallon Plant	20.00	\$18.50	\$370.00	
Fakahatchee Grass Installed (E) (Kit)	1 Gallon Plant	25.00	\$8.75	\$218.75	
Firebush Installed (E) (Kit)	3 Gallon Plant	8.00	\$18.00	\$144.00	
Flax Lily "Blueberry Flax" Installed (E) (Kit)	1 Gallon Plant	6.00	\$8.75	\$52.50	
Giant Apostle Iris Installed (E) (Kit)	3 Gallon Plant	10.00	\$25.00	\$250.00	
Juniper Installed (E) (Kit)	3 Gallon Plant	16.00	\$17.50	\$280.00	
Muhly Grass "Pink" Installed (E) (Kit)	1 Gallon Plant	15.00	\$8.75	\$131.25	
Pine Bark Mulch (Dyed) Installed (E) (Kit)	3 Cubic Foot Bag	75.00	\$10.50	\$787.50	
Site Prep, Removal, & Disposal (E) (Labor)				\$1500.00	
SWFL Viburnum Odoratissimum "Sweet Viburnum" Installed (E) (Kit)	3 Gallon Plant	5.00	\$22.50	\$112.50	

LCE005: Irrigation Installation					\$540.00
Irrigation Labor (Hide) (Labor)					\$340.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$200.00	\$200.00	

Billing Questions

Theresa.Koglin@Down2earthinc.com
(321) 228-5717

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

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<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$6,033.00
Sales Tax	\$0.00
Total	\$6,033.00
Credits/Payments	(\$0.00)
Balance Due	\$6,033.00

**Customer**

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

Wesley Chapel, FL 33544

Project/Job

D1 roundabout clean up
Estimate # 131722

Property / Project Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
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12/10/2025	12/25/2025	Net 15
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Invoice Details

<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#131722 - D1 roundabout clean up				\$519.98



Clean up shell path in D1 roundabout

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

LCE025: Tree/Plant Installation	\$519.98
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Site Prep, Removal, & Disposal (E) (Labor)	\$519.98
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Billing Questions
Theresa.Koglin@Down2earthinc.com
(321) 228-5717
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<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$519.98
Sales Tax	\$0.00
Total	\$519.98
Credits/Payments	(\$0.00)

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Balance Due

\$519.98

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See Terms & Conditions at <https://d161andscape.com/terms-and-conditions/>.

**Customer**

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
 35072 Big Hawk Drive
 Zephyrhills, FL 33541

Project/Job

Pine Trees 2 Rivers West Blvd
 Estimate # 132321

Invoice Date

12/10/2025

Date Due

12/25/2025

Terms

Net 15

Customer PO #

<u>Invoice Details</u>				
<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#132321 - Pine Trees 2 Rivers West Blvd				\$1,636.49
<ul style="list-style-type: none"> Remove (4) pines along 2 Rivers West Blvd. Replace (4) pines in place of the removed Pines Inspect irrigation system to ensure trees are getting ample water. Mulch around trees to replace disturbed or missing mulch 				

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.

<u>LCE025: Tree/Plant Installation</u>					<u>\$1,466.49</u>
Brown Mulch Installed (E) (Kit)	2 Cubic Foot Bag	4.00	\$9.45		\$37.78
Site Prep, Removal, & Disposal (E) (Labor)					\$390.00
Slash Pine installed (E) (Kit)	15 Gallon Plant	4.00	\$259.68		\$1038.71
<u>LCE005: Irrigation Installation</u>					<u>\$170.00</u>
Irrigation Labor (Hide) (Labor)					\$170.00

Billing Questions

Theresa.Koglin@Down2earthinc.com
 (321) 228-5717

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<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$1,636.49
Sales Tax	\$0.00
Total	\$1,636.49
Credits/Payments	(\$0.00)
Balance Due	\$1,636.49

**Customer**

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
 35072 Big Hawk Drive
 Zephyrhills, FL 33541

Project/Job

Tree stake removal Ryals Field
 Estimate # 134648

Invoice Date

12/10/2025

Date Due

12/25/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#134648 - Tree stake removal Ryals Field				\$600.00
• Remove lodge pole tree stakes from the pine trees in the landscape of Ryals field entrance.				
• Some of the pine trees are heavily saturated with water and may have to be re staked in the future				
• This was an urgent request as per Carlos to be completed on 12/3/25				
• This Proposal is a DO NOT EXCEED				

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.

Tree Stake removal	\$600.00
Site Prep, Removal, & Disposal (C) (Labor)	\$600.00

Billing Questions Theresa.Koglin@Down2earthinc.com (321) 228-5717
Visit us at https://dtelandscape.com for all other questions or concerns.

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<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$600.00
Sales Tax	\$0.00
Total	\$600.00
Credits/Payments	(\$0.00)
Balance Due	\$600.00



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

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

INVOICE#
164594

DATE
11/25/2025

CUSTOMER ID
C2411

NET TERMS
Due On Receipt

PO#

DUE DATE
11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	10	Ea	0.88		8.83
Subtotal					8.83

Subtotal	\$8.83
Tax	\$0.00
Total Due	\$8.83

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.

CHECK REQUEST FORM

District Name: Two Rivers West CDD

Date: 12/9/258

Invoice Number: 120925 - Refund

Please issue a check to:

Vendor Name: Park Square Enterprises, LLC

Vendor Address: 5200 Vineland Rd, Suite 200
Orlando, FL 32811

Check amount: \$48,981.51

Please cut check from Acct. #: Valley #8906

Please code to: 001-206000
Due to Developer

Check Description/Reason: Reimburse for Duplicate Payment of Lot Closings

Mailing instructions: Please mail via Fedex 2 day
Attn: Achal Aggarwal

Manager's Approval: 

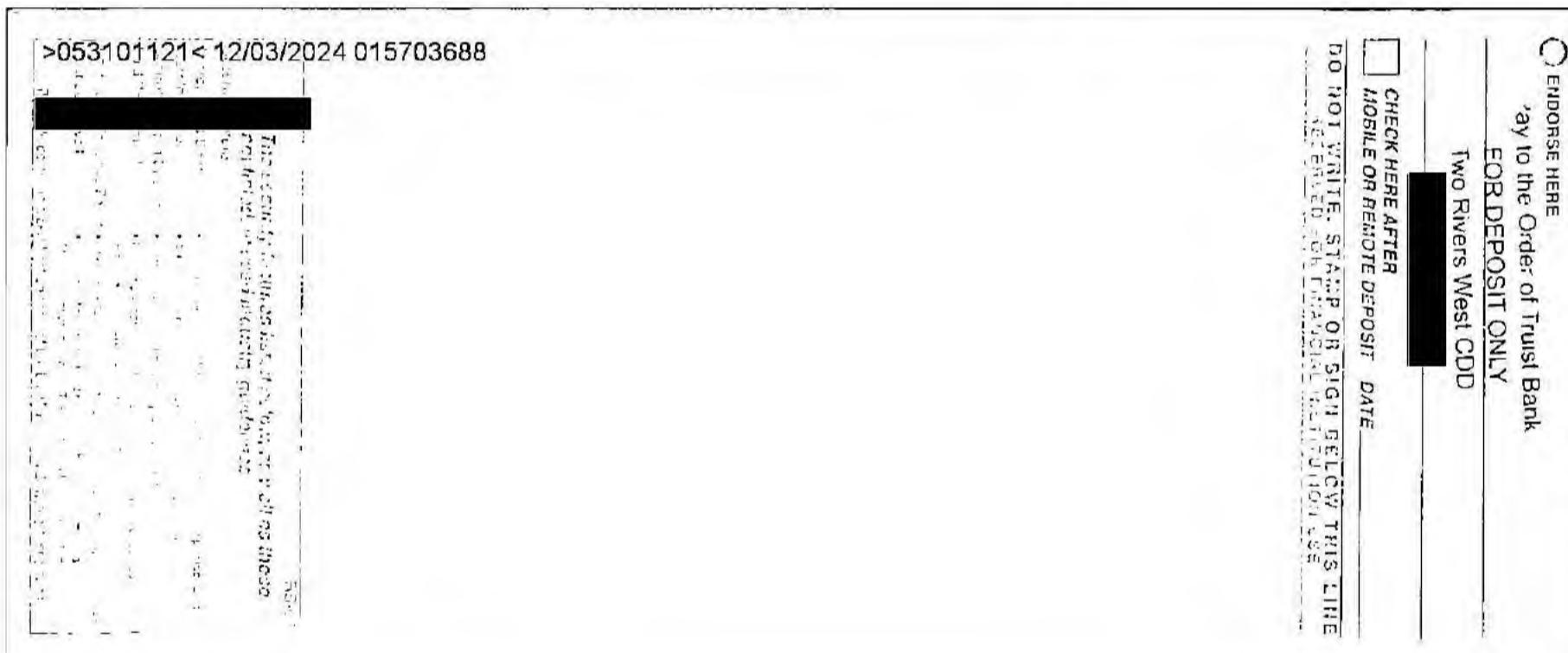
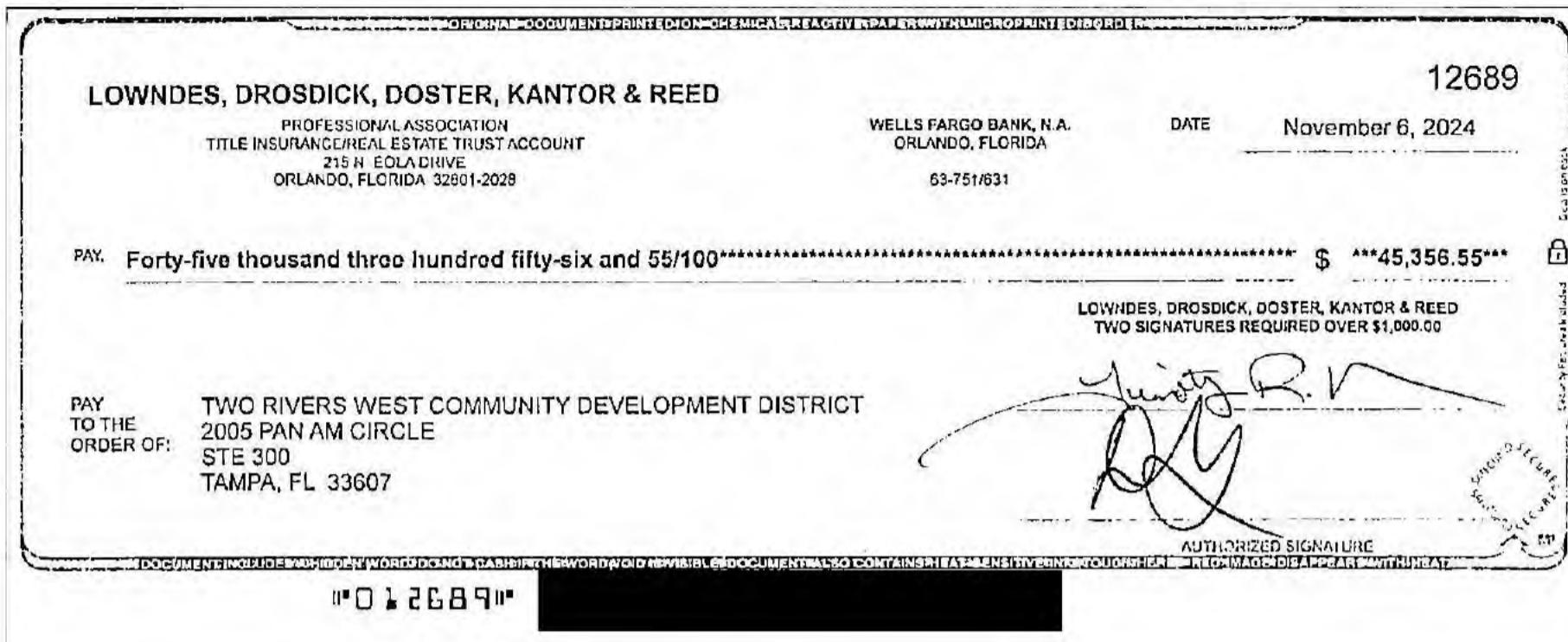
Date: 12/9/25



Print Images

Date/Time Printed: 02/07/2025 11:32 AM PDT

Check 12689 - 45,356.55 USD



Item Details

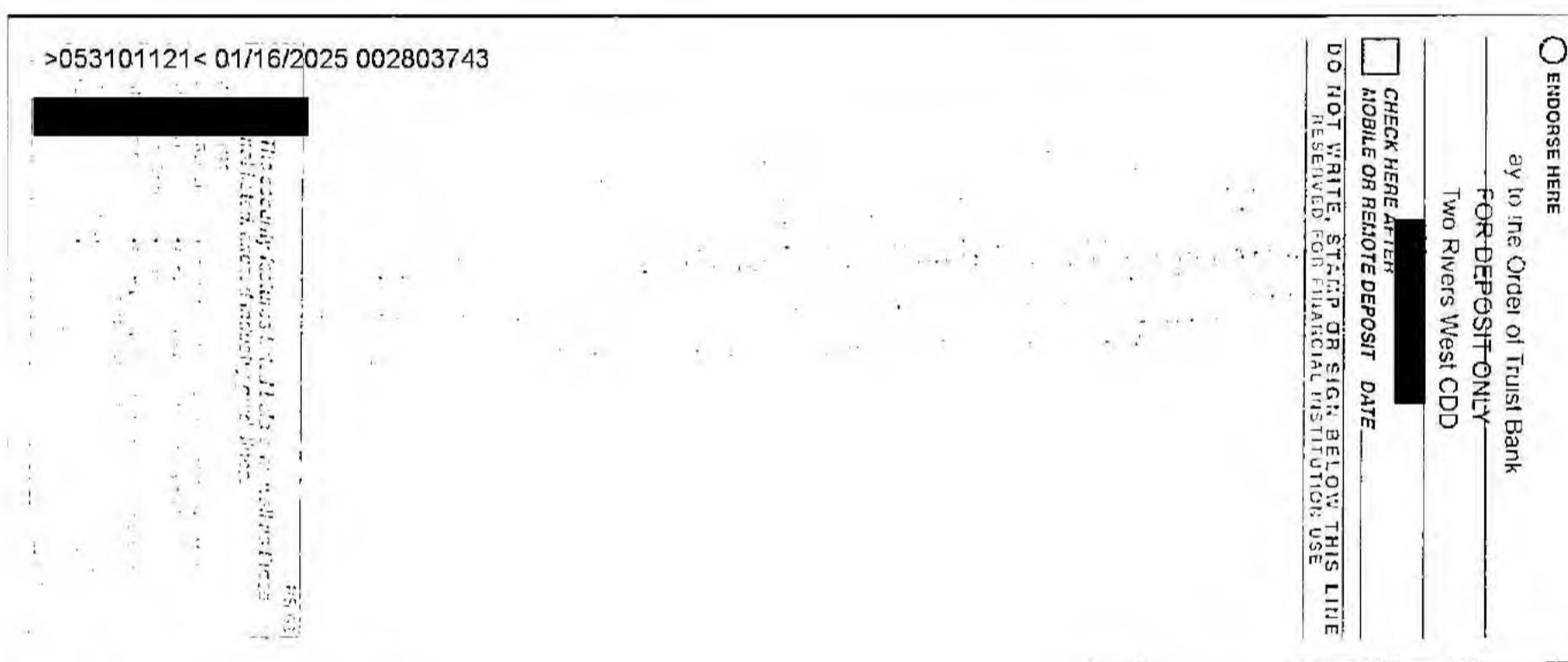
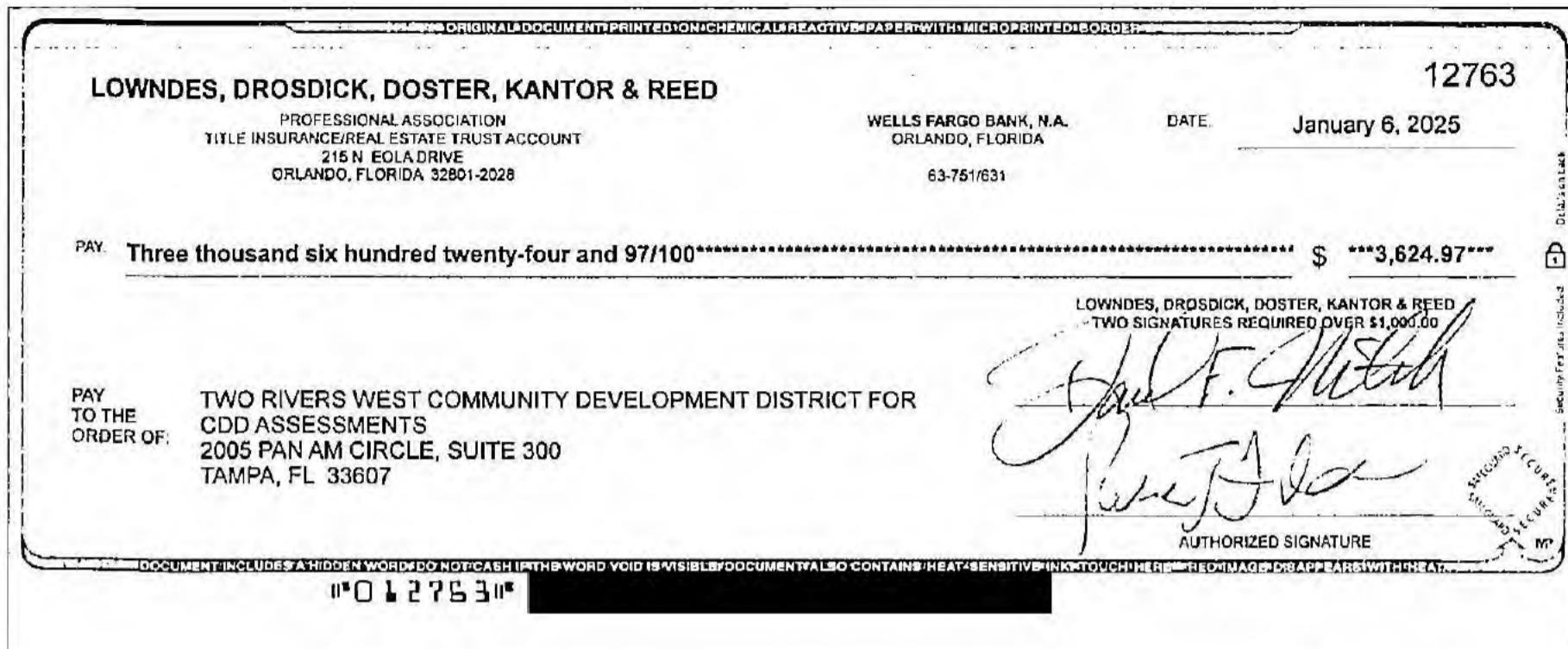
Account Number	[REDACTED]	Issue Date	11/06/2024
Account Name	TITLE INS. REAL ESTATE TRUST	Payee	TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Check	12689	Item Sequence Number	008823341619
Amount	45,356.55 USD Debit	Bank ID	[REDACTED]
Status	Check Paid		
Posting Date	12/03/2024		
As of Date	12/03/2024		
Additional Item Details	CHECK 0000002		



Print Images

Date/Time Printed: 02/07/2025 11:36 AM PDT

Check 12763 - 3,624.97 USD



Item Details

Account Number	12763	Issue Date	01/06/2025
Account Name	TITLE INS. REAL ESTATE TRUST	Payee	TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT FOR CDD ASSESSMENTS
Check	12763	Item Sequence Number	008129946403
Amount	3,624.97 USD Debit	Bank ID	[REDACTED]
Status	Check Paid		
Posting Date	01/16/2025		
As of Date	01/16/2025		
Additional Item Details	CHECK 0000003		

TWO RIVERS WEST CDD

DISTRICT CHECK REQUEST

Today's Date 12/15/2025

Payable To **Two Rivers West CDD**

Total Check Amount **\$38,378.83**

Check Description Series 2022 FY 26 DS Portion of Tax Collector Distributions
\$21,072.38
201-103200-1000

Check Description Series 2023 FY 26 DS Portion of Tax Collector Distributions
\$11,992.10
202-103200-1000

Check Description Series 2024 FY 26 DS Portion of Tax Collector Distributions
\$5,314.35
203-103200-1000

Special Instructions Please mail check with DS directional letter

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

Hanna Yi

Authorization

TWO RIVERS WEST CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year , Tax Year -1

	Dollar Amounts	Fiscal Year Percentages		
Net O&M	\$ 2,146,227.78	45.51%	0.455100	
Net DS 22	\$ 1,410,770.96	29.92%	0.299200	
Net DS 23	\$ 802,856.89	17.03%	0.170300	
Net DS 24	\$ 355,789.38	7.54%	0.075400	55.6%
Net Total	4,715,645.01	100.00%	100.00%	

TWO RIVERS WEST CDD

DISTRICT CHECK REQUEST

Today's Date 12/18/2025

Payable To Two Rivers West CDD

Total Check Amount **\$308,663.65**

Check Description Series 2022 FY 26 DS Portion of Tax Collector Distributions
\$169,475.67
201-103200-1000

Check Description Series 2023 FY 26 DS Portion of Tax Collector Distributions
\$96,447.06
202-103200-1000

Check Description Series 2024 FY 26 DS Portion of Tax Collector Distributions
\$42,740.92
203-103200-1000

Special Instructions Please mail check with DS directional letter

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

Hanna Yi

Authorization

TWO RIVERS WEST CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year , Tax Year -1

	Dollar Amounts	Fiscal Year Percentages		67.6%
Net O&M	\$ 2,146,227.78	45.51%	0.455100	
Net DS 22	\$ 1,410,770.96	29.92%	0.299200	
Net DS 23	\$ 802,856.89	17.03%	0.170300	
Net DS 24	\$ 355,789.38	7.54%	0.075400	
Net Total	4,715,645.01	100.00%	100.00%	

201 **202** **203**

Date Received	Amount Received	45.51%	29.92%	17.03%	7.54%	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
		Raw Numbers Operations Revenue	Raw Numbers 2022 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue				
11/5/2025	230.29	230.29	-	-	-	-		1129	Interest
11/13/2025	12,533.40	5,704.32	3,749.59	2,133.86	945.63	-	TRWEST11132025 11/17/2025	1129	
11/15/2025	54,333.11	24,728.59	16,254.74	9,250.42	4,099.36	-	TRWEST11152025 11/24/2025	1145	
11/25/2025	65,054.24	29,608.08	19,462.16	11,075.74	4,908.26	-	TRWEST11252025 12/05/2025		Wire 12/10/2025
12/4/2025	2,417,798.90	1,100,410.90	723,328.51	411,639.66	182,419.83	-	TRWEST12042025 12/05/2025		Wire 12/10/2025
12/11/2025	70,436.58	32,057.75	21,072.38	11,992.10	5,314.35	-	TRWEST12112025 12/15/2025	1162	
12/17/2025	566,489.60	257,825.95	169,475.67	96,447.06	42,740.92	-	TRWEST12172025 12/18/2025		
	-	-	-	-	-	-			
	-	-	-	-	-	-			
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	-	-	-	-	-	-			
	-	-	-	-	-	-			
	-	-	-	-	-	-			
	-	-	-	-	-	-			
TOTAL	3,186,876.12	1,450,565.89	953,343.05	542,538.84	240,428.35	782,967.19			
Net Total on Roll	4,715,645.01								
Collection Surplus / (Deficit)	(1,528,768.89)					(1,430,660.66)			

Two Rivers West **DISTRICT CHECK REQUEST**

Today's Date	<u>12/22/2025</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 Series 2022</u>
Code:	<u>200.103200.1000</u>
 Check Amount	<u> \$8,873.46</u>
Payable To	<u>Two Rivers West CDD</u>
Check Description	<u>FY 25 Off-Roll Debt Service Assessments Series 2023</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 Series 2024</u>
Code:	<u>200.103200.1000</u>

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

Authorization

Eric

Two Rivers West

FOLIO
30-26-21-0120-00400-0120

ENTER FOLIO NUMBER

MAKE PDF DO NOT SAVE!!!

S2022	\$ 1,949.48
S2023	\$ -
S2024	\$ -

**TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT**

Date: 12/22/2025
 To: Teresa
 From: Eric
 RE: Off-Roll: Deposit to O&M Account_FY 2025

I. Please deposit to O&M account

<u>Check</u>		<u>Date</u>	<u>Amount</u>
2022			
Homeowner	599900246	12/11/2025	\$ 268.69
2023			
HBWB	56015	12/4/2025	\$ 16.94
HBWB	56015	12/4/2025	\$ 16.93
HBWB	56015	12/4/2025	\$ 16.93
HBWB	56013	12/4/2025	\$ 11.97
HBWB	56013	12/4/2025	\$ 11.97
HBWB	56013	12/4/2025	\$ 11.97
HBWB	56013	12/4/2025	\$ 11.97
HBWB	56013	12/4/2025	\$ 11.97
HBWB	56013	12/4/2025	\$ 11.97
HBWB	56013	12/4/2025	\$ 11.96
HBWB	56013	12/4/2025	\$ 11.96
2024			

			Total Deposit from Closings: \$ 415.23
--	--	--	---

Chk Date	Unit	Lot #	Address	FY 25 O&M Assessment	Total
12/11/2025	SF 50'	12/4	2306 Wise River Lane, Zephyrhills	\$ 268.69	
		/			
		/			
		/			
		/			
2023					
12/4/2025	SF 60'	Parcel C1B	2163 Bright Moon Trail Zephyrhills	\$ 16.94	
12/4/2025	SF 60'	Parcel C1B	2209 Bright Moon Trail Zephyrhills	\$ 16.93	
12/4/2025	SF 60'	Parcel C1B	2298 Bright Moon Trail Zephyrhills	\$ 16.93	
12/4/2025	Villa	Parcel E	33578 Stableton Lane, Zephyrhills	\$ 11.97	
12/4/2025	Villa	Parcel E	33570 Stableton Lane, Zephyrhills	\$ 11.97	
12/4/2025	Villa	Parcel E	35554 Stableton Lane, Zephyrhills	\$ 11.97	
12/4/2025	Villa	Parcel E	35546 Stableton Lane, Zephyrhills	\$ 11.97	
12/4/2025	Villa	Parcel E	35612 Stableton Lane, Zephyrhills	\$ 11.97	
12/4/2025	Villa	Parcel E	35618 Stableton Lane, Zephyrhills	\$ 11.97	
12/4/2025	Villa	Parcel E	35626 Stableton Lane, Zephyrhills	\$ 11.96	
12/4/2025	Villa	Parcel E	35634 Stableton Lane, Zephyrhills	\$ 11.96	
2024					
		/			
		/			
		/			
				\$ 11.97	
				<hr/> \$ 415.23	

Two Rivers West Community Development District

*Two Rivers West
Community
Development
District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022				SERIES 2022		SERIES 2023				SERIES 2024	
	(PROJECT)		SERIES 2023		SERIES 2024		(PROJECT)		SERIES 2023		SERIES 2024	
	GENERAL	FUND	GENERAL	FUND	GENERAL	FUND	GENERAL	FUND	GENERAL	FUND	GENERAL	FUND
ASSETS												
Cash In Bank	\$ 1,333,691	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,333,691
Accounts Receivable - Off-Roll	315,104	161,577	95,762	241,473	-	-	-	-	-	-	-	813,916
Due From Developer	34,289	-	-	-	-	-	-	-	-	-	-	34,289
Due From Other Funds	691	8,638	-	-	-	-	-	-	1,169	-	-	10,498
Investments:												
Acq. & Const. (Offsite Project)	-	-	-	-	-	2,082	-	-	-	-	-	2,082
Acquisition & Construction Account	-	-	-	-	-	1,779	1,195	29,611	-	-	-	32,585
Interest Account	-	-	-	-	-	678,240	-	-	-	-	-	678,240
Prepayment Account	-	21,746	-	-	-	-	-	-	-	-	-	21,746
Reserve Fund	-	719,844	415,488	1,282,791	-	-	-	-	-	-	-	2,418,123
Revenue Fund	-	998,894	759,362	522,920	-	-	-	-	-	-	-	2,281,176
Deposits - Electric	580	-	-	-	-	-	-	-	-	-	-	580
Deposits - Water	10,741	-	-	-	-	-	-	-	-	-	-	10,741
Utility Deposits	8,878	-	-	-	-	-	-	-	-	-	-	8,878
Fixed Assets												
Construction Work In Process	-	-	-	-	-	-	-	-	40,218,733	-	-	40,218,733
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	-	5,228,495	5,228,495
Amount To Be Provided	-	-	-	-	-	-	-	-	-	43,441,505	-	43,441,505
TOTAL ASSETS	\$ 1,703,974	\$ 1,910,699	\$ 1,270,612	\$ 2,047,184	\$ 682,101	\$ 1,195	\$ 30,780	\$ 40,218,733	\$ 48,670,000	\$ 96,535,278		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022			SERIES 2022			SERIES 2023			SERIES 2023			SERIES 2024			SERIES 2024		
	GENERAL FUND	(PROJECT) DEBT SERVICE FUND		GENERAL FUND	(PROJECT) DEBT SERVICE FUND		GENERAL FUND	(PROJECT) CAPITAL PROJECTS FUND		GENERAL FUND	(PROJECT) CAPITAL PROJECTS FUND		GENERAL FUND	(PROJECT) CAPITAL PROJECTS FUND		GENERAL FUND	(PROJECT) CAPITAL PROJECTS FUND	
		GENERAL FUND	DEBT SERVICE FUND		GENERAL FUND	DEBT SERVICE FUND		GENERAL FUND	DEBT SERVICE FUND		GENERAL FUND	DEBT SERVICE FUND		GENERAL FUND	DEBT SERVICE FUND		GENERAL FUND	DEBT SERVICE FUND
LIABILITIES																		
Accounts Payable	\$ 30,285	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,285	
Accounts Payable - Other	5,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,200	
Bonds Payable - Series 2022	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19,225,000	19,225,000		
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11,110,000	11,110,000		
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18,035,000	18,035,000		
Due To Other Funds	-	-	8,873	-	1,624	-	-	-	-	-	-	-	-	-	-	-	10,497	
Loans Payable - Valley LOC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	300,000	300,000		
TOTAL LIABILITIES	35,485	-	8,873	1,624	-	-	-	-	-	-	-	-	-	-	48,670,000	48,715,982		
FUND BALANCES																		
Restricted for:																		
Debt Service	-	1,910,699		1,261,739		2,045,560	-	-	-	-	-	-	-	-	-	-	5,217,998	
Capital Projects	-	-	-	-	-	-	682,101	1,195	30,780	-	-	-	-	-	-	-	714,076	
Unassigned:	1,668,489	-	-	-	-	-	-	-	-	-	-	-	-	40,218,733	-	41,887,222		
TOTAL FUND BALANCES	1,668,489	1,910,699	1,261,739	2,045,560	682,101	1,195	30,780	40,218,733	-	-	-	-	-	-	47,819,296	-		
TOTAL LIABILITIES & FUND BALANCES	\$ 1,703,974	\$ 1,910,699	\$ 1,270,612	\$ 2,047,184	\$ 682,101	\$ 1,195	\$ 30,780	\$ 40,218,733	\$ 48,670,000	\$ 96,535,278								

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
REVENUES				
Interest - Investments	\$ -	\$ 4,961	\$ 4,961	0.00%
Special Assmnts- Tax Collector	-	1,450,492	1,450,492	0.00%
Special Assmnts- CDD Collected	3,157,059	799,118	(2,357,941)	25.31%
Developer Estimated Contribution	-	200,495	200,495	0.00%
Other Miscellaneous Revenues	-	2,099	2,099	0.00%
TOTAL REVENUES	3,157,059	2,457,165	(699,894)	77.83%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	3,000	9,000	25.00%
ProfServ - Construction Accounting	6,000	1,000	5,000	16.67%
ProfServ - Dissemination Agent/Reporting	5,000	6,250	(1,250)	125.00%
ProfServ - Field Management	16,000	4,000	12,000	25.00%
ProfServ - Technology Data Storage	600	150	450	25.00%
ProfServ - Recording Secretary	2,400	600	1,800	25.00%
Trustees Fees	6,500	7,094	(594)	109.14%
District Counsel	15,000	11,347	3,653	75.65%
District Engineer	12,500	-	12,500	0.00%
ProfServ - Administration	4,500	1,125	3,375	25.00%
ProfServ - District Management	25,000	6,250	18,750	25.00%
ProfServ - Accounting Services	9,000	2,750	6,250	30.56%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	24	476	4.80%
ProfServ - Rental and Leases	600	150	450	25.00%
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	1,250	3,750	25.00%
Meeting Expense	500	-	500	0.00%
ProfServ - Website Admin Services	1,200	300	900	25.00%
Dues, Licenses & Fees	175	175	-	100.00%
Loan Repayment	100,000	-	100,000	0.00%
Loan Interest Expense	21,000	8,179	12,821	38.95%
Total Administration	293,659	60,017	233,642	20.44%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Electric Utility Services	500,000	90,448	409,552	18.09%
Water/Waste	85,000	18,728	66,272	22.03%
Total Utility Services	585,000	109,176	475,824	18.66%
<u>Other Physical Environment</u>				
Aquatics - Contract	157,000	40,497	116,503	25.79%
Irrigation Maintenance & Repairs	60,000	-	60,000	0.00%
Landscaping - Annuals	24,000	6,022	17,978	25.09%
Landscaping - Mulch	100,000	-	100,000	0.00%
Landscape Maintenance - Contract	1,800,000	258,492	1,541,508	14.36%
Landscaping - Plant Replacement Program	100,000	10,921	89,079	10.92%
Storm Cleanup Contingency	35,000	-	35,000	0.00%
Dog Station Service & Supplies	2,400	-	2,400	0.00%
Total Other Physical Environment	2,278,400	315,932	1,962,468	13.87%
TOTAL EXPENDITURES	3,157,059	485,125	2,671,934	15.37%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,972,040	1,972,040	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(303,551)		
FUND BALANCE, ENDING			\$ 1,668,489	

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2022 (Project) Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,258	\$ 10,258	0.00%
Special Assmnts- Tax Collector	-	953,424	953,424	0.00%
Special Assmnts- Prepayment	-	21,718	21,718	0.00%
Special Assmnts- CDD Collected	1,439,688	300,366	(1,139,322)	20.86%
TOTAL REVENUES	1,439,688	1,285,766	(153,922)	89.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	671,531	580,963	90,568	86.51%
Total Debt Service	751,531	580,963	170,568	77.30%
TOTAL EXPENDITURES	751,531	580,963	170,568	77.30%
Excess (deficiency) of revenues				
Over (under) expenditures	688,157	704,803	16,646	102.42%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	688,157	-	(688,157)	0.00%
TOTAL FINANCING SOURCES (USES)	688,157	-	(688,157)	0.00%
Net change in fund balance	<u>\$ 688,157</u>	<u>\$ 704,803</u>	<u>\$ (1,359,668)</u>	<u>102.42%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,205,896		
FUND BALANCE, ENDING			<u>\$ 1,910,699</u>	

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2023 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,984	\$ 6,984	0.00%
Special Assmnts- Tax Collector	-	542,656	542,656	0.00%
Special Assmnts- CDD Collected	-	415,223	415,223	0.00%
TOTAL REVENUES	-	964,863	964,863	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	160,000	(160,000)	0.00%
Interest Expense	-	334,741	(334,741)	0.00%
Total Debt Service	-	494,741	(494,741)	0.00%
TOTAL EXPENDITURES	-	494,741	(494,741)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	470,122	470,122	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		791,617		
FUND BALANCE, ENDING		<u>\$ 1,261,739</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2024 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,130	\$ 15,130	0.00%
Special Assmnts- Tax Collector	-	240,305	240,305	0.00%
Special Assmnts- CDD Collected	-	379,145	379,145	0.00%
TOTAL REVENUES	-	634,580	634,580	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	511,963	(511,963)	0.00%
Total Debt Service	-	511,963	(511,963)	0.00%
TOTAL EXPENDITURES	-	511,963	(511,963)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	122,617	122,617	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,922,943		
FUND BALANCE, ENDING		<u>\$ 2,045,560</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2022 (Project) Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 6,295	\$ 6,295	0.00%
TOTAL REVENUES	-	6,295	6,295	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		6,295	6,295	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		675,806		
FUND BALANCE, ENDING		<u>\$ 682,101</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2023 (Project) Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 11	\$ 11	0.00%
TOTAL REVENUES	-	11	11	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		11	11	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,184		
FUND BALANCE, ENDING		<u>\$ 1,195</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2024 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 274	\$ 274	0.00%
TOTAL REVENUES	-	274	274	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures		274	274	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		30,506		
FUND BALANCE, ENDING		<u>\$ 30,780</u>		

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906

Statement No. 25_12

Statement Date

12/31/2025

G/L Account No. 101002 Balance	1,333,690.84	Statement Balance	1,472,021.84
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,333,690.84	Subtotal	1,472,021.84
Negative Adjustments	0.00	Outstanding Checks	-138,331.00
Ending G/L Balance	1,333,690.84	Ending Balance	1,333,690.84

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/02/2025	JE001021	Special Assmnts-CDD Collected Accounts	PGP Title of Florida, Inc. - Ck #32049058 11/24/2025 FY2026 O&M Off-Roll	223.91	223.91	223.91	0.00
12/02/2025	JE001022	Receivable - Off-Roll	Assessments - DR Horton - Ck #2167619 - Inv #TRW10	350,697.49	350,697.49	350,697.49	0.00
12/02/2025	JE001023	Special Assmnts-CDD Collected	Sunset Park Title Company - Ck #55527 11/21/2025 - L	83.91	83.91	83.91	0.00
12/04/2025	JE001024	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	2,417,798.90	2,417,798.90	2,417,798.90	0.00
		Other	Sofiane & Tammy Yahiaoui				
12/09/2025	JE001064	Miscellaneous Revenues	- Ck #2061 12/01/2025 - 1575 Valier Point Fence Inst	150.00	150.00	150.00	0.00
12/10/2025	JE001067	Special Assmnts-Tax Collector	FY2026 Tax-Roll Revenue	70,436.58	70,436.58	70,436.58	0.00
12/17/2025	JE001068	Special Assmnts-Tax Collector	FY2026 Tax-Roll Revenue	566,489.60	566,489.60	566,489.60	0.00
12/22/2025	JE001072	Special Assmnts-CDD Collected	Sunset Park Title - Ck #056013 12/04/2025 - Lots	6,020.62	6,020.62	6,020.62	0.00
12/22/2025	JE001073	Special Assmnts-CDD Collected	Sunset Park Title - Ck #056015 12/04/2025 - Lots	2,999.38	2,999.38	2,999.38	0.00
12/22/2025	JE001074	Special Assmnts-CDD Collected Accounts	Fidelity National Title of Florida - Ck #599900246 12	2,218.17	2,218.17	2,218.17	0.00
12/23/2025	JE001075	Receivable - Off-Roll	Taylor Morrison - Ck #90006687 12/11/2025 - TRWFY2026OM-TM - Taylo	127,353.96	127,353.96	127,353.96	0.00
12/31/2025	JE001077	Interest - Investments	Interest Earned	4,525.53	4,525.53	4,525.53	0.00
Total Deposits					3,548,998.05	3,548,998.05	0.00
Checks							
12/03/2025	Payment	1140	INFRAMARK LLC PASCO COUNTY UTILITIES	Check for Vendor V00015	-23,020.84	-23,020.84	0.00
12/03/2025	Payment	1141	TAMPA ELECTRIC	Check for Vendor V00031	-130.16	-130.16	0.00
12/03/2025	Payment	1144	TWO RIVERS WEST CDD	Check for Vendor V00047	-4,528.31	-4,528.31	0.00
12/03/2025	Payment	1145		Check for Vendor V00009	-29,383.15	-29,383.15	0.00

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906

Statement No. 25_12

Statement Date

12/31/2025

12/10/2025	Payment	1146	COASTAL OUTDOOR SERVICES LLC DISCLOSURE TECHNOLOGY SERVICES LLC	Check for Vendor V00058	-1,850.00	-1,850.00	0.00
12/10/2025	Payment	1147	Down To Earth	Check for Vendor V00039	-5,000.00	-5,000.00	0.00
12/10/2025	Payment	1148	INFRAMARK LLC	Check for Vendor V00043	-212,488.60	-212,488.60	0.00
12/10/2025	Payment	1149	PARK SQUARE ENTERPRISES, LLC	Check for Vendor V00015	-12,901.76	-12,901.76	0.00
12/10/2025	Payment	1150	PASCO COUNTY UTILITIES	Check for Vendor V00060	-48,981.51	-48,981.51	0.00
12/10/2025	Payment	1153	SITEX AQUATICS LLC	Check for Vendor V00031	-6,550.08	-6,550.08	0.00
12/10/2025	Payment	1154	STRALEY ROBIN VERICKER	Check for Vendor V00035	-13,499.00	-13,499.00	0.00
12/10/2025	Payment	1155	STRALEY ROBIN VERICKER	Check for Vendor V00007	-13,771.73	-13,771.73	0.00
12/10/2025	Payment	1156	TAMPA ELECTRIC	Check for Vendor V00040	-19,032.92	-19,032.92	0.00
12/10/2025	Payment	1157	U.S. BANK	Check for Vendor V00047	-22,324.08	-22,324.08	0.00
12/10/2025	Payment	1158	LANDSCAPE	Check for Vendor V00032	-4,256.13	-4,256.13	0.00
12/10/2025	Payment	1159	MAINTENANCE PROFESSIONALS, INC.	Check for Vendor V00051	-36,119.53	-36,119.53	0.00
12/15/2025	Payment	1160	Down To Earth	Check for Vendor V00043	-92,560.01	-92,560.01	0.00
12/15/2025	Payment	1161	INFRAMARK LLC	Check for Vendor V00015	-5,942.00	-5,942.00	0.00
12/16/2025	Payment	1162	TWO RIVERS WEST CDD	Check for Vendor V00009	-38,378.83	-38,378.83	0.00
12/16/2025	Payment	1163	ANGIE GRUNWALD	Check for Vendor V00048	-200.00	-200.00	0.00
12/16/2025	Payment	1164	CARLOS DE LA OSSA	Check for Vendor V00021	-200.00	-200.00	0.00
12/16/2025	Payment	1165	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
12/16/2025	Payment	1166	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
12/16/2025	Payment	1167	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
12/17/2025	Payment	1168	PASCO COUNTY UTILITIES	Check for Vendor V00031	-141.06	-141.06	0.00
12/17/2025	Payment	1169	STANTEC CONSULTING	Check for Vendor V00020	-14,955.25	-14,955.25	0.00
12/18/2025	Payment	1171	TWO RIVERS WEST CDD	Check for Vendor V00009	-308,663.65	-308,663.65	0.00
12/08/2025		JE001069	Cash in Transit	Tax Collector DS Wire	-699,363.40	-699,363.40	0.00
12/08/2025		JE001070	Cash in Transit	Tax Collector DS Wire	-422,829.89	-422,829.89	0.00
12/08/2025		JE001071	Cash in Transit	Tax Collector DS Wire	-187,207.13	-187,207.13	0.00
12/22/2025	Payment	1173	TWO RIVERS WEST CDD	Check for Vendor V00009	-10,822.94	-10,822.94	0.00
12/24/2025	Payment	1188	TAMPA ELECTRIC	Check for Vendor V00047	-3,918.00	-3,918.00	0.00
12/24/2025	Payment	1189	INFRAMARK LLC	Check for Vendor V00015	-5.18	-5.18	0.00
Total Checks					-2,239,625.14	-2,239,625.14	0.00

Adjustments

Total Adjustments

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906

Statement No. 25_12

Statement Date

12/31/2025

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
11/13/2025	Payment	1126	PGP TITLE OF FLORIDA, INC.	Check for Vendor V00057	-268.69
12/17/2025	Payment	1170	STRALEY ROBIN VERICKER	Check for Vendor V00040	-5,783.00
12/22/2025	Payment	1172	PASCO COUNTY UTILITIES BAYHEAD	Check for Vendor V00031	-61.61
12/30/2025	Payment	1197	ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00049	-1,600.00
12/30/2025	Payment	1198	Down To Earth JUNIPER	Check for Vendor V00043	-78,649.21
12/30/2025	Payment	1199	LANDSCAPING OF FLORIDA LLC	Check for Vendor V00056	-16,936.75
12/30/2025	Payment	1200	SITEX AQUATICS LLC	Check for Vendor V00035	-26,998.00
12/30/2025	Payment	DD101	PASCO COUNTY UTILITIES	Payment of Invoice 001092	-250.88
12/30/2025	Payment	DD102	PASCO COUNTY UTILITIES	Payment of Invoice 001093	-28.57
12/30/2025	Payment	DD103	PASCO COUNTY UTILITIES	Payment of Invoice 001094	-735.38
12/30/2025	Payment	DD104	PASCO COUNTY UTILITIES	Payment of Invoice 001095	-5.63
12/30/2025	Payment	DD105	PASCO COUNTY UTILITIES	Payment of Invoice 001096	-41.31
12/30/2025	Payment	DD106	PASCO COUNTY UTILITIES	Payment of Invoice 001097	-386.22
12/30/2025	Payment	DD107	PASCO COUNTY UTILITIES	Payment of Invoice 001098	-230.28
12/30/2025	Payment	DD108	PASCO COUNTY UTILITIES	Payment of Invoice 001099	-662.46
12/30/2025	Payment	DD109	PASCO COUNTY UTILITIES	Payment of Invoice 001100	-2.02
12/30/2025	Payment	DD110	PASCO COUNTY UTILITIES	Payment of Invoice 001101	-148.27
12/30/2025	Payment	DD111	PASCO COUNTY UTILITIES	Payment of Invoice 001102	-68.68
12/30/2025	Payment	DD112	PASCO COUNTY UTILITIES	Payment of Invoice 001111	-102.72
12/30/2025	Payment	DD113	PASCO COUNTY UTILITIES	Payment of Invoice 001112	-69.79
12/30/2025	Payment	DD114	PASCO COUNTY UTILITIES	Payment of Invoice 001113	-67.17
12/30/2025	Payment	DD115	PASCO COUNTY UTILITIES	Payment of Invoice 001114	-20.81
12/30/2025	Payment	DD116	PASCO COUNTY UTILITIES	Payment of Invoice 001115	-12.12
12/30/2025	Payment	DD117	PASCO COUNTY UTILITIES	Payment of Invoice 001116	-373.40
12/30/2025	Payment	DD118	PASCO COUNTY UTILITIES	Payment of Invoice 001117	-180.69
12/30/2025	Payment	DD119	PASCO COUNTY UTILITIES	Payment of Invoice 001118	-85.24

Bank Account Statement

Two Rivers West CDD

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Statement Date

12/31/2025

12/30/2025	Payment	DD120	PASCO COUNTY UTILITIES	Payment of Invoice 001134	-1,828.00
12/30/2025	Payment	DD121	PASCO COUNTY UTILITIES	Payment of Invoice 001135	-289.70
12/30/2025	Payment	DD122	PASCO COUNTY UTILITIES	Payment of Invoice 001136	-545.00
12/30/2025	Payment	DD123	PASCO COUNTY UTILITIES	Payment of Invoice 001137	-545.00
12/30/2025	Payment	DD124	PASCO COUNTY UTILITIES	Payment of Invoice 001138	-364.00
12/30/2025	Payment	DD125	PASCO COUNTY UTILITIES	Payment of Invoice 001139	-155.64
12/31/2025	Payment	1202	PASCO COUNTY UTILITIES	Check for Vendor V00031	-34.76
Total Outstanding Checks					-
					138,331.00

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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
GENERAL FUND - 001									
001	1140	12/03/25	V00015	INFRA MARK LLC	151880	Postage	Postage, Phone, Faxes, Copies	541024-51301	\$15.87
001	1140	12/03/25	V00015	INFRA MARK LLC	153046	DISTRICT MANAGEMENT JULY 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1140	12/03/25	V00015	INFRA MARK LLC	153046	DISTRICT MANAGEMENT JULY 2025	ADMINISTRATION	531148-51301	\$375.00
001	1140	12/03/25	V00015	INFRA MARK LLC	153046	DISTRICT MANAGEMENT JULY 2025	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1140	12/03/25	V00015	INFRA MARK LLC	153046	DISTRICT MANAGEMENT JULY 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1140	12/03/25	V00015	INFRA MARK LLC	153046	DISTRICT MANAGEMENT JULY 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1140	12/03/25	V00015	INFRA MARK LLC	153046	DISTRICT MANAGEMENT JULY 2025	RECORDING SECRETARY	531036-51301	\$200.00
001	1140	12/03/25	V00015	INFRA MARK LLC	153046	DISTRICT MANAGEMENT JULY 2025	RENTAL & LEASES	544025-51301	\$50.00
001	1140	12/03/25	V00015	INFRA MARK LLC	153046	DISTRICT MANAGEMENT JULY 2025	DISSEMINATION SERVICES	531012-51301	\$1,625.00
001	1140	12/03/25	V00015	INFRA MARK LLC	153046	DISTRICT MANAGEMENT JULY 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1140	12/03/25	V00015	INFRA MARK LLC	153046	DISTRICT MANAGEMENT JULY 2025	FIELD MANAGEMENT	531150-51301	\$1,333.33
001	1140	12/03/25	V00015	INFRA MARK LLC	153046	DISTRICT MANAGEMENT JULY 2025	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1140	12/03/25	V00015	INFRA MARK LLC	154354	DISTRICT INVOICE	POSTAGE	541024-51301	\$18.20
001	1140	12/03/25	V00015	INFRA MARK LLC	155336	DISTRICT MANAGEMENT AUGUST 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1140	12/03/25	V00015	INFRA MARK LLC	155336	DISTRICT MANAGEMENT AUGUST 2025	ADMINISTRATION	531148-51301	\$375.00
001	1140	12/03/25	V00015	INFRA MARK LLC	155336	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1140	12/03/25	V00015	INFRA MARK LLC	155336	DISTRICT MANAGEMENT AUGUST 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1140	12/03/25	V00015	INFRA MARK LLC	155336	DISTRICT MANAGEMENT AUGUST 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1140	12/03/25	V00015	INFRA MARK LLC	155336	DISTRICT MANAGEMENT AUGUST 2025	RECORDING SECRETARY	531036-51301	\$200.00
001	1140	12/03/25	V00015	INFRA MARK LLC	155336	DISTRICT MANAGEMENT AUGUST 2025	RENTAL & LEASES	544025-51301	\$50.00
001	1140	12/03/25	V00015	INFRA MARK LLC	155336	DISTRICT MANAGEMENT AUGUST 2025	DISSEMINATION SERVICES	531012-51301	\$1,625.00
001	1140	12/03/25	V00015	INFRA MARK LLC	155336	DISTRICT MANAGEMENT AUGUST 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1140	12/03/25	V00015	INFRA MARK LLC	155336	DISTRICT MANAGEMENT AUGUST 2025	FIELD MANAGEMENT	531122-53908	\$1,333.33
001	1140	12/03/25	V00015	INFRA MARK LLC	155336	DISTRICT MANAGEMENT AUGUST 2025	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1140	12/03/25	V00015	INFRA MARK LLC	157218	MAIL NOTICES, EMAIL RENEWALS, UPS STORE	MANAGEMENT SERVICES	531148-51301	\$505.40
001	1140	12/03/25	V00015	INFRA MARK LLC	157218	MAIL NOTICES, EMAIL RENEWALS, UPS STORE	Postage	541024-51301	\$26.20
001	1140	12/03/25	V00015	INFRA MARK LLC	158192	DISTRICT MANAGEMENT SEPT 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1140	12/03/25	V00015	INFRA MARK LLC	158192	DISTRICT MANAGEMENT SEPT 2025	ADMINISTRATION	531148-51301	\$375.00
001	1140	12/03/25	V00015	INFRA MARK LLC	158192	DISTRICT MANAGEMENT SEPT 2025	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1140	12/03/25	V00015	INFRA MARK LLC	158192	DISTRICT MANAGEMENT SEPT 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1140	12/03/25	V00015	INFRA MARK LLC	158192	DISTRICT MANAGEMENT SEPT 2025	WEBSITE MAINTENANCE / ADMIN	549936-51301	\$100.00
001	1140	12/03/25	V00015	INFRA MARK LLC	158192	DISTRICT MANAGEMENT SEPT 2025	RECORDING SECRETARY	531036-51301	\$200.00
001	1140	12/03/25	V00015	INFRA MARK LLC	158192	DISTRICT MANAGEMENT SEPT 2025	RENTAL & LEASES	544025-51301	\$50.00
001	1140	12/03/25	V00015	INFRA MARK LLC	158192	DISTRICT MANAGEMENT SEPT 2025	DISSEMINATION SERVICES	531012-51301	\$1,625.00
001	1140	12/03/25	V00015	INFRA MARK LLC	158192	DISTRICT MANAGEMENT SEPT 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1140	12/03/25	V00015	INFRA MARK LLC	158192	DISTRICT MANAGEMENT SEPT 2025	FIELD MANAGEMENT	531122-53908	\$1,333.33
001	1140	12/03/25	V00015	INFRA MARK LLC	158192	DISTRICT MANAGEMENT SEPT 2025	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1141	12/03/25	V00031	PASCO COUNTY UTILITIES	23390440	POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$5.18
001	1141	12/03/25	V00031	PASCO COUNTY UTILITIES	23390406	POSTAGE	Water/Waste	543021-53150	\$66.17
001	1144	12/03/25	V00047	TAMPA ELECTRIC	211036239898 111325	10/08/25-10/28/25	WATER	543021-53150	\$63.99
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-211035150245	10/16/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$184.21
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-211035150245	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$20.66
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-211035152395	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$36.35
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-211035135774	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$25.77
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221009539331	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$20.03
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221035097206	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$36.02
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221036172742	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$20.86
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221036147331	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$27.17
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221036166943	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$60.87
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221036287970	10/27/25-11/07/25	ELECTRIC	543006-53150	\$223.37
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221035616468	10/04/25-11/05/25 ELECTRIC	ELECTRIC	543006-53150	\$86.10
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221035174120	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$34.02
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221035858003	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$18.49
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221036089145	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$29.09
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221036089111	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$19.62
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221034856834	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$63.99
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221035184756	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$39.61
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221036116740	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$28.62
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221034856826	10/08/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$32.77
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221036337031	10/27/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$223.37
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221036317181	10/27/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$230.92
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111325-221036297391	10/27/25-11/07/25 ELECTRIC	ELECTRIC	543006-53150	\$228.74
001	1144	12/03/25	V00047	TAMPA ELECTRIC	111825-221009530827	10/14/25-11/12/25 ELECTRIC	ELECTRIC	543006-53150	\$2,837.66
001	1146	12/10/25	V00058	COASTAL OUTDOOR SERVICES LLC	3036	NOV 25-LANDSCAPE MAINTENANCE CONTRACT-WATER TRUCK	LANDSCAPE MAINTENANCE CONTRACT	546300-53908	\$1,850.00
001	1147	12/10/25	V00039	DISCLOSURE TECHNOLOGY SERVICES LLC	1644	OCY 25-1YR SUBSCRIPTION, YR26 CONTINUING DISCLOSURES	1YR SUBSCRIPTION-YR26 CONTINUING DISCLOSURES	531012-51301	\$5,000.00
001	1148	12/10/25	V00043	Down To Earth	149119	POND MAINTENANCE AUGUST 2025	POND MAINTENANCE	546300-53908	\$56,461.42
001	1148	12/10/25	V00043	Down To Earth	150948	LANDSCAPE SERVICES - ADDITIONAL AREAS	ADDITIONAL AREAS	546300-53908	\$3,418.04
001	1148	12/10/25	V00043	Down To Earth	150950	LANDSCAPE SERVICES - ADDITIONAL COMMON AREAS	ADDITIONAL COMMON AREAS	546300-53908	\$8,189.99
001	1148	12/10/25	V00043	Down To Earth	151189	BROKEN MAINLINE - 50% DEPOSIT	BROKEN MAINLINE	546036-53908	\$79.00
001	1148	12/10/25	V00043	Down To Earth	151190	BROKEN MAINLINE	R&M-Other Landscape	546036-53908	\$1,100.00
001	1148	12/10/25	V00043	Down To Earth	152915	POND MAINTENANCE	LANDSCAPE MAINTENANCE SEPTEMBER 2025	546300-53908	\$69,436.67

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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	1148	12/10/25	V00043	Down To Earth	153158	BROKEN MAINLINE - 50% DEPOSIT	BROKEN MAINLINE AUGUST 2025	546300-53908	\$560.31
001	1148	12/10/25	V00043	Down To Earth	155079	OCT 25- Landscape MAINTENANCE	Landscape MAINTENANCE	546300-53908	\$69,436.67
001	1148	12/10/25	V00043	Down To Earth	156938	OCT 25-SEASONAL FLOWER CHANGE	Annals Installation	546244-53908	\$3,095.50
001	1149	12/10/25	V00015	INFRAMARK LLC	161893	SEPT 25-POSTAGE	POSTAGE	541024-51301	\$9.60
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	ADMINISTRATIVE FEES	531148-51301	\$375.00
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$200.00
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	RENTAL & LEASES	544025-51301	\$50.00
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	CONSTRUCTION ACCOUNTING	531009-51301	\$500.00
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT-RETRO BILLING OCTOBER	531016-51301	\$333.33
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531016-51301	\$1,333.33
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1149	12/10/25	V00015	INFRAMARK LLC	163565	NOV 25-INFRAMARK MANAGEMENT	WEBSITE ADMIN	549936-51301	\$100.00
001	1149	12/10/25	V00015	INFRAMARK LLC	164594	OCT 25-POSTAGE	POSTAGE	541024-51301	\$8.83
001	1149	12/10/25	V00015	INFRAMARK LLC	165691	DEC 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1149	12/10/25	V00015	INFRAMARK LLC	165691	DEC 25-INFRAMARK MANAGEMENT	ADMINISTRATION	531148-51301	\$375.00
001	1149	12/10/25	V00015	INFRAMARK LLC	165691	DEC 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1149	12/10/25	V00015	INFRAMARK LLC	165691	DEC 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$200.00
001	1149	12/10/25	V00015	INFRAMARK LLC	165691	DEC 25-INFRAMARK MANAGEMENT	RENTAL & LEASES	544025-51301	\$50.00
001	1149	12/10/25	V00015	INFRAMARK LLC	165691	DEC 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1149	12/10/25	V00015	INFRAMARK LLC	165691	DEC 25-INFRAMARK MANAGEMENT	CONSTRUCTION ACCOUNTING	531009-51301	\$500.00
001	1149	12/10/25	V00015	INFRAMARK LLC	165691	DEC 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531016-51301	\$1,333.33
001	1149	12/10/25	V00015	INFRAMARK LLC	165691	DEC 25-INFRAMARK MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1149	12/10/25	V00015	INFRAMARK LLC	165691	DEC 25-INFRAMARK MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1149	12/10/25	V00015	INFRAMARK LLC	165691	DEC 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1150	12/10/25	V00060	PARK SQUARE ENTERPRISES, LLC	120925-REFUND	REIMB FOR DUPLICATE PAYMENT OF LOT CLOSINGS	REIMBURSE DUPLICATE PAY OF LOT CLOSINGS	206000-51301	\$48,981.51
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491306	WATER 10/06/25-11/05/25	WATER	543021-53150	\$1,614.99
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491370	WATER 10/06/25-11/05/25	WATER	543021-53150	\$3.03
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23492669	WATER 10/06/25-11/05/25	WATER	543021-53150	\$10.10
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491977	WATER 10/06/25-11/05/25	WATER	543021-53150	\$22.23
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491641	WATER 10/06/25-11/05/25	WATER	543021-53150	\$14.14
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23493097	WATER 10/06/25-11/05/25	WATER	543021-53150	\$16.16
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491982	WATER 10/06/25-11/05/25	WATER	543021-53150	\$97.97
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23493291	WATER 10/06/25-11/05/25	WATER	543021-53150	\$60.60
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23493292	WATER 10/06/25-11/05/25	WATER	543021-53150	\$85.85
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23493305	WATER 10/06/25-11/05/25	WATER	543021-53150	\$50.50
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491372	WATER 10/06/25-11/05/25	WATER	543021-53150	\$39.39
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491974	WATER 10/06/25-11/05/25	WATER	543021-53150	\$57.57
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491299	WATER 10/06/25-11/05/25	WATER	543021-53150	\$89.17
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23492670	WATER 10/06/25-11/05/25	WATER	543021-53150	\$74.74
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23492668	WATER 10/06/25-11/05/25	WATER	543021-53150	\$411.07
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491987	WATER 10/06/25-11/05/25	WATER	543021-53150	\$231.29
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	112125-5000	WATER 10/06/25-11/05/25	WATER	543021-53150	\$81.81
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491980	WATER 10/06/25-11/05/25	WATER	543021-53150	\$132.31
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491979	WATER 10/06/25-11/05/25	WATER	543021-53150	\$514.09
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491978	WATER 10/06/25-11/05/25	WATER	543021-53150	\$236.34
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491976	WATER 10/06/25-11/05/25	WATER	543021-53150	\$657.51
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491307	WATER 10/06/25-11/05/25	WATER	543021-53150	\$149.48
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	23491371	WATER 10/06/25-11/05/25	WATER	543021-53150	\$327.24
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	1324425 DEP ACH	METER INSTALL AND DEPOSIT	METER DEPOSIT	221100-53150	\$300.00
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	1324425 DEP ACH	METER INSTALL AND DEPOSIT	METER INSTALL	221100-53150	\$1,270.00
001	1153	12/10/25	V00031	PASCO COUNTY UTILITIES	1324425 DEP ACH	METER INSTALL AND DEPOSIT	ONLINE PAYMENT FEE	543021-53150	\$2.50
001	1154	12/10/25	V00035	SITEX AQUATICS LLC	10319-B	OCT 25-AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	\$13,499.00
001	1155	12/10/25	V00007	STRALEY ROBIN VERICKER	26484	District Counsel April 2025	District Counsel	531146-51401	\$2,602.50
001	1155	12/10/25	V00007	STRALEY ROBIN VERICKER	26644	District Counsel May 2025	District Counsel	531146-51401	\$6,633.69
001	1155	12/10/25	V00007	STRALEY ROBIN VERICKER	26811	PROFESSIONAL SERVICES THROUGH 06/30/25	PROF SVCS	531146-51401	\$4,535.54
001	1156	12/10/25	V00040	STRALEY ROBIN VERICKER	26973	DISTRICT COUNSEL THROUGH 07/31/25	DISTRICT COUNSEL	531146-51301	\$9,043.00
001	1156	12/10/25	V00040	STRALEY ROBIN VERICKER	27133	DISTRICT COUNSEL THROUGH 08/31/25	District Counsel	531146-51401	\$4,425.45
001	1156	12/10/25	V00040	STRALEY ROBIN VERICKER	27275	SEPT 25-DISTRICT COUNSEL	DISTRICT COUNSEL SERVICES	531146-51401	\$5,564.47
001	1157	12/10/25	V00047	TAMPA ELECTRIC	211036239898 111925	SERVICE 11/08/25 - 11/18/25	ELECTRIC	543006-53150	\$8.17
001	1157	12/10/25	V00047	TAMPA ELECTRIC	112425-8668	ELECTRIC 10/18/25-11/18/25	ELECTRIC	543006-53150	\$22,315.91
001	1158	12/10/25	V00032	U.S. BANK	7940211	TRUSTEE FEES 10/01/25-09/30/26	TRUSTEE FEES	531045-51301	\$4,256.13
001	1159	12/10/25	V00051	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	340132	Landscape Contract June 2025	Landscape Maintenance - Contract	546300-53908	\$4,900.00
001	1159	12/10/25	V00051	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	332750	Landscape Contract May 2025	Landscape Maintenance - Contract	546300-53908	\$4,900.00
001	1159	12/10/25	V00051	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	344156	MAINTENANCE CONTRACT JULY 2025	LANDSCAPE CONTRACT	546300-53908	\$4,900.00
001	1159	12/10/25	V00051	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	345614	IRRIGATION REPAIRS	IRRIGATION REPAIRS	546300-53908	\$258.71
001	1159	12/10/25	V00051	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	349966	LANDSCAPE MAINTENANCE AGREEMENT AUGUST 2025	LANDSCAPE MAINTENANCE AGREEMENT	534171-53908	\$4,900.00
001	1159	12/10/25	V00051	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	356168	LANDSCAPE CONTRACT SEPTEMBER 2025	Landscape Maintenance - Contract	546300-53908	\$8,130.41
001	1159	12/10/25	V00051	LANDSCAPE MAINTENANCE PROFESSIONALS, INC.	361575	OCT 25-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	546300-53908	\$8,130.41
001	1160	12/10/25	V00043	Down To Earth	157179	Landscape Contract November 2025	Landscape Maintenance - Contract	546300-53908	\$69,436.67
001	1160	12/10/25	V00043	Down To Earth	161351	NOV 25-LANDSCAPE CONTRACT	LANDSCAPE MAINTENANCE CONTRACT	546300-53908	\$13,093.00

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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	1160	12/15/25	V00043	Down To Earth	161352	NOV 25-SOD REPLACEMENT	SOD REPLACEMENT	546468-53908	\$375.79
001	1160	12/15/25	V00043	Down To Earth	161371	11/26/25-POND MAINTENANCE	POND MOWING	546300-53908	\$865.08
001	1160	12/15/25	V00043	Down To Earth	161397	Plant Replacement	Landscape - Plant Replacement Program	546468-53908	\$6,033.00
001	1160	12/15/25	V00043	Down To Earth	161989	DEC 25 - D1 roundabout cleanup	Landscape Maintenance - Contract	546300-53908	\$519.98
001	1160	12/15/25	V00043	Down To Earth	161990	DEC 25-PINE TREES REPLACEMENT	PINE TREES REPLACEMENT	546468-53908	\$1,636.49
001	1160	12/15/25	V00043	Down To Earth	161991	Tree Stake Removal	Landscape Maintenance - Contract	546300-53908	\$600.00
001	1161	12/15/25	V00015	INFRA MARK LLC	160878	OCT 25-DISTRICT MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1161	12/15/25	V00015	INFRA MARK LLC	160878	OCT 25-DISTRICT MANAGEMENT	ADMINISTRATION	531148-51301	\$375.00
001	1161	12/15/25	V00015	INFRA MARK LLC	160878	OCT 25-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1161	12/15/25	V00015	INFRA MARK LLC	160878	OCT 25-DISTRICT MANAGEMENT	RECORDING SECRETARY	531036-51301	\$200.00
001	1161	12/15/25	V00015	INFRA MARK LLC	160878	OCT 25-DISTRICT MANAGEMENT	RENTAL & LEASES	540225-51301	\$50.00
001	1161	12/15/25	V00015	INFRA MARK LLC	160878	OCT 25-DISTRICT MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$417.00
001	1161	12/15/25	V00015	INFRA MARK LLC	160878	OCT 25-DISTRICT MANAGEMENT	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1161	12/15/25	V00015	INFRA MARK LLC	160878	OCT 25-DISTRICT MANAGEMENT	FIELD MANAGEMENT	531122-51301	\$1,000.00
001	1161	12/15/25	V00015	INFRA MARK LLC	160878	OCT 25-DISTRICT MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1161	12/15/25	V00015	INFRA MARK LLC	160878	OCT 25-DISTRICT MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1161	12/15/25	V00015	INFRA MARK LLC	160878	OCT 25-DISTRICT MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1163	12/16/25	V00048	ANGIE GRUNWALD	AG-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1164	12/16/25	V00021	CARLOS DE LA OSSA	CO-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1165	12/16/25	V00010	NICHOLAS J. DISTER	ND-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1166	12/16/25	V00016	RYAN MOTKO	RM-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1167	12/16/25	V00013	THOMAS R. SPENCE	TS-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1168	12/17/25	V00031	PASCO COUNTY UTILITIES	23602286	WATER 10/28/25-11/28/25	WATER	543021-53150	\$63.99
001	1168	12/17/25	V00031	PASCO COUNTY UTILITIES	23602305	10/28/25-11/28/25 WATER	WATER	543021-53150	\$77.07
001	1169	12/17/25	V00020	STANTEC CONSULTING	2442481A	TRW SERVICES	District Engineer	531147-51301	\$14,955.25
001	1170	12/17/25	V00040	STRALEY ROBIN VERICKER	27451	DISTRICT COUNSEL THROUGH 10/31/25	PROFESSIONAL SERVICES	531146-51301	\$3,929.00
001	1170	12/17/25	V00040	STRALEY ROBIN VERICKER	27624	DISTRICT COUNSEL THROUGH 11/30/25	PROFESSIONAL SERVICES	531146-51301	\$1,854.00
001	1172	12/22/25	V00031	PASCO COUNTY UTILITIES	23627108	SERVICE 11/05/25 - 12/05/25	Utility - Water	543018-53150	\$61.61
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121125-211035616468	ELECTRIC 11/06/25-12/05/25	ELECTRIC	543006-53150	\$86.37
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211035097206	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$43.40
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211036089111	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$25.68
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211036147331	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$34.08
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211036317181	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$47.94
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211036287970	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$27.32
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211036297391	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$42.24
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211036337031	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$27.32
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-221009418650	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$74.00
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211036127242	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$36.72
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211035184756	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$42.76
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211035150245	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$26.14
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211035174120	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$41.22
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211035135774	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$42.45
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211034856834	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$56.44
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211034856826	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$39.35
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211035125395	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$42.45
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211036089145	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$38.88
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211036166943	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$67.93
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211036116740	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$35.46
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-221009539331	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$25.68
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211036592312	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$150.83
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121525-211035850003	ELECTRIC 11/08/25-12/09/25	ELECTRIC	543006-53150	\$25.68
001	1188	12/24/25	V00047	TAMPA ELECTRIC	121825-221009530827	ELECTRIC 11/13/25-12/12/25	ELECTRIC	543006-53150	\$2,837.66
001	1189	12/24/25	V00015	INFRA MARK LLC	166744	NOV 25-POSTAGE	POSTAGE	541024-51301	\$5.18
001	1197	12/30/25	V00049	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2557	DEC 25-OAK TREE REMOVAL	OAK TREE REMOVAL	546468-53908	\$1,600.00
001	1198	12/30/25	V00043	Down To Earth	160833	DEC 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE	546300-53908	\$69,436.67
001	1198	12/30/25	V00043	Down To Earth	161916	DEC 25-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	546300-53908	\$9,212.54
001	1199	12/30/25	V00056	JUNIPER LANDSCAPING OF FLORIDA LLC	365831	NOV 25-LANDSCAPE MAINTENANCE CONTRACT	LANDSCAPE MAINTENANCE CONTRACT	546300-53908	\$8,130.41
001	1199	12/30/25	V00056	JUNIPER LANDSCAPING OF FLORIDA LLC	370322	DEC 25-LANDSCAPE MAINTENANCE CONTRACT	LANDSCAPE MAINTENANCE CONTRACT	546300-53908	\$8,130.41
001	1199	12/30/25	V00056	JUNIPER LANDSCAPING OF FLORIDA LLC	373728	DEC 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE CONTRACT	546468-53908	\$675.93
001	1200	12/30/25	V00035	SITEX AQUATICS LLC	10434-B	NOV 25-AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	\$13,499.00
001	1200	12/30/25	V00035	SITEX AQUATICS LLC	10532-B	DEC 25-AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	\$13,499.00
001	1202	12/31/25	V00031	PASCO COUNTY UTILITIES	23627338	SERVICE 11/05/25 - 12/05/25	Water/Waste	543021-53150	\$34.76
001	DD101	12/30/25	V00031	PASCO COUNTY UTILITIES	23626477	WATER 11/05/25-12/05/25	WATER	543021-53150	\$250.88
001	DD102	12/30/25	V00031	PASCO COUNTY UTILITIES	2626476	WATER 11/05/25-12/05/25	WATER	543021-53150	\$28.57
001	DD103	12/30/25	V00031	PASCO COUNTY UTILITIES	23626475	WATER 11/05/25-12/05/25	WATER	543021-53150	\$735.38
001	DD104	12/30/25	V00031	PASCO COUNTY UTILITIES	23626134	WATER 11/05/25-	WATER	543021-53150	\$5.63
001	DD105	12/30/25	V00031	PASCO COUNTY UTILITIES	23625866	WATER 11/05/25-12/05/25	WATER	543021-53150	\$41.31
001	DD106	12/30/25	V00031	PASCO COUNTY UTILITIES	23625865	WATER 11/05/25-12/05/25	WATER	543021-53150	\$386.22
001	DD107	12/30/25	V00031	PASCO COUNTY UTILITIES	23627820	WATER 11/05/25-12/05/25	WATER	543021-53150	\$230.28
001	DD108	12/30/25	V00031	PASCO COUNTY UTILITIES	23626478	WATER 11/05/25-12/05/25	WATER	543021-53150	\$662.46
001	DD109	12/30/25	V00031	PASCO COUNTY UTILITIES	23625863	WATER 11/05/25-12/05/25	WATER	543021-53150	\$2.02
001	DD110	12/30/25	V00031	PASCO COUNTY UTILITIES	23625799	WATER 11/05/25-12/05/25	WATER	543021-53150	\$148.27
001	DD111	12/30/25	V00031	PASCO COUNTY UTILITIES	23627806	WATER 11/05/25-12/05/25	WATER	543021-53150	\$68.68
001	DD112	12/30/25	V00031	PASCO COUNTY UTILITIES	23626481	WATER 11/05/25-12/05/25	WATER	543021-53150	\$102.72

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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	DD113	12/30/25	V00031	PASCO COUNTY UTILITIES	23626480	WATER 11/05/25-12/05/25	WATER	543021-53150	\$69.79
001	DD114	12/30/25	V00031	PASCO COUNTY UTILITIES	23627807	WATER 11/05/25-12/05/25	WATER	543021-53150	\$67.17
001	DD115	12/30/25	V00031	PASCO COUNTY UTILITIES	23627610	WATER 11/05/25-12/05/25	WATER	543021-53150	\$20.81
001	DD116	12/30/25	V00031	PASCO COUNTY UTILITIES	23627172	WATER 11/05/25-12/05/25	WATER	543021-53150	\$12.12
001	DD117	12/30/25	V00031	PASCO COUNTY UTILITIES	23627171	WATER 11/05/25-12/05/25	WATER	543021-53150	\$373.40
001	DD118	12/30/25	V00031	PASCO COUNTY UTILITIES	23626486	WATER 11/05/25-12/05/25	WATER	543021-53150	\$180.69
001	DD119	12/30/25	V00031	PASCO COUNTY UTILITIES	23627173	WATER 11/05/25-12/05/25	WATER	543021-53150	\$85.24
001	DD120	12/30/25	V00031	PASCO COUNTY UTILITIES	23625798	WATER 11/05/25-12/05/25	WATER	543021-53150	\$1,828.00
001	DD121	12/30/25	V00031	PASCO COUNTY UTILITIES	23625791	WATER 11/05/25-12/05/25	WATER	543021-53150	\$289.70
001	DD122	12/30/25	V00031	PASCO COUNTY UTILITIES	23627988	WATER 11/05/25-12/05/25	WATER	543021-53150	\$545.00
001	DD123	12/30/25	V00031	PASCO COUNTY UTILITIES	23625801	WATER 11/05/25-12/05/25	WATER	543021-53150	\$545.00
001	DD124	12/30/25	V00031	PASCO COUNTY UTILITIES	23625800	WATER 11/05/25-12/05/25	WATER	543021-53150	\$364.00
001	DD125	12/30/25	V00031	PASCO COUNTY UTILITIES	23626479	WATER 11/05/25-12/05/25	WATER	543021-53150	\$155.64
Fund Total								\$680,238.46	

SERIES 2022 (PROJECT) DEBT SERVICE FUND - 201

201	1145	12/03/25	V00009	TWO RIVERS WEST CDD	11242025 - 01	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2022 FY26 DS	103200	\$16,256.47
201	1162	12/16/25	V00009	TWO RIVERS WEST CDD	12152025-1215	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2022 FY26 DS	103200	\$21,072.38
201	1171	12/18/25	V00009	TWO RIVERS WEST CDD	12182025-1218	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2022 FY26 DS	103200	\$169,475.67
201	1173	12/22/25	V00009	TWO RIVERS WEST CDD	12222025-1222	SERIES 2022 & SERIES 2023 FY26 DS	SERIES 2022 FY26 OFF ROLL	103200	\$1,949.48
Fund Total								\$208,754.00	

SERIES 2023 DEBT SERVICE FUND - 202

202	1145	12/03/25	V00009	TWO RIVERS WEST CDD	11242025 - 01	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2023 FY26 DS	103200	\$9,252.93
202	1162	12/16/25	V00009	TWO RIVERS WEST CDD	12152025-1215	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2023 FY26 DS	103200	\$11,992.10
202	1171	12/18/25	V00009	TWO RIVERS WEST CDD	12182025-1218	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2023 FY26 DS	103200	\$96,447.06
202	1173	12/22/25	V00009	TWO RIVERS WEST CDD	12222025-1222	SERIES 2022 & SERIES 2023 FY26 DS	SERIES 2023 FY26 OFF ROLL DS	103200	\$8,873.46
Fund Total								\$126,565.55	

SERIES 2024 DEBT SERVICE FUND - 203

203	1145	12/03/25	V00009	TWO RIVERS WEST CDD	11242025 - 01	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2024 FY26 DS	103200	\$3,873.75
203	1162	12/16/25	V00009	TWO RIVERS WEST CDD	12152025-1215	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2024 FY26 DS	103200	\$5,314.35
203	1171	12/18/25	V00009	TWO RIVERS WEST CDD	12182025-1218	SERIES 2022, 2023, 2024 FY26 DS	SERIES 2024 FY26 DS	103200	\$42,740.92
Fund Total								\$51,929.02	

Total Checks Paid	\$1,067,487.03
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Down to Earth Landscape & Irrigation
 PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700

Estimate: #134667

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
 December 12, 2025

Proposed By
 Brent T Franklin

Due Date

<u>Estimate Details</u>					
<u>Description of Services & Materials</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>	
Annual Installation					
Site Prep, Removal, & Disposal (E)					\$225.00
Annuals	4"	600	\$3.96	\$2,376.00	
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES)	Each	1	\$97.94	\$97.94	
Irrigation Installation					
Irrigation Labor (Hide)					\$127.50
Miscellaneous Fertilizer	Each	1	\$50.00	\$50.00	
Miscellaneous Irrigation Parts	Each	1	\$50.00	\$50.00	
			Subtotal	\$2,926.44	
			Estimated Tax	\$0.00	
			Job Total	\$2,926.44	

- 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.

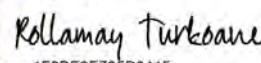
Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Brent T Franklin
 Down to Earth

12/03/2025
 Date

Agreed & Accepted By:

Signed by:

 Rollaway Turkoane
 1F3B50E705D0415...

12/15/2025

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, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



INFRAMARK
TWO RIVERS WEST COMMUNITY DEVELOPMENT
TWO RIVERS EAST HURRICANE CLEAN UP REMOVAL
MANATEE COUNTY, FLORIDA

SCOPE OF WORK

1.0 TREE BUFFER REMOVAL

Bayhead Ecological Solutions, LLC (Bayhead) will initiate a onetime removal of the downed tree(s) (two trees) in the buffer vegetation species; slash pine (*Pinus elliottii*) and laurel oak (*Quercus laurifolia*) from the wetland buffer listed approximately 500 feet northwest of the intersection of Lowery Trail and Flathead Bend in Zephyrhills, Florida 33541. Bayhead will remove the two large, downed tree overhanging the fence toward the lots (see attached photos).

The crew will work to keep the heavy equipment out of the wetland buffer areas. These areas are considered storm clean up. The large woody material will be cut by chainsaw and be piled in approved staging areas before removing and transferring the approved staging area where the site contractor will burn.

2.0 DISPOSAL

Bayhead will stage all removed vegetation debris within unclear portions of future development area farm fields. The site contractor will dispose of debris with future development clearing. Staging locations will be proposed at our discretion and approved before work begins. Staging locations may be adjusted according to the site developer preference.

RESPONSIBILITIES OF THE CLIENT

1. The client will provide a letter of permission for Bayhead to access the properties as necessary for fieldwork.

2. The client will provide any engineering, surveying, or other professional services.

COST

The compensation for services by Bayhead pursuant to the Work Scope is based on the fee schedule attached to the contract. Total contact amount to be billed on a complete percentage basis for a lump sum fee of **\$1,600.00**

Task 1.0: Tree Buffer Removal (1/4 Day).....	\$1,600.00
Task .0: Disposal (1/4 Day).....	Included



Invoices will be submitted on a percent complete basis. All rates and fees shall be subject to renegotiation after a one (1) month period from the date of this Agreement if it has not been accepted. In the event new or additional regulations are adopted or implemented after the date of this Agreement, any additional work effort will be extra to this Agreement.

Starting with you now.

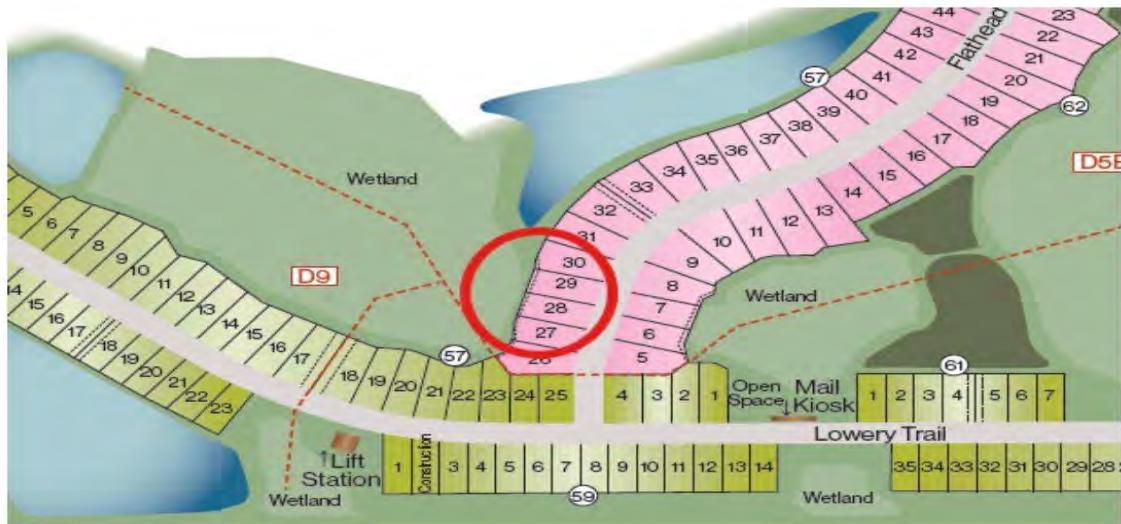


Photo and location provided by client.

Bayhead Ecological Solutions, LLC • PO Box 1256 • Palm Harbor, FL 34682



View to the northeast. Slash pine fallen over/on fence and laurel oak overhanging.



View to the southwest. Slash pine fallen over/on fence and laurel oak overhanging.

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into between Two Rivers West Community Development District (Client"), whose mailing address 2005 Pan Am Circle, Suite 300 Tampa, FL 33607, United States and Bayhead Ecological Solutions, LLC ("Consultant"), a Florida Corporation, whose address is PO BOX 1256 Palm Harbor, Florida 34682

WHEREAS Client seeks to retain the professional services of the Consultant; and

WHEREAS Consultant has the knowledge and experience to provide such professional services described in this Professional Services Agreement ("Agreement") and in the Scope of Services attached as Exhibit "A" hereto and incorporated and made a part of this Agreement.

NOW THEREFORE, in consideration of the mutual terms, covenants and conditions set forth herein, the parties agree as follows:

- 1 Performance. Upon full execution of this Agreement, the Consultant agrees to perform the professional services outlined in the Scope of Services based upon its knowledge and experience as of the date of this Agreement, using reasonable professional judgment, and consistent with industry practices.
- 2 Access and Information. Client agrees to provide Consultant with access to the properties associated with the Scope of Services (Site) during the full term of this Agreement. Client shall provide information necessary to identify Site boundaries, easements, and other relevant features of the Site. Such information shall be provided in the form of aerial or other maps, surveys, legal description(s), or other reliable and accurate information. If Client is not the owner of the Site, Client must provide written permission from the owner of the Site for the Consultant, its employees, agents or subcontractors, to access the Site and perform the services described in the Scope of Services.
- 3 Contract Acceptance Period. This Agreement is valid as offered for a period of up to thirty days from the date of transmission to the Client and shall constitute a valid contract where the Agreement is fully executed by both parties within this thirty-day period. In the event the Agreement is not fully executed by both parties within this period, Consultant reserves the right to accept, modify or render the Agreement null and void.
- 4 Compensation. With respect to services performed for Client under the terms and conditions of this Agreement, Consultant shall be compensated as follows:
 - A. In consideration of the performance of services by Consultant, Client agrees to pay Consultant:
 - (i) **a fee in the amount of \$1,600.00** (U.S. dollars) per day payable within thirty (30) days of invoice date for the single Hurricane Clean up removal event in the Two Rivers community as described in the enclosed scope of work. This project is billed on a time and materials basis. Any offsite disposals will be accompanied by a receipt. Any unforeseen expenses will be included in the weekly invoices. The project is anticipated to take four (4) working days to complete.
 - B. The fee reflects Consultant's best estimate required to complete the project based upon the information provided by Client regarding the conditions of the Site, existing permits as of the date of this Agreement, and Consultant's understanding of the tasks necessary to complete the project. If findings are made during the course of this Agreement that require adjustment(s) to the Scope of Services in order to complete the project, Consultant will inform Client, and the parties shall agree to modify the Scope of Services or either party may terminate this Agreement. If this Agreement is terminated, Client shall compensate Consultant for all services rendered and reimbursable expenses incurred through the date of termination.
 - C. In addition to the Compensation listed above, unless otherwise specifically stated in this Agreement, Client shall pay for any and all regulatory agency or other types of fees, including application fees, impact fees and any and all other types of fees or charges required by such entities. If Client requests Consultant to attend meetings not specifically included in the Scope of Services, Consultant will be compensated for its time and expenses in accordance with the Professional Services Fee Schedule.
- 6 Invoices and Late Charges. Invoices for Compensation and reimbursable expenses will be submitted to Client monthly for services performed and expenses incurred by Consultant for the period specified on the invoice. Payment shall be due and payable upon receipt of the invoice by Client. Payment will be deemed delinquent thirty (30) days after the date of an invoice. Delinquent amounts owed after thirty (30) days shall bear interest at a rate of eighteen percent (18%) per annum (1.5% monthly) until paid in full. Where delinquent payments have not been received sixty (60) days after issuance of an invoice, at Consultant's discretion all work may be stopped until all outstanding payments are received, and any and all schedules may be modified accordingly. No payments shall be withheld due to any dispute with Consultant, nor shall any offsets be applied against sums specified in said

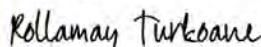
invoice. Client hereby acknowledges that failure to remit invoiced amounts when due shall result in irreparable harm to Consultant and agrees to defend, indemnify, and hold harmless Consultant of and from any fees and costs incurred in the collection of any delinquent invoiced sums due and owing Consultant, including reasonable attorney's fees and costs. Client acknowledges that when permitted by Chapter 713, Florida Statutes, Consultant may place a lien on Client's property until all outstanding invoice payments, including interest, are paid in full.

- 7 **Amendments and Modifications.** This Agreement constitutes the entire agreement between the parties with regard to the subject matter hereof, and replaces and supersedes all other agreements or understandings, whether written or oral. Except as otherwise specified herein, no amendment or modification of this Agreement shall be binding unless in writing signed by both parties.
- 8 **Independent Contractor.** Consultant shall be deemed for all purposes to be an independent contractor and not an employee of Client by reason of this Agreement or the relationship created between the parties hereunder. Except as otherwise required by law, Client shall not withhold any sums from Compensation owed to Consultant for Social Security or other federal, state or local tax liabilities or contributions.
- 9 **Indemnification.** Client hereby agrees to indemnify and hold harmless Consultant, its agents, employees and officers from and against all liabilities, claims, damages, expenses or actions, either at law or in equity, including attorney fees and costs and attorney fees and costs on appeal, caused or incurred, in whole or in part, by Client's failure to perform a needed task or disclose pertinent information, or as a result of negligent or wrongful acts or omissions by Client, its agents, employees, subcontractors, assigns, heirs or anyone for whose acts or omissions any of these persons or entities may be liable during performance of this Agreement.
- 10 **Limitation of Liability.** Client hereby agrees to limit Consultant's liability under this Agreement as a result of Consultant's negligent acts, errors or omissions, to the total amount of Consultant's fees for services rendered under this Agreement, including any and all amendments. Additionally, unless otherwise required by law, Consultant shall not be liable for consequential, punitive, or speculative damages or for lost profits.
- 11 **Termination.** Either party may terminate this Agreement, without cause, upon thirty (30) days written notice to the other party. In the event of termination by either party, Consultant shall be entitled to compensation for all services rendered and reimbursable expenses incurred through the date of termination. Client shall be responsible for any and all additional costs reasonably related to termination of this Agreement.
- 12 **Assignment.** This Agreement shall be binding upon and inure to the benefit of the parties and their successors and assigns. No party may assign any of its rights under this Agreement, voluntarily or involuntarily, whether by merger, consolidation, dissolution, operation of law, or any other manner, without prior written consent of the other party. Any purported assignment of rights in violation of this section will render this Agreement null and void upon such occurrence.
- 12 **Governing Law.** This Agreement shall be governed by the laws of the State of Florida and venue shall lie in Pinellas County, Florida. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision.

IN WITNESS WHEREOF, the authorized agents for the parties hereto have executed this Agreement, effective as of the date last signed by the parties hereto.

CLIENT:

Signed by:



Signed By: 1F3BE9E795D0415...

Printed Name: Rollamay Turkoane

Title: _____

Date: 12/11/2025

CONSULTANT:

Signed By: Jeffrey Busch

Printed Name: Jeffrey Busch

Title: Sr.Ecologist/Principal

Date: 12/12/2025

Exhibit "A"
SCOPE OF SERVICES

Project No.: C: 0099EPG\005-Two Rivers\Inframark\Two Rivers West

Project Name and/or Location: Two Rivers West- Storm Clean Up Tree Removal (Pasco County, Florida)

Exhibit “B”
PROFESSIONAL SERVICES FEE SCHEDULE (effective 7-1-2023)

<u>Labor Category</u>	<u>Hourly Rate</u>
Principal	\$150.00
Vice President	\$140.00
Senior Ecologist II	\$125.00
Senior Ecologist I	\$110.00
Project Manager	\$110.00
Certified Arborist	\$110.00
Certified MSHA Safety Instructor ¹	\$100.00
GIS Analyst II	\$95.00
Ecologist II	\$95.00
GIS Analyst I	\$82.00
Ecologist I	\$82.00
Ecological Specialist	\$75.00
Paraprofessional	\$60.00
Ecological Technician	\$65.00
GIS Technician/AutoCAD Technician	\$70.00
Senior Administrative Professional	\$60.00
Administrative Professional	\$55.00
Clerical	\$45.00
Courier	\$40.00

The above rates include all direct and indirect costs, except “Reimbursable Expenses” as described below. Indirect costs include such items as overhead, profit, as well as statutory and customary fringe benefits such as social security contributions, leave time, unemployment, excise and payroll taxes, worker’s compensation, health and retirement benefits, bonuses, and overtime pay.

Select Reimbursable Expenses

Mileage	\$0.625/mile
Sub-Meter GPS	\$125.00/Day
Per Diem	\$50.00/Night
Black and White Copies	\$0.25/page
Color Copies	\$1.00/page
Oversize Color Plots	\$7.00/ft ²

Other Reimbursable Expenses

All Other Reimbursable Expenses shall include the actual expenses of principals, employees and subconsultants; fees; document production and assembly; expendable supplies directly applied to the project; equipment use fees; and similar project related charges not included in the rates listed above. A fifteen percent service charge may be applied to all Other Reimbursable Expenses.



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

Estimate: #135741

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 Replacement around Pond

Estimated Job Start Date
January 9, 2026

Proposed By
Brent T Franklin

Due Date

<u>Estimate Details</u>					
<u>Description of Services & Materials</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>	
<u>Tree/Plant Installation</u>					
Site Prep, Removal, & Disposal (E)					\$1,950.00
Bahia Sod installed (E)	Square Foot	800	\$1.10	\$880.00	
Equipment (use for kits only)	Each	1	\$150.00	\$150.00	
			<u>Subtotal</u>	<u>\$2,980.00</u>	
			<u>Estimated Tax</u>	<u>\$0.00</u>	
			<u>Job Total</u>	<u>\$2,980.00</u>	

- Partially sod around Hammock pond near model center. Pond level is low and looks unsightly, use bahia sod around the bottom approx. 5ft down. 2 pallets
- Rake out to level some of the larger ruts.
- Once the water level raises this area will be underwater, This will also help stabilize pond bank
- Additional time needed due to heavy slop and minimal access with equipment
- Proposal requested by Arturo

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:

Brent T Franklin
Down to Earth

12/17/2025

Date

Agreed & Accepted By:

Jayna Cooper

12-17-25

Inframark

Date

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



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

Estimate: #132861

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
Two rivers Blvd Mulch

Estimated Job Start Date
December 1, 2025

Proposed By
Christopher J Labenz

Due Date

<u>Estimate Details</u>					
<u>Description of Services & Materials</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>	
Mulch Installation					
Subcontracted Mulch	3 Cubic Foot Bag	1	\$31,782.86	\$31,782.86	
			Subtotal	\$31,782.86	
			Estimated Tax	\$0.00	
			Job Total	\$31,782.86	

- Re-mulch main Blvd. on both sides of road (East and West) in addition to the center island up to the roundabout on Two Rivers Blvd.

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



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

Proposed By:

Christopher J Labenz

Down to Earth

11/10/2025

Date

Agreed & Accepted By:

Signed by:

Rollamay Turkoane

1F3BE9E795D0415...

12/26/2025

Date

Inframark

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 2 OF 2 Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Addendum #9 to the Landscape Maintenance Services Agreement

(C1A Phase 2 Addition and M/I Homes B3 Additions)

This Addendum #9 to the Landscape Maintenance Services Agreement dated March 17, 2025, (this “**Addendum #8**”) is made and entered into as of December 22, 2025, with an effective date of January 1, 2026, by and between the **Two Rivers West Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, an Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated March 17, 2025 (the “**Agreement**”) along with various other Addendums with the last being Addendum #8 to the Landscape Maintenance Services Agreement dated December 2, 2025. Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted proposals for such additional services, relevant portions of which include maintenance maps of the additional areas are attached and incorporated into this Addendum #9. The District and the Contractor each has the authority to execute Addendum #9 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #9 so that this Addendum #9 constitutes a legal and binding obligation of each party hereto.

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

- 1. Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #9.
- 2. Addition to Scope of Services.** Contractor agrees to provide services according to the schedule for the additional common areas as described and depicted in the Contractor’s proposals, relevant portions attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
- 3. Additional Compensation for Additional Services.** Beginning January 1, 2026, Contractor shall perform the additional services for the total additional amounts and service areas listed below:
 - a) Two Rivers West – C1A Phase 2 Addition:** Two Thousand Thirty Nine Dollars and Thirty-Two Cents (**\$2,039.32**) per month as further broken down below:
 - a. Lawncare Maintenance = \$15,959.81 Annually
 - b. Irrigation Inspection = \$2,184.00 Annually
 - c. Fertilization/Pest Control = \$6,328.04 Annually
 - d. Total Additional Annual Fee = \$24,417.85
 - b) Two Rivers West – M/I Homes B3 Additions:** Five Hundred Ninety-Five Dollars (**\$595.00**) per month and Seven Thousand One Hundred Forty Dollars (**\$7,140.00**) annually.
 - a. Lawncare Maintenance = \$7,140.00 Annually
- 4. Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum #8 effective as of the date written above.

SSS Down to Earth OPCO LLC
d/b/a Down to Earth

DocuSigned by:
By: Tom Lazarro
Name: Tom Lazarro
Title: CEO

Two Rivers West
Community Development District

Signed by:
Carlos de la Ossa
Carlos de la Ossa
Chair of the Board of Supervisors

List of Exhibits:

Exhibit A: Contractor's Proposals



Landscape Maintenance Proposal

Attn: **Two Rivers West**
1869 Trailhead Ln,
Zephyrhills, FL 33541

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

Two Rivers West – C1A Phase 2 Addition

Landscape Maintenance Summary

LawnCare Maintenance		\$ 15,959.81	Annually
Irrigation Inspection		\$ 2,184.00	Annually
Fertilization/Pest Control		\$ 6,328.04	Annually

Grand Total Annually	\$ 24,417.85
Grand Total Monthly	\$ 2,039.32

Two Rivers West

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature

Date

Signature

Date

Scope Calendar

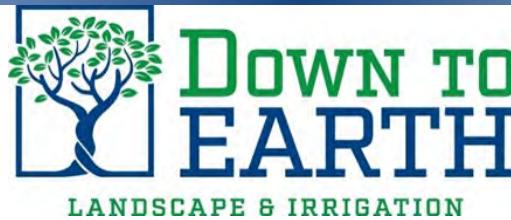
Service Map



C1A Phase 2 Addition

D2+D4 Additions

Blue and Green Included



Landscape Maintenance Proposal

Attn: **Two Rivers West**
2081 Drummond Pt
Zephyrhills, FL 33541

Submitted By: Down To Earth (SSS Down to Earth Opc LLC)

Two Rivers West – M/I Homes B3 Additions

Landscape Maintenance Summary

Lawncare Maintenance		\$ 7,140.00	Annually
-----------------------------	--	--------------------	-----------------

Total Annual Fee	\$ 7,140.00
Total Monthly Fee	\$ 595.00

Two Rivers West

Down To Earth

Name _____

Name _____

Title _____

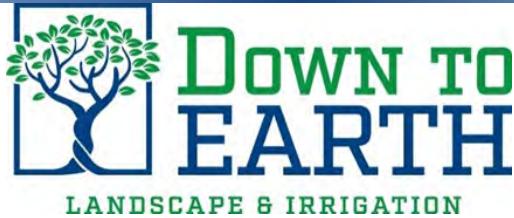
Title _____

Signature

Date

Signature

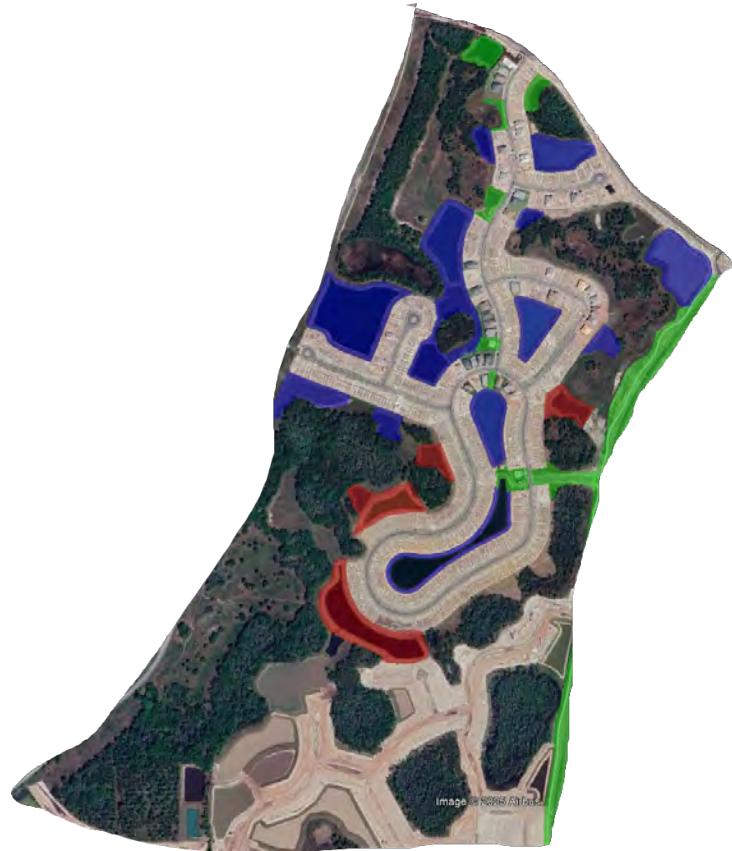
Date



Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

Two Rivers West – M/I Homes B3 Additions





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

Estimate: #137516

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

Pulte plant replacement and
mulch refresh

Estimated Job Start Date

January 16, 2026

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>					
<u>Description of Services & Materials</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>	
Tree/Plant Installation					
Site Prep, Removal, & Disposal (E)				\$975.00	
Firebush Installed (E)	3 Gallon Plant	6	\$19.00	\$114.00	
Slash Pine installed (E)	45 Gallon Plant	1	\$595.00	\$595.00	
Muhly Grass "white" Installed (E)	3 Gallon Plant	17	\$17.50	\$297.50	
Wax Myrtle Installed (E)	15 Gallon Plant	2	\$232.98	\$465.96	
Viburnum Obovatum "Walters Viburnum" Installed (E)	3 Gallon Plant	10	\$19.00	\$190.00	
Cocoa Mulch Installed (E)	2 Cubic Foot Bag	150	\$7.85	\$1,177.50	
Pine Bark Mulch (Dyed) Installed (E)	3 Cubic Foot Bag	120	\$9.65	\$1,158.00	
Confederate Jasmine Installed (E)	1 Gallon Plant	6	\$8.25	\$49.50	
Irrigation Installation					
Irrigation Labor (Hide)				\$170.00	
Miscellaneous Irrigation Parts	Each	1	\$50.00	\$50.00	
			Subtotal	\$5,242.46	
			Estimated Tax	\$0.00	
			Job Total	\$5,242.46	

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/>.

Entrance

- Front entryway to Delyle (Pulte) refresh (top dress) coco mulch on both side of entrance. 2 pallets
- Fill in missing confederate Jasmin that were damaged from resent electrical installation.

Mail Box

- Install #3 6 firebush near lift station to the right of the mailbox area.
- Install #45 1 slash pine on opposite side of lift station along pvc fence and homeowners yard.
- Install #3 5 white mulie grass, replacing the simpson stopper
- Install #7 2 wax murtles in front of lift station
- Install #3 10 walters viburnum on the right side of mailbox to fill in.
- Top dress pine nuggets 2 pallets

Dead-end pocket park

- Remove dead fire bush
- Flush cut small pine tree
- Install #12 3 white mulie in place of firebush
- Top dress pine nuggets 20 bags

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

Proposed By:

Dave Towsley
Down to Earth

01/07/2026

Date

Agreed & Accepted By:
Signed by:

Rollamy Turkoane
1F3BE9E795D0415...

1/12/2026

Inframark

Date

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



TWO RIVERS WEST CDD

JANUARY FIELD INSPECTION- DOWN TO EARTH

Monday, January 12, 2026

Prepared For Board Of Supervisors

22 Items Identified

Arturo Gendarilla

DISTRICT FIELD COORDINATOR

Completed
Scheduled/Monitoring
No response/Not completed

Next fert application is scheduled for the month of February

Item 1-2 Rivers Blvd & Wise River Ln.

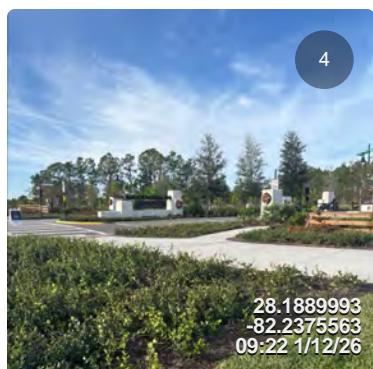
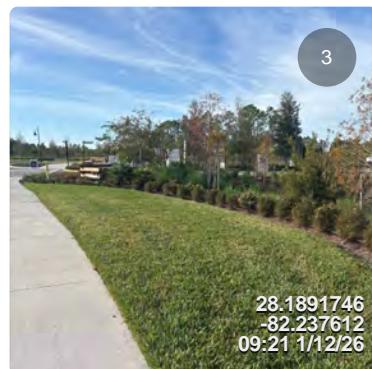
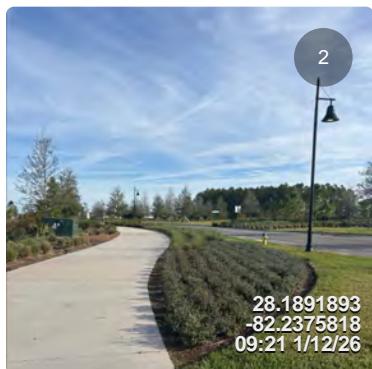
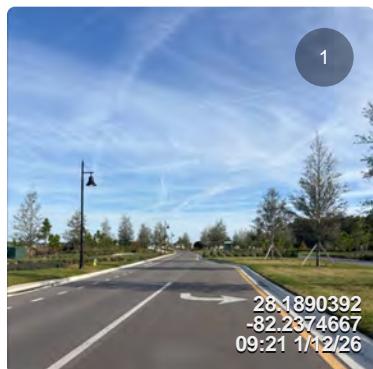
Assigned To: Down To Earth

From SR 56 into 2 Rivers Blvd toward Wise River Ln:

- Center island landscape areas are in good condition.
- Plant material is green and healthy.
- Beds are neatly edged and well defined.
- Curbs remain clean and properly edged.
- Roadways continue to be clean and well maintained.

Tamarack Entrance

- Confederate jasmine is green and healthy.
- All other plant material is green and healthy.
- Down to Earth has removed dead plant material throughout the entrance.
- Landscape beds are clean and well maintained.

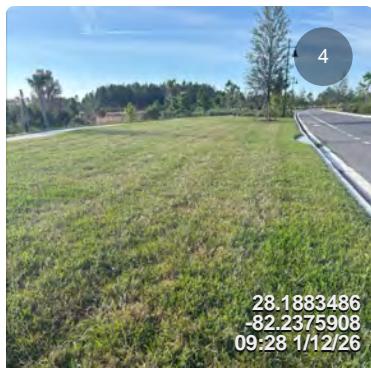
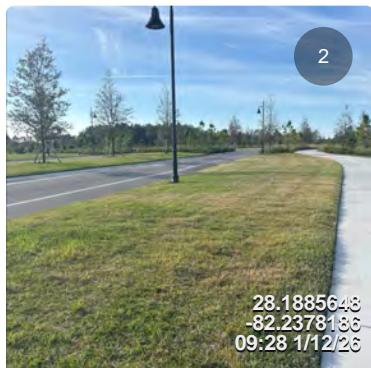


Item 2- 2 Rivers Blvd

Assigned To: Down To Earth

2 Rivers Blvd – Turf (Heading Toward Colston Roundabout)

- Turf areas along 2 Rivers Blvd heading toward the Colston Roundabout have shown some fertility improvement.
- Down to Earth will continue to monitor the turf conditions.
- The next fertilizer application is scheduled for the month of February.



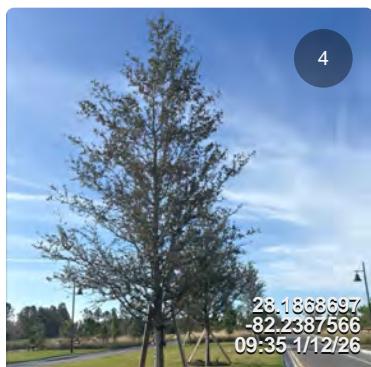
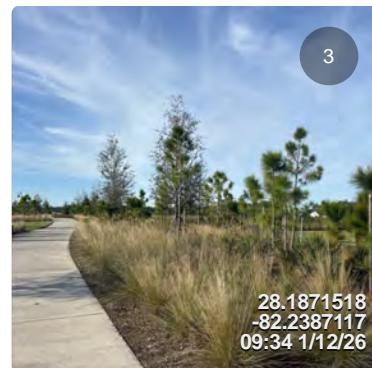
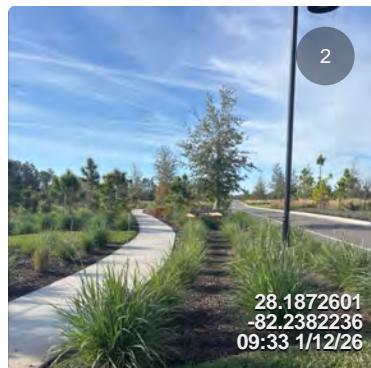
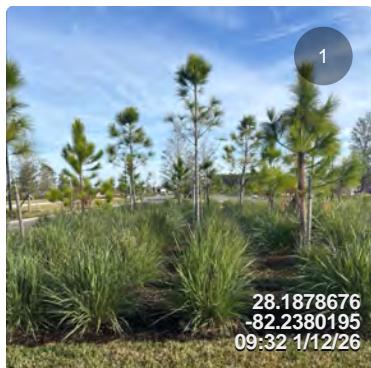
Item 3- 2 Rivers Blvd

Due By: Monday, January 26, 2026

Assigned To: Down To Earth

2 Rivers Blvd – Just Past Wise River Ln Toward Colston Roundabout

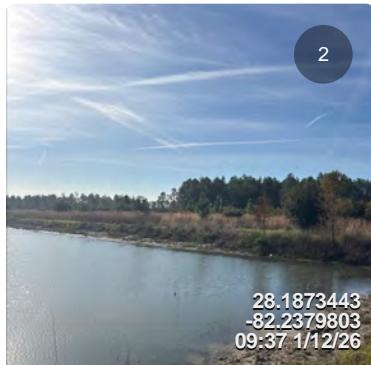
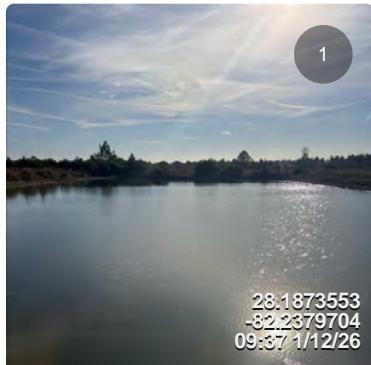
- Plant material is green and healthy.
- Landscape beds have minor weed presence and will need treatment with selective herbicide where applicable.
- Ornamental grasses will be cut back, as flowering has already died off.
- Oak trees along the boulevard are green and healthy, consistent with normal seasonal dormancy.



Item 4- Pond 1

Assigned To: Sitex Aquatics

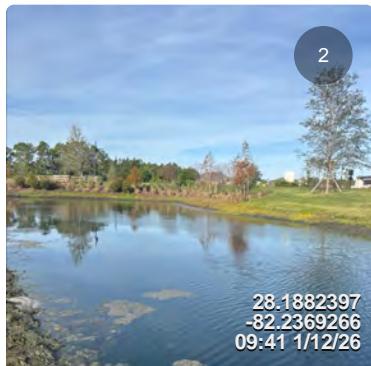
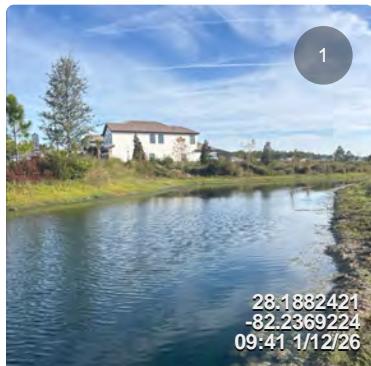
The pond was treated for filamentous algae, which has now died off.



Item 5- 13B

Assigned To: Sitex Aquatics

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



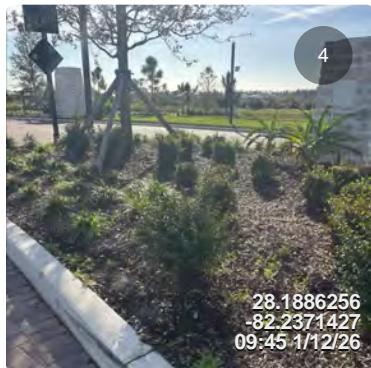
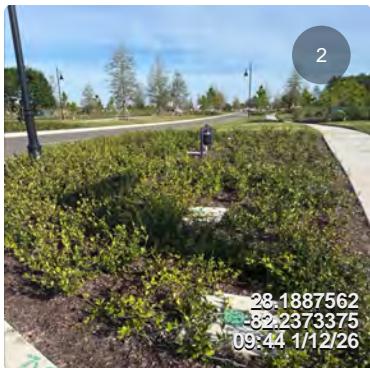
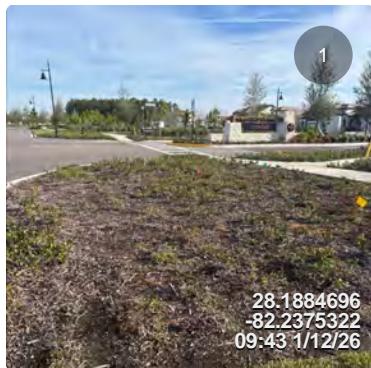
Item 6- Ryals Field

Due By: Monday, January 26, 2026

Assigned To: Down To Earth

Ryal's Field Entrance – Bighawk Dr

- Confederate jasmine on both sides of the entrance has areas where plants are missing and need to fill in.
- Landscape beds contain weeds and will need treatment with selective herbicide where applicable.
- The center island entering the community shows similar conditions and will require the same weed treatment.



Item 7- Mail Kiosk- Big Hawk Dr.

Due By: Monday, January 26, 2026

Assigned To: Down To Earth

Mail Kiosk – Big Hawk Dr

- Plant material around the mail kiosk includes dead plant material that needs to be removed.
- Landscape beds contain weeds and will require treatment.
- Some plant material is green and healthy; however, dead plant material should be removed throughout the beds.



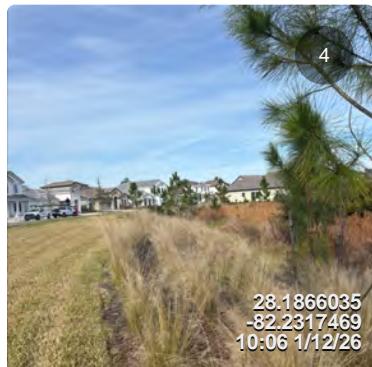
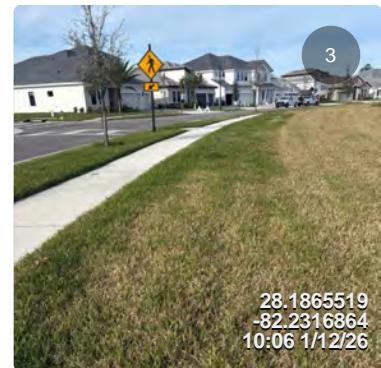
Item 8- Bighawk Dr.

Due By: Monday, January 26, 2026

Assigned To: Down To Earth

Pocket Park – Big Hawk Dr (Near Mail Kiosk)

- Turf areas will need to be inspected, as there is one section that remains green while other areas appear stressed.
- Recent cold weather may have contributed to the turf condition.
- Irrigation coverage should be checked to confirm proper water distribution.
- Ornamental grasses need to be cut back, as flowering has died off.



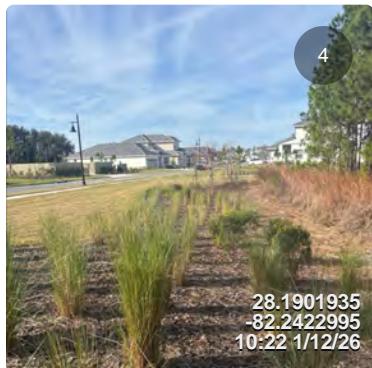
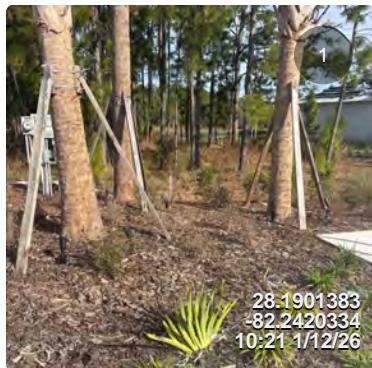
Item 9- Wise River Ln. (Mail Kiosk)

Due By: Monday, January 26, 2026

Assigned To: Down To Earth

Mail Kiosk – Wise River Ln

- Landscape beds around the mail kiosk contain dead plant material that needs to be removed.
- Beds have a very small amount of weeds that should be treated with selective herbicide where applicable.
- Ornamental grasses have been trimmed.
- The bed leading toward the lift station is in good condition and weed-free.
- A few dead firebush plants near the conservation area need to be removed and replaced.



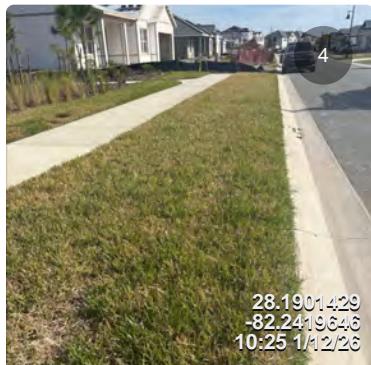
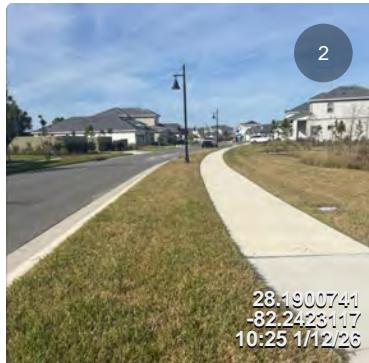
Item 10- Wise River Ln. (Mail Kiosk Turf)

Due By: Monday, January 26, 2026

Assigned To: Down To Earth

Turf – In Front of Mail Kiosk – Wise River Ln

- Turf in front of the mail kiosk needs fertility improvement.
- Some discoloration is likely due to the recent cold front.
- While the turf is showing signs of improvement, Down to Earth will continue monitoring.
- Irrigation coverage will also be checked to ensure adequate water distribution.



Item 11- Pond 316

Assigned To: Sitex Aquatics

The pond was treated for Shoreline weeds, and filamentous algae, which has now begun to die off.



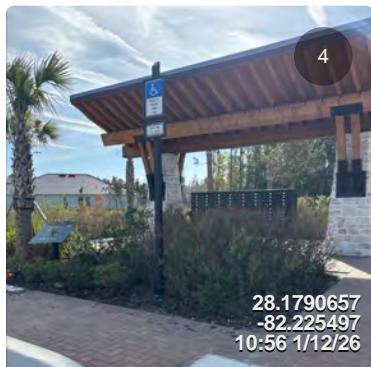
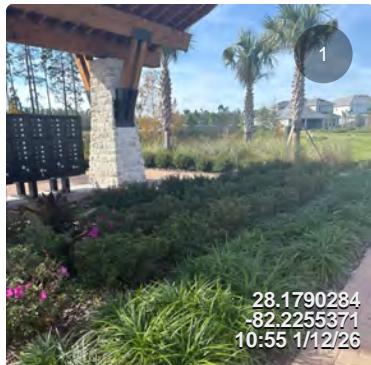
Item 12- Mail Kiosk

Due By: Monday, January 26, 2026

Assigned To: Down To Earth

Emberview D-R – Metal Kiosk Area

- Plant material: Green and healthy overall.
- **Observations:** Some Walter viburnums are dead and will need to be removed and replaced.
- Special features: The butterfly garden area is well maintained.



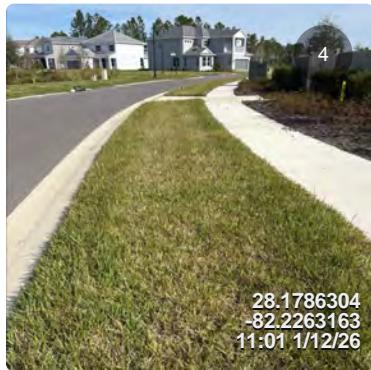
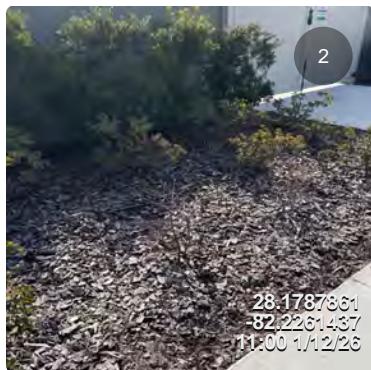
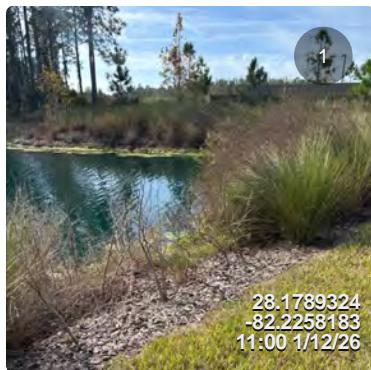
Item 13- Lift Station (Emberview)

Due By: Monday, January 26, 2026

Assigned To: Down To Earth

Landscape Bed – Toward Lift Station

- Plant material: Some plants are dead and will need to be removed and replaced.
- Specific observations:
 - Several dead firebush in front of the lift station need to be pulled out and replaced.
 - One dead pine tree to the right of the lift station also needs to be removed and replaced.
- Turf: Showing some fertility improvement; Down North will continue monitoring and ensure adequate water coverage.



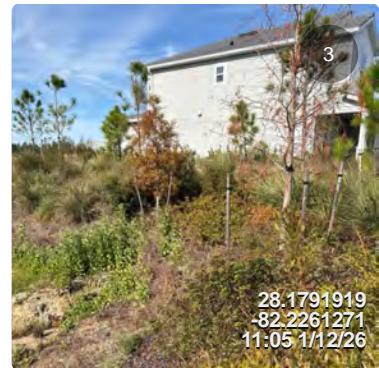
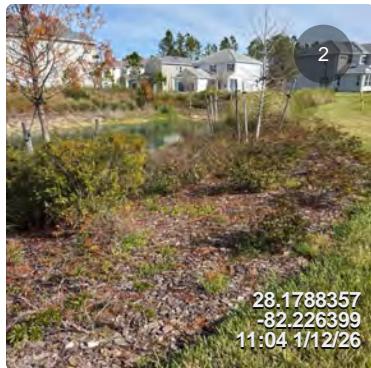
Item 14- Trailhead Ln.

Due By: Monday, January 26, 2026

Assigned To: Down To Earth

Corner of Trailhead & Emberview – Landscape Bed

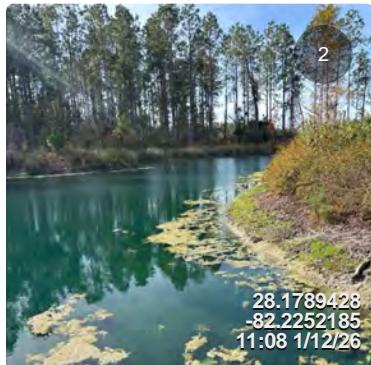
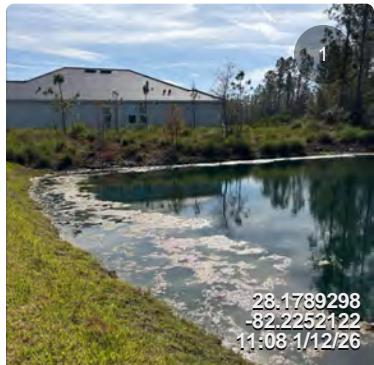
- **Plant material:** Many dead plants that need to be removed.
- **Weeds:** Significant weed presence; beds need treatment with selective herbicide.
- **Special observations:** Back side of the bed, next to the pond, requires weeding.



Item 15-TM11

Assigned To: Sitex Aquatics

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

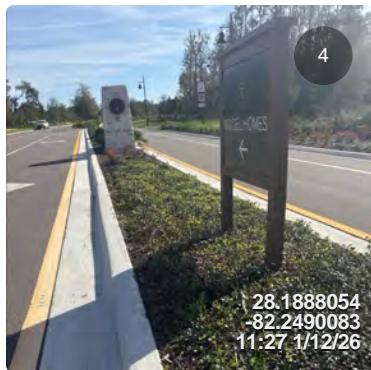
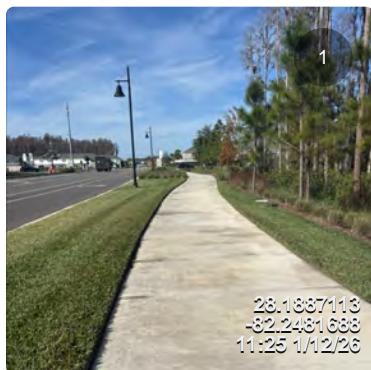


Item 16- Colston Ave

Assigned To: Juniper Legacy

Colston Avenue – Just Before Morris Bridge

- Turf: Showing some fertility improvement.
- Sidewalks: Nicely edged and weed free.
- Plant material: Well maintained.
- Beds: Weed free.
- Center island: Confederate Jasmine is well maintained and weed free.



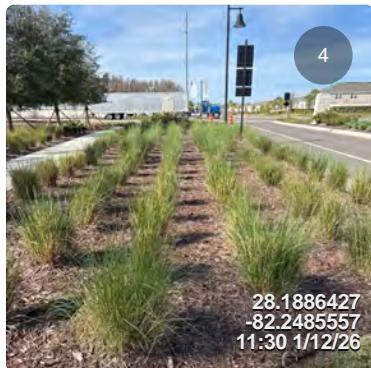
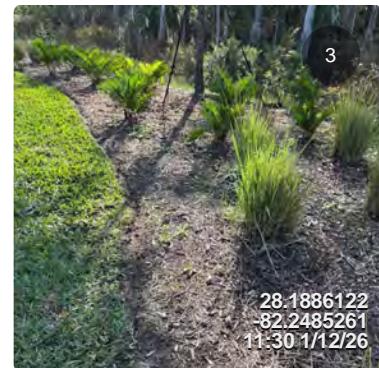
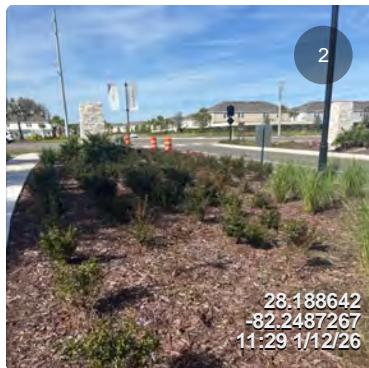
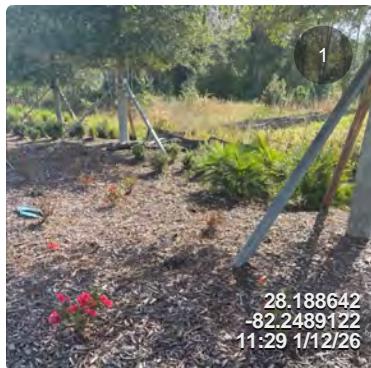
Item 17- Colston Ave

Due By: Monday, January 26, 2026

Assigned To: Juniper Legacy

Colston Avenue – Entrance from Morris Bridge Road

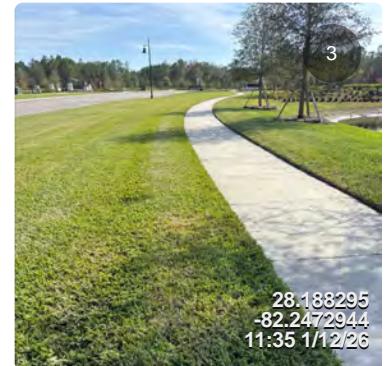
- Plant material:
- Several dead azaleas need to be removed and replaced.
- Missing azaleas need to be filled in.
- Dead Walter viburnums need to be removed and replaced; missing ones also need to be planted.
- Beds: Some weeds present; require treatment with selective herbicide.
- Ornamental grasses: Green, healthy, and well maintained.



Item 18- Colston Ave Turf

Assigned To: Juniper Legacy

: From Morris Bridge Road to past the Shortgrass and Tamarack entrances – turf has made a huge fertility improvement.

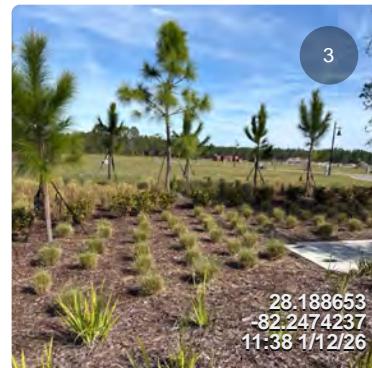
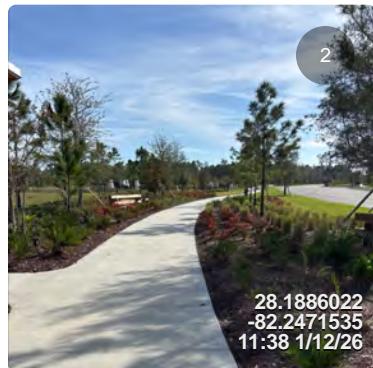


Item 19- Colston Ave

Assigned To: Juniper Legacy

Colston Avenue – Landscape Material (Morris Bridge to Wise River Lane)

- Plant material: Green and healthy overall.
- Beds: Weed free; detailing is in good condition.
- Observations: Juniper is maintaining these beds well, though minor touch-ups may still be needed in some areas.



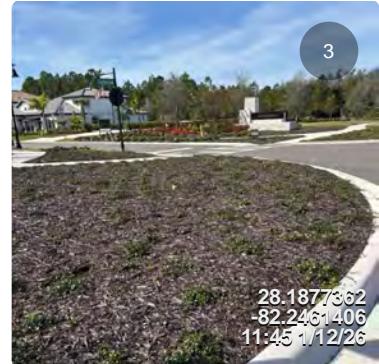
Item 20- Colston

Due By: Monday, January 26, 2026

Assigned To: Juniper Legacy

Colston Avenue – Entrance Corners (Tamarack & Shortgrass)

- Confederate Jasmine (corner beds): Green, healthy, and well maintained; no weeds observed.
- **Confederate Jasmine (Tamarack Monument): Some vines growing against the wall need to be removed.**



Item 21- Colston Ave Turf

Assigned To: Juniper Legacy

Colston Avenue – Turf Past Shortgrass Entrance

- Turf: Showing some fertility improvement.
- **Observations:** Juniper will continue monitoring turf fertility applications as needed.
- **Next application:** Scheduled for February.



Item 22- Cardwall Pl.

Assigned To: Juniper Legacy

Cardwall Pt – Landscape Beds, Turf, and Sidewalks

- Plant material & turf: Well maintained overall.
- Sidewalks: Clean and edged.
- Beds: Soft edged; ornamental grasses have been cut back; weed free.
- Detailing: Overall, bed detail is in good condition.

