

**TWO RIVER WEST
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 16, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Two Rivers West Community Development

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Thomas Spence, Assistant Secretary
Angie Grunwald, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
Rollamay Turkoane, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager

Regular Meetings Agenda

Tuesday, December 16, 2025, at 11:00 a.m.

The Regular Meeting of Two Rivers West Community Development District will be held on **December 16, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; [Join the meeting now](#)

Meeting ID: 224 779 961 996 3
Passcode: F7AZ3qT6

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

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. **BUSINESS ITEMS**

- A. Consideration of Annual Arbitrage Proposal Special Assessment Bonds, Series 2024
- B. Consideration of Annual Arbitrage Proposal Special Assessment Bonds, Series 2023
- C. Consideration of Annual Arbitrage Proposal Special Assessment Bonds, Series 2022

4. **CONSENT AGENDA**

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

5. **STAFF REPORTS**

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

6. **BOARD MEMBERS' COMMENTS**

7. **ADJOURNMENT**

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Two Rivers West Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Two Rivers West CDD – \$18,285,000 Special Assessment Bonds, Series 2024 (Series 2024 Project) (the “2024 Series”)

Dear Two Rivers West Community Development District:

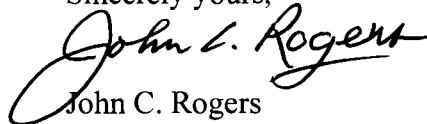
Arbitrage Rebate Counselors hereby contracts with Two Rivers West Community Development District to provide annual arbitrage calculations for the above-referenced 2024 Series.

The annual arbitrage calculations for the 2024 Series will cover the one-year period May 21, 2024 to May 21, 2025, and each successive one-year period thereafter ending on May 21st.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2024 Series is \$400.00. Two Rivers West CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Two Rivers West Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Two Rivers West CDD – \$11,270,000 Special Assessment Bonds, Series 2023 (Series 2023 Project) (the “2023 Series”)

Dear Two Rivers West Community Development District:

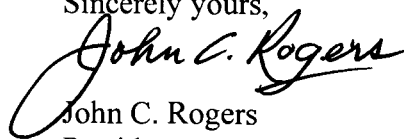
Arbitrage Rebate Counselors hereby contracts with Two Rivers West Community Development District to provide annual arbitrage calculations for the above-referenced 2024 Series.

The annual arbitrage calculations for the 2023 Series will cover the one-year period September 21, 2023 to September 21, 2024, and each successive one-year period thereafter ending on September 21st.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2023 Series is \$400.00. Two Rivers West CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Two Rivers West Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Two Rivers West CDD – \$19,750,000 Special Assessment Bonds, Series 2022 (Series 2022 Project) (the “2022 Series”)

Dear Two Rivers West Community Development District:

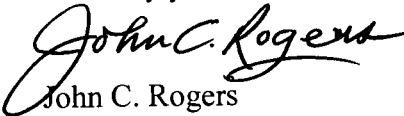
Arbitrage Rebate Counselors hereby contracts with Two Rivers West Community Development District to provide annual arbitrage calculations for the above-referenced 2022 Series.

The annual arbitrage calculations for the 2022 Series will cover the one-year period December 8, 2022 to December 8, 2023, and each successive one-year period thereafter ending on December 8th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2022 Series is \$400.00. Two Rivers West CDD may terminate this contract at any time at its discretion.

Sincerely yours,



John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

- 46 **G. Ratification of the Down-to-Earth Landscape MI Homes Plant Replacement Proposal**
- 47 **#126702**
- 48 **H. Ratification of the Down-to-Earth Landscape Sod/Plant Installation Proposal #**
- 49 **132494**

51 On MOTION by Mr. Motko seconded by Ms. Grunwald, with all in
 52 favor, Consent Agenda, was approved. 5-0

53
54 **FIFTH ORDER OF BUSINESS**

Staff Reports

55 **A. District Counsel**

56 **B. District Accountant**

57 There being no reports, the next item followed.

58 **C. District Manager**

59 **i. Community Inspections Report**

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

62 **D. District Engineer**

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

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65 **SIXTH ORDER OF BUSINESS**

Board Members' Comments

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

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68 **SEVENTH ORDER OF BUSINESS**

Adjournment

69 There being no further business,

71 On MOTION by Mr. Motko seconded by Ms. Grunwald, with all in
 72 favor, the meeting was adjourned at 11:26 am. 5-0

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78 Jayna Cooper
District Manager

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77 _____
78 Carlos de la Ossa
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	11/1/2025	157179	\$69,436.67			Landscape Contract November 2025
INFRAMARK LLC	11/11/2025	163565	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163565	\$375.00			ADMINISTRATIVE FEES
INFRAMARK LLC	11/11/2025	163565	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	11/11/2025	163565	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	11/11/2025	163565	\$50.00			RENTAL & LEASES
INFRAMARK LLC	11/11/2025	163565	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163565	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	11/11/2025	163565	\$333.33			FIELD MANAGMENT-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163565	\$1,333.33			FIELD MANAGEMENT
INFRAMARK LLC	11/11/2025	163565	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	11/11/2025	163565	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	11/11/2025	163565	\$100.00	\$6,608.33	\$6,608.33	WEBSITE ADMIN
SITEX AQUATICS LLC	11/1/2025	10434-B	\$13,499.00			AQUATIC MAINTENANCE
STRALEY ROBIN VERICKER	11/14/2025	27451	\$3,929.00			PROFEESIONAL SERVICES
Monthly Contract Subtotal			\$93,473.00			
Variable Contract						
CARLOS DE LA OSSA	11/18/2025	CO-111825	\$200.00			SUPERVISOR FEES
NICHOLAS J. DISTER	11/18/2025	ND-111825	\$200.00			SUPERVISOR FEES
RYAN MOTKO	11/18/2025	RM-111825	\$200.00			SUPERISOR FEES
Variable Contract Subtotal			\$600.00			
Utilities						
PASCO COUNTY UTILITIES	11/14/2025	23390440	\$66.17			SERVICE 09/30/25 - 10/28/25
PASCO COUNTY UTILITIES	11/14/2025	23390406	\$63.99		\$130.16	WATER
TAMPA ELECTRIC	10/27/2025	211035953911 102725	\$24.82			SERVICE 10/08/25 - 10/26/25
TAMPA ELECTRIC	10/27/2025	221009570567 102725	\$13.26			SERVICE 10/08/25 - 10/26/25
TAMPA ELECTRIC	10/27/2025	211035953903 102725	\$21.64			SERVICE 10/08/25 - 10/26/25

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	10/27/2025	211036042003 102725	\$13.26			SERVICE 10/08/25 - 10/26/25
TAMPA ELECTRIC	10/23/2025	221009579584 102325	\$220.46			ELECTRIC 10/14/25 - 10/17/25
TAMPA ELECTRIC	11/13/2025	211036239898 111325	\$184.21			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211035150245	\$20.66			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211035125395	\$36.35			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211035135774	\$25.77			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 221009539331	\$20.03			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211035097206	\$36.02			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211036127242	\$20.86			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211036147331	\$27.17			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211036166943	\$60.87			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211036287970	\$223.37			ELECTRIC
TAMPA ELECTRIC	11/11/2025	111125- 211035616468	\$86.10			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211035174120	\$34.02			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211035858003	\$18.49			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211036089145	\$29.09			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211036089111	\$19.62			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211034856834	\$63.99			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325- 211035184756	\$39.61			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	11/13/2025	111325-211036116740	\$28.62			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325-211034856826	\$32.77			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325-211036337031	\$223.37			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325-211036317181	\$230.92			ELECTRIC
TAMPA ELECTRIC	11/13/2025	111325-211036297391	\$228.74		\$1,984.09	ELECTRIC
Utilities Subtotal			\$2,114.25			
Regular Services						
ANGIE GRUNWALD	11/18/2025	AG-111825	\$200.00			SUPERVISOR FEE
DISCLOSURE TECHNOLOGY SERVICES LLC	10/31/2025	1644	\$5,000.00			1YR SUBSCRIPTION-YR26 CONTINUING DISCLOSURES
JUNIPER LANDSCAPING OF FLORIDA LLC	11/1/2025	365831	\$8,130.41			LANDSCAPE MAINTENANCE CONTRACT
THOMAS R. SPENCE	11/18/2025	TS-111825	\$200.00			SUPERVIROS FEES
Regular Services Subtotal			\$13,530.41			
Additional Services						
PGP TITLE OF FLORIDA, INC.	11/12/2025	111225 REIMB	\$268.69			O&M PAYMENT REFUND
TWO RIVERS WEST CDD	11/17/2025	11172025 - 01	\$5,543.03			SERIES 2022 PRIOR YEAR DS PORTION
TWO RIVERS WEST CDD	11/17/2025	11172025 - 01	\$1,484.28	\$7,027.31		SERIES 2023 PRIOR YEAR DS PORTION
TWO RIVERS WEST CDD	11/24/2025	11242025 - 01	\$16,256.47			SERIES 2022 FY26 DS
TWO RIVERS WEST CDD	11/24/2025	11242025 - 01	\$9,252.93			SERIES 2023 FY26 DS
TWO RIVERS WEST CDD	11/24/2025	11242025 - 01	\$3,873.75	\$29,383.15	\$36,410.46	SERIES 2024 FY26 DS
Additional Services Subtotal			\$36,679.15			
TOTAL			\$146,396.81			

Down to Earth Landscape & Irrigation

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



Invoice: #157179
 November 2025

Customer

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

Property / Project Address

Two Rivers West
 35072 Big Hawk Drive
 Zephyrhills, FL 33541

Wesley Chapel, FL 33544

Project/Job

Two Rivers West Contract (2025)
 Estimate # 103495

Invoice Date

11/1/2025

Date Due

12/1/2025

Terms

Net 30

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#103495 - Two Rivers West Contract (2025)				\$69,436.67
LCR003: 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

<p>Billing Questions Theresa.Koglin@Down2earthinc.com (321) 228-5717</p> <p>Visit us at https://dtelandscape.com for all other questions or concerns.</p>	<p>To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments. DTELandscape.property-service-portal.com</p> <p>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/</p>	<p>Subtotal \$69,436.67</p> <p>Sales Tax \$0.00</p> <p>Total \$69,436.67</p> <p>Credits/Payments (\$0.00)</p> <p>Balance Due \$69,436.67</p>
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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/>.

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://diylandscape.com/terms-and-conditions/>.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163565

DATE

11/11/2025

BILL TO

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

CUSTOMER ID

C2411

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

Services provided for the Month of: November 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
Field Management -Retro Billing October	1	Ea	333.33		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					6,608.33

Subtotal	\$6,608.33
Tax	\$0.00
Total Due	\$6,608.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

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.: 10434-b
Terms: Net 30
Invoice date: 11/01/2025
Due date: 12/01/2025

#	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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

November 14, 2025
Client: 001578
Matter: 000001
Invoice #: 27451

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/3/2025	MS	REVIEW COUNTY WEBSITE RE STATUS OF AGENDA PACKAGE FOR OCTOBER 7 PUBLIC HEARING ON BOUNDARY AMENDMENT; REVIEW AGENDA AND PULL STAFF REPORT; PROCESS THE SAME.	1.0	\$195.00
10/7/2025	MS	PREPARE AMENDED NOTICE OF ESTABLISHMENT.	0.5	\$97.50
10/10/2025	MS	RECEIVE, REVIEW AND PROCESS EXECUTED ORDINANCE; FOLLOW UP ON THE STATUS OF THE LETTER FROM THE STATE APPROVING THE ORDINANCE AMENDING THE BOUNDARIES; RECEIVE UPDATE FROM E. ZOTIAN RE STATUS OF LETTER FROM THE STATE; CONFER WITH K. HOPKINSON RE SAME.	0.6	\$117.00
10/13/2025	MS	UPDATE AMENDED NOTICE OF ESTABLISHMENT WITH ORDINANCE INFORMATION; RECEIVE AND REVIEW RESPONSE RE STATE LETTER FROM E. ZOTIAN.	0.4	\$78.00
10/14/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.3	\$121.50
10/14/2025	KCH	OPERATIONS TEAMS MEETING WITH DEVELOPMENT TEAM.	0.1	\$37.50
10/16/2025	LC	REVIEW THE US BOARD ON GEOGRAPHIC NAMES INFORMATION, POLICIES AND RELATED MATERIALS RE PROPOSAL FOR TWO RIVERS, FLORIDA NAME; BEGIN PREPARING PROPOSAL APPLICATION FOR SAME.	0.7	\$136.50
10/16/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
10/17/2025	LC	CONTINUE REVIEWING THE PRINCIPLES, POLICIES, AND PROCEDURES FOR DOMESTIC GEOGRAPHIC NAMES; CONTINUE PREPARING PROPOSAL APPLICATION AND ATTACHMENTS TO SAME.	0.8	\$156.00

SERVICES

Date	Person	Description of Services	Hours	Amount
10/17/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	0.2	\$75.00
10/20/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
10/20/2025	LC	CONTINUE WORKING ON BGN PROPOSAL FOR TWO RIVERS, FLORIDA GEOGRAPHIC DESIGNATION.	0.3	\$58.50
10/20/2025	MS	RECEIVE VOICEMAIL FROM E. ZOTIAN RE STATE LETTER STATUS; SEND EMAIL TO THE STATE RE STATUS OF FILING ORDINANCE; RECEIVE, REVIEW AND PROCESS LETTER FROM THE STATE; UPDATE AMENDED NOTICE OF ESTABLISHMENT.	0.6	\$117.00
10/21/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.9	\$364.50
10/21/2025	CAW	PREPARE FOR AND ATTEND STATUS CALL.	0.2	\$75.00
10/21/2025	MS	PROCESS AMENDED NOTICE OF ESTABLISHMENT THROUGH THE COUNTY E-RECORDING SYSTEM.	0.4	\$78.00
10/21/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$225.00
10/21/2025	KCH	REVIEW EASEMENT ENCROACHMENT AGREEMENT FOR 1587 VALIER POINT; PREPARE EASEMENT ENCROACHMENT FOR 1575 VALIER POINT; REVIEW FIRST AMENDED NOTICE OF ESTABLISHING DISTRICT TO INCLUDE AMENDMENTS TO BOUNDARY.	1.8	\$675.00
10/22/2025	CAW	REVIEW EXECUTED COST SHARE AGREEMENT AND PREPARE FOR RECORDING.	0.6	\$225.00
10/22/2025	MS	RECEIVE, REVIEW, AND PROCESS COST SHARING AGREEMENT THROUGH THE COUNTY E-RECORDING SYSTEM; RECEIVE AND PROCESS RECORDED AGREEMENT.	0.6	\$117.00
10/22/2025	MS	RECEIVE, REVIEW, AND PROCESS WALL EASEMENT AGREEMENT THROUGH THE COUNTY E-RECORDING SYSTEM.	0.4	\$78.00
10/27/2025	KCH	REVIEW PETITION FOR BGN DOMESTIC NAMES COMMITTEE EXECUTIVE SECRETARIAT.	0.5	\$187.50
10/28/2025	LC	WORK ON FINALIZING BGN PROPOSAL FOR TWO RIVERS, FLORIDA; SUBMIT PROPOSAL TO BGN.	0.3	\$58.50
10/29/2025	KCH	LANDSCAPE INSTALLATION AND MAINTENANCE SCHEDULE DISCUSSION WITH M. SCHERER; REVIEW ASSOCIATED MAPS AND DIAGRAMS.	0.4	\$150.00
Total Professional Services			12.9	\$3,694.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/23/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$134.25
10/23/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$100.25
	Total Disbursements	\$234.50
	Total Services	\$3,694.50
	Total Disbursements	\$234.50
	Total Current Charges	\$3,929.00
	Previous Balance	\$32,804.65
	PAY THIS AMOUNT	\$36,733.65

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26484	May 06, 2025	\$2,602.50	\$0.00	\$0.00	\$0.00	\$6,531.50
26644	June 10, 2025	\$6,633.00	\$0.69	\$0.00	\$0.00	\$10,562.69
26811	July 09, 2025	\$4,533.50	\$2.04	\$0.00	\$0.00	\$8,464.54
26973	August 15, 2025	\$9,043.00	\$0.00	\$0.00	\$0.00	\$12,972.00
27133	September 16, 2025	\$4,307.50	\$117.95	\$0.00	\$0.00	\$8,354.45
27275	October 07, 2025	\$5,507.50	\$56.97	\$0.00	\$0.00	\$9,493.47
Total Remaining Balance Due						\$36,733.65

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,929.00	\$9,989.92	\$0.00	\$22,814.73

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: November 18, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Angie Grunwald	x	\$200.00
3	Nick Dister	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 11/20/2025 12:53

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: November 18, 2025

Name	In Attendance Please X	Paid
1 Carlos de la ossa	x	\$200.00
2 Angie Grunwald	x	\$200.00
3 Nick Dister	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 11/20/2025 12:53

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: November 18, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
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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 11/20/2025 12:53



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



44 1 1
 54-99105

TWO RIVERS WEST CDD
 Service Address: **0 STATE ROAD 56 & TWO RIVERS HYDRANT BOULEVARD**
 Bill Number: 23390440
 Billing Date: 11/14/2025
 Billing Period: 9/30/2025 to 10/28/2025

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

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		
Hydrant	20849263	9/30/2025	19806	10/28/2025	19807	28	1

Usage History

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

Transactions

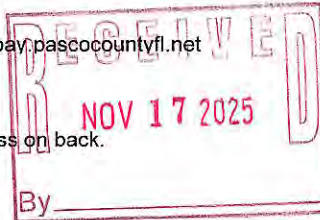
Previous Bill	72.18
Payment 10/30/25	-72.18 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	1.0 Thousand Gals X \$2.18 = 2.18
Total Current Transactions	66.17
TOTAL BALANCE DUE	\$66.17



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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



Account # 1307330
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 66.17

Total Balance Due \$66.17
Due Date 12/1/2025

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

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43 1 1
 54-99105

TWO RIVERS WEST CDD
 Service Address: **2772 WISE RIVER LANE**
 Bill Number: 23390406
 Billing Date: 11/14/2025
 Billing Period: 9/30/2025 to 10/28/2025

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

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		
Hydrant	180091434	9/30/2025	8554	10/28/2025	8554	28	0

Usage History

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

Transactions

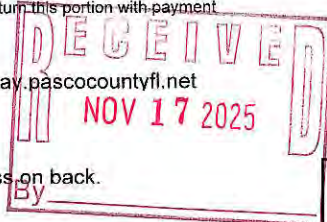
Previous Bill	61.68
Payment 10/30/25	-61.68 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Total Current Transactions	63.99
TOTAL BALANCE DUE	\$63.99



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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



Account #	1304850
Customer #	01547952
Balance Forward	0.00
Current Transactions	63.99
Total Balance Due	\$63.99
Due Date	12/1/2025

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
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EISENHOWER PROPERTY GROUP LLC
 2306 MORRIS BRIDGE RD
 ZEPHYRHILLS, FL 33541

Statement Date: October 27, 2025

Amount Due: \$211.12

Due Date: November 17, 2025

Account #: 211035953911

FINAL INVOICE

Account Summary

TWO RIVERS WEST

Current Service Period: October 08, 2025 - October 26, 2025	
Previous Amount Due	\$306.30
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$120.00
Previous Statement Balance*	\$186.30
Current Month's Charges - Due by November 17, 2025	\$24.82
Total Amount Due	\$211.12

\$24.82

*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.

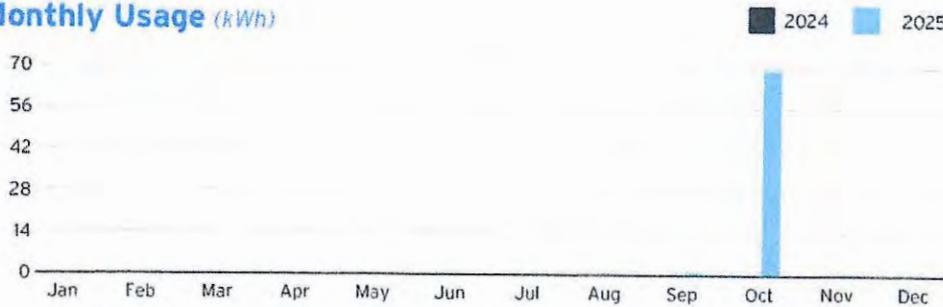
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TampaElectric.com/Scam.

Monthly Usage (kWh)



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Account #: 211035953911

Due Date: November 17, 2025

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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.

Amount Due: \$211.12

Payment Amount: \$ _____

683483043333

\$24.82

Two Rivers West

0000165 FTECO110272522553710 00000 03 01000000 13408 006

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

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

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

24 6834830433332110359539110000000211120

0000165-0000404-Page 1 of 12





Service For:
 2306 MORRIS BRIDGE RD
 ZEPHYRHILLS, FL 33541

Account #: 211035953911
Statement Date: October 27, 2025
Charges Due: November 17, 2025

Meter Read

Service Period: Oct 08, 2025 - Oct 26, 2025

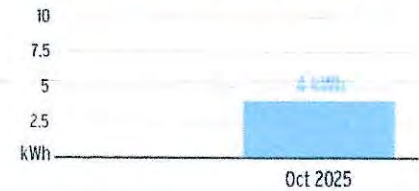
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000691156	10/26/2025	70	1		69 kWh	1	19 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	19 days @ \$0.63000	\$11.97
Energy Charge	69 kWh @ \$0.08641/kWh	\$5.96
Fuel Charge	69 kWh @ \$0.03391/kWh	\$2.34
Storm Protection Charge	69 kWh @ \$0.00577/kWh	\$0.40
Clean Energy Transition Mechanism	69 kWh @ \$0.00418/kWh	\$0.29
Storm Surcharge	69 kWh @ \$0.02121/kWh	\$1.46
Florida Gross Receipt Tax		\$0.57
Electric Service Cost		\$22.99
State Tax		\$1.83
Total Electric Cost, Local Fees and Taxes		\$24.82

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges **\$24.82**

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

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- Mail A Check**
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 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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



EISENHOWER PROPERTY GROUP LLC
 1664 N MORRIS BRIDGE RD
 ZEPHYRHILLS, FL 33541

Statement Date: October 27, 2025

Amount Due: \$195.21

Due Date: November 17, 2025

Account #: 221009570567

FINAL INVOICE

Account Summary

Two Rivers West

Current Service Period: October 08, 2025 - October 26, 2025	
Previous Amount Due	\$381.95
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$200.00
Previous Statement Balance*	\$181.95
Current Month's Charges - Due by November 17, 2025	\$13.26
Total Amount Due	\$195.21

\$13.26

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



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Two Rivers West

Account #: 221009570567

Due Date: November 17, 2025

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Amount Due: \$195.21

Payment Amount: \$ _____

682248480812

\$13.26

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.

26822484808122210095705670000000195213



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

Account #: 221009570567
Statement Date: October 27, 2025
Charges Due: November 17, 2025

Meter Read

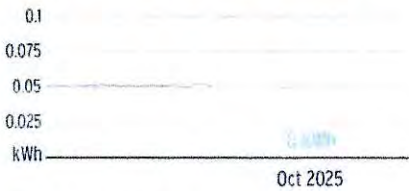
Service Period: Oct 08, 2025 - Oct 26, 2025 Rate Schedule: General Service - Non Demand

Table with 7 columns: Meter Number, Read Date, Current Reading, Previous Reading, Total Used, Multiplier, Billing Period. Row 1: 2000106667, 10/26/2025, 0, 0, 0 kWh, 1, 19 Days

Charge Details

Table with 3 columns: Description, Rate, Amount. Includes Electric Charges: Daily Basic Service Charge (\$11.97), Florida Gross Receipt Tax (\$0.31), Electric Service Cost (\$12.28), State Tax (\$0.98), Total Electric Cost, Local Fees and Taxes (\$13.26)

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges \$13.26

Table with 2 columns: Description, Amount. Includes Miscellaneous Credits: Reversals (-\$200.00), Total Current Month's Credits (-\$200.00)

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Mail A Check: Payments: TECO, P.O. Box 31318, Tampa, FL 33631-3318. Mail your payment in the enclosed envelope.
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Phone: Toll Free: 866-689-6469
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Energy-Saving Programs: 813-275-3909

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EISENHOWER PROPERTY GROUP LLC
 2047 TWO RIVERS BV
 ZEPHYRHILLS, FL 33541

Statement Date: October 27, 2025

Amount Due: \$208.78

Due Date: November 17, 2025

Account #: 211035953903

FINAL INVOICE

Account Summary

Two Rivers West

Current Service Period: October 08, 2025 - October 26, 2025

Previous Amount Due	\$307.14
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$120.00
Previous Statement Balance*	\$187.14
Current Month's Charges - Due by November 17, 2025	\$21.64

Total Amount Due \$208.78

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



Your average daily kWh used was **1400% higher** than it was in your previous period.

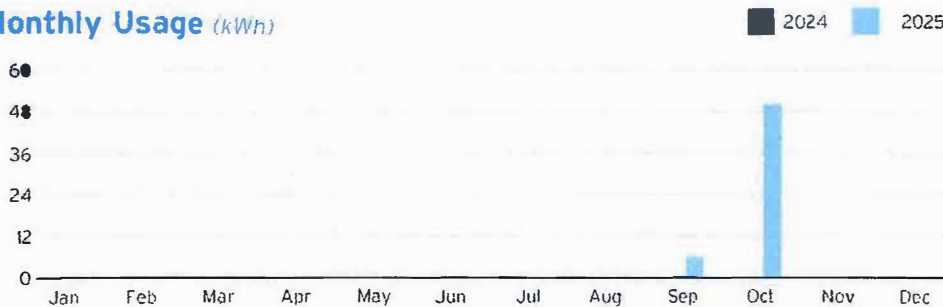


Scan here to view your account online.

00000165-0000406-Page 9 of 12

\$21.64

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 #: 211035953903

Due Date: November 17, 2025

Amount Due: \$208.78

Payment Amount: \$ _____

683483043332

\$21.64



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Two Rivers West

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

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.

28 6834830433322110359539030000000208786



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Service For:
2047 TWO RIVERS BV
ZEPHYRHILLS, FL 33541

Account #: 211035953903
Statement Date: October 27, 2025
Charges Due: November 17, 2025

Meter Read

Service Period: Oct 08, 2025 - Oct 26, 2025

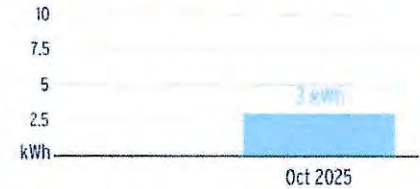
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000201739	10/26/2025	56	6		50 kWh	1	19 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	19 days @ \$0.63000	\$11.97
Energy Charge	50 kWh @ \$0.08641/kWh	\$4.32
Fuel Charge	50 kWh @ \$0.03391/kWh	\$1.70
Storm Protection Charge	50 kWh @ \$0.00577/kWh	\$0.29
Clean Energy Transition Mechanism	50 kWh @ \$0.00418/kWh	\$0.21
Storm Surcharge	50 kWh @ \$0.02121/kWh	\$1.06
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.05
State Tax		\$1.59
Total Electric Cost, Local Fees and Taxes		\$21.64

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges

\$21.64

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

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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.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
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Tampa, FL 33601-0111

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

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EISENHOWER PROPERTY GROUP LLC
34583 RANGEWOOD DR
ZEPHYRHILLS, FL 33541

Statement Date: October 27, 2025

Amount Due:	\$196.61
Due Date:	November 17, 2025
Account #:	211036042003
FINAL INVOICE	

Two Rivers West

Account Summary

Current Service Period: October 08, 2025 - October 26, 2025	
Previous Amount Due	\$383.35
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$200.00
Previous Statement Balance*	\$183.35
Current Month's Charges - Due by November 17, 2025	\$13.26
Total Amount Due	\$196.61

\$13.26

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



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TampaElectric.com/Scam.

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

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Two Rivers WEst

Account #: 211036042003
Due Date: November 17, 2025

Amount Due:	\$196.61
Payment Amount:	\$ _____

652618978528

\$13.26

00000166 FTECO110272522553710 00000 03 01000000 13409 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.

30 6526189785282110360420030000000196619

00000166-0000410- Page 1 of 4



Service For:
 34583 RANGEWOOD DR
 ZEPHYRHILLS, FL 33541

Account #: 211036042003
Statement Date: October 27, 2025
Charges Due: November 17, 2025

Meter Read

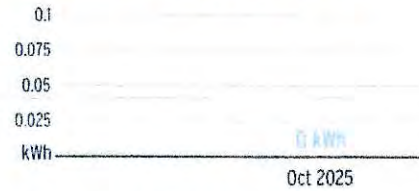
Service Period: Oct 08, 2025 - Oct 26, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
2000106666	10/26/2025	0		0		0 kWh	1	19 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	19 days @ \$0.63000	\$11.97
Florida Gross Receipt Tax		\$0.31
Electric Service Cost		\$12.28
State Tax		\$0.98
Total Electric Cost, Local Fees and Taxes		\$13.26

Avg kWh Used Per Day



Important Messages

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

Total Current Month's Charges \$13.26

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

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Ways To Pay Your Bill

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- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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TWO RIVERS WEST CDD
COLSTON RD / TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541

Statement Date: October 23, 2025

Amount Due: \$220.46

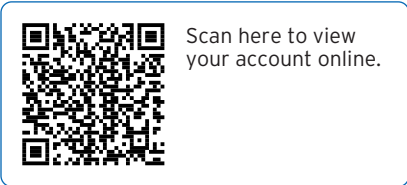
Due Date: November 13, 2025

Account #: 221009579584

Account Summary

Current Service Period: October 14, 2025 - October 17, 2025	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$220.46
Amount Due by November 13, 2025	\$220.46

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



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

Account #: 221009579584

Due Date: November 13, 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: \$220.46
Payment Amount: \$ _____

672371963022

TWO RIVERS WEST CDD
COLSTON RD / TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541

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

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

32 672371963022221009579584000000220466



Service For:
 COLSTON RD / TWO RIVERS BLVD
 ZEPHYRHILLS, FL 33541

Account #: 221009579584
Statement Date: October 23, 2025
Charges Due: November 13, 2025

Service Period: Oct 14, 2025 - Oct 17, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 4 days		
Lighting Energy Charge	112 kWh @ \$0.03412/kWh	\$3.82
Monthly Charge		\$196.05
Lighting Fuel Charge	112 kWh @ \$0.03363/kWh	\$3.77
Storm Protection Charge	112 kWh @ \$0.00559/kWh	\$0.63
Clean Energy Transition Mechanism	112 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	112 kWh @ \$0.01230/kWh	\$1.38
Florida Gross Receipt Tax		\$0.25
State Tax		\$14.51
Lighting Charges		\$220.46

Total Current Month's Charges \$220.46

Important Messages

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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

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

All Other

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

Contact Us

Online:
TampaElectric.com

Phone:
Commercial Customer Care:
 866-832-6249

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

Hearing Impaired/TTY:
 7-1-1

Power Outage:
 877-588-1010

Energy-Saving Programs:
 813-275-3909

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

Statement Date: November 13, 2025

Amount Due: \$304.21

Due Date: December 04, 2025

Account #: 211036239898

TWO RIVERS WEST

Account Summary

Current Service Period: October 16, 2025 - November 07, 2025	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$304.21
Amount Due by December 04, 2025	\$304.21

\$184.21

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



Scan here to view your account online.

00003724-0008445-Page 1 of 4

Monthly Usage (kWh)

2024 2025



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Get details at TampaElectric.com/YourWay.



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

Account #: 211036239898

Due Date: December 04, 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: \$304.21

Payment Amount: \$ 184.21

690890406430

TWO RIVERS WEST

00003724 FTECO111132522420010 00000 02 01000000 10823 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.

34 6908904064302110362398980000000304219



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

Account #: 211036239898
Statement Date: November 13, 2025
Charges Due: December 04, 2025

Meter Read

Service Period: Oct 16, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000451388	11/07/2025	1	0	1 kWh	1	23 Days

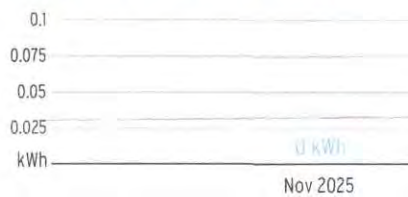
Charge Details

Electric Charges		
Daily Basic Service Charge	23 days @ \$0.63000	\$14.49
Energy Charge	1 kWh @ \$0.08641/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03391/kWh	\$0.03
Storm Protection Charge	1 kWh @ \$0.00577/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.38
Electric Service Cost		\$15.02
State Tax		\$1.19
Total Electric Cost, Local Fees and Taxes		\$16.21

Other Fees and Charges	
Electric Security Deposit	\$120.00
Elec Connection Chrg Initial	\$168.00
Total Other Fees and Charges	\$288.00

Total Current Month's Charges \$304.21

Avg kWh Used Per Day



Important Messages

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

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.

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00003724-0008445- Page 2 of 4



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

Statement Date: November 13, 2025

Amount Due:	\$20.66
Due Date:	December 04, 2025
Account #:	211035150245


Account Summary

Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$24.20
Payment(s) Received Since Last Statement	-\$24.20
Current Month's Charges	\$20.66
Amount Due by December 04, 2025	\$20.66

Your Energy Insight

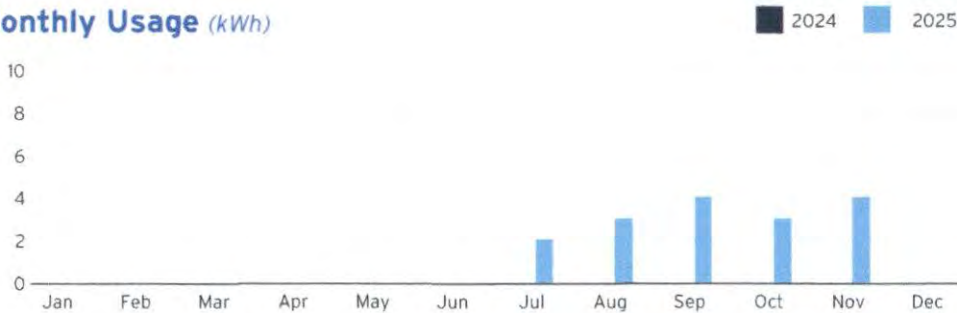
Your average daily kWh used was **0% higher** than it was in your previous period.

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



Scan here to view your account online.

Monthly Usage (kWh)




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



Account #: 211035150245
Due Date: December 04, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Amount Due:	\$20.66
Payment Amount: \$	_____

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

674841101173

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.

366748411011732110351502450000000020664

00000021-0000478-Page 15 of 82



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

Account #: 211035150245
Statement Date: November 13, 2025
Charges Due: December 04, 2025

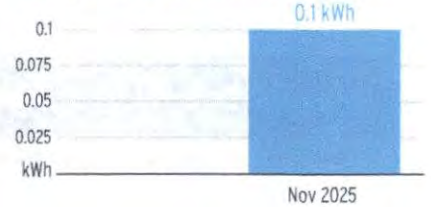
Meter Read

Service Period: Oct 08, 2025 - Nov 07, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000944085	11/07/2025	16	12	4 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	4 kWh @ \$0.08641/kWh	\$0.35
Fuel Charge	4 kWh @ \$0.03391/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00577/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.66

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.

Total Current Month's Charges \$20.66

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P.O. Box 31318
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Toll Free: **866-689-6469**
- All Other Correspondences:**
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Tampa, FL 33601-0111

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

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

Statement Date: November 13, 2025

Amount Due: \$36.35

Due Date: December 04, 2025

Account #: 211035125395

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025

Previous Amount Due	\$38.97
Payment(s) Received Since Last Statement	-\$38.97
Current Month's Charges	\$36.35

Amount Due by December 04, 2025 \$36.35

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

Your Energy Insight

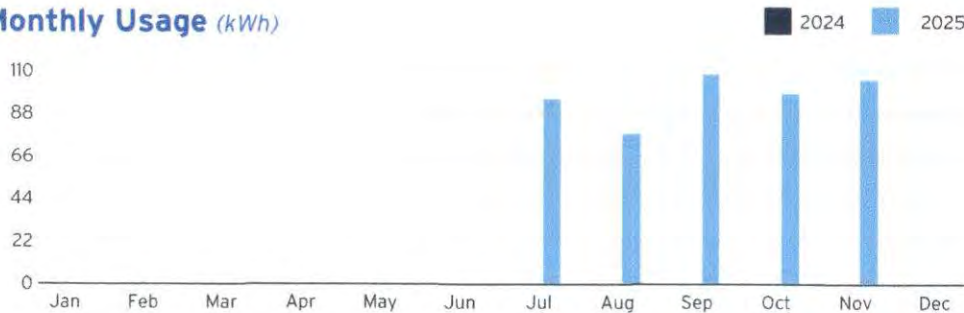


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



Account #: 211035125395

Due Date: December 04, 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: \$36.35

Payment Amount: \$ _____

674841101171

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.

38 674841101171211035125395000000036354

00000021-0000475-Page 7 of 82



Service For:
 2429 WISE RIVER LN
 ZEPHYRHILLS, FL 33541

Account #: 211035125395
Statement Date: November 13, 2025
Charges Due: December 04, 2025

Meter Read

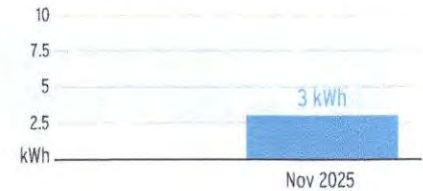
Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000939709	11/07/2025	658	553	105 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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.

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	105 kWh @ \$0.08641/kWh	\$9.07
Fuel Charge	105 kWh @ \$0.03391/kWh	\$3.56
Storm Protection Charge	105 kWh @ \$0.00577/kWh	\$0.61
Clean Energy Transition Mechanism	105 kWh @ \$0.00418/kWh	\$0.44
Storm Surcharge	105 kWh @ \$0.02121/kWh	\$2.23
Florida Gross Receipt Tax		\$0.91
Electric Service Cost		\$36.35

Total Current Month's Charges \$36.35

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TWO RIVERS WEST CDD
 2483 SUTTONSET TRL
 ZEPHYRHILLS, FL 33541

Statement Date: November 13, 2025

Amount Due: \$25.77

Due Date: December 04, 2025
Account #: 211035135774

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$39.82
Payment(s) Received Since Last Statement	-\$39.82
Miscellaneous Credits	-\$9.49
Credit balance after payments and credits	-\$9.49
Current Month's Charges	\$35.26
Amount Due by December 04, 2025	\$25.77

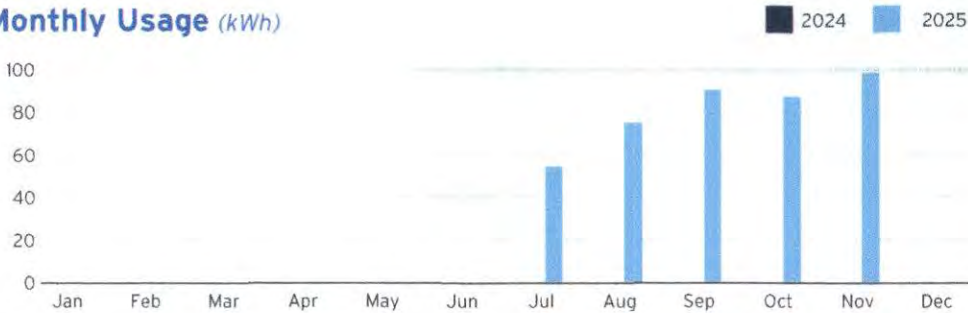
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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)



SAVE TIME AND GET BUSINESS DONE FASTER

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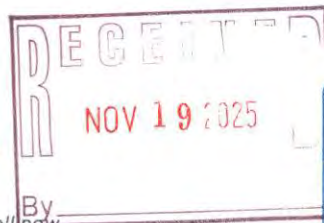
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Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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



Account #: 211035135774
Due Date: December 04, 2025

Amount Due: \$25.77

Payment Amount: \$ _____

674841101172

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.

40 674841101172211035135774000000025771

0000021-0000473-Page 3 of 82



Service For:
 2483 SUTTONSET TRL
 ZEPHYRHILLS, FL 33541

Account #: 211035135774
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

Meter Location: MAIL KIOSK

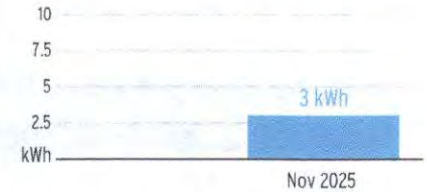
Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916374	11/07/2025	612	514	98 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	98 kWh @ \$0.08641/kWh	\$8.47
Fuel Charge	98 kWh @ \$0.03391/kWh	\$3.32
Storm Protection Charge	98 kWh @ \$0.00577/kWh	\$0.57
Clean Energy Transition Mechanism	98 kWh @ \$0.00418/kWh	\$0.41
Storm Surcharge	98 kWh @ \$0.02121/kWh	\$2.08
Florida Gross Receipt Tax		\$0.88
Electric Service Cost		\$35.26

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.

Total Current Month's Charges \$35.26

Miscellaneous Credits	
Sales Tax Credit	-\$9.49
Total Current Month's Credits	-\$9.49

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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

Statement Date: November 13, 2025

Amount Due: \$20.03


Due Date: December 04, 2025

Account #: 221009539331

Account Summary

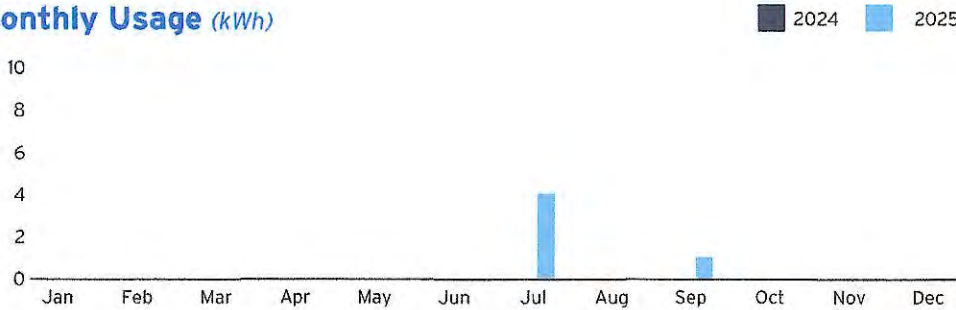
Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$23.74
Payment(s) Received Since Last Statement	-\$23.74
Current Month's Charges	\$20.03
Amount Due by December 04, 2025	\$20.03

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



Scan here to view your account online.

Monthly Usage (kWh)



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Get details at TampaElectric.com/YourWay.



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

Account #: 221009539331

Due Date: December 04, 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: \$20.03

Payment Amount: \$ _____

660026344645

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.

46600263446452210095393310000000020038

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

Account #: 221009539331
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

Service Period: Oct 08, 2025 - Nov 07, 2025

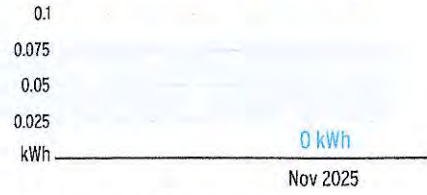
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944153	11/07/2025	5		5		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.03

Avg kWh Used Per Day



Total Current Month's Charges \$20.03

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.

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 Tampa, FL 33631-3318
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- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
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 P.O. Box 111
 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

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

Statement Date: November 13, 2025

Amount Due: \$36.02

Due Date: December 04, 2025

Account #: 211035097206

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$30.91
Payment(s) Received Since Last Statement	-\$30.91
Current Month's Charges	\$36.02
Amount Due by December 04, 2025	\$36.02

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

Your Energy Insight

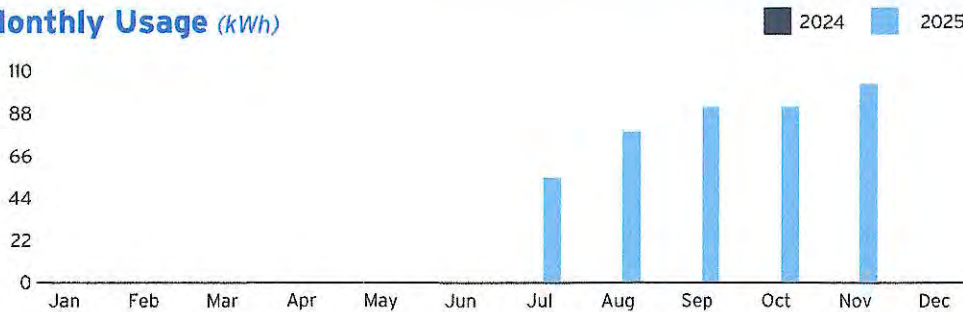


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 211035097206

Due Date: December 04, 2025

Pay your bill online at TampaElectric.com
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Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$36.02

Payment Amount: \$ _____

674841101170

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.

4674841101170211035097206000000036029

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

Account #: 211035097206
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

Service Period: Oct 08, 2025 - Nov 07, 2025

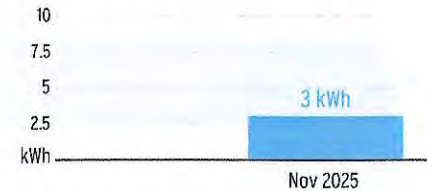
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916314	11/07/2025	787		684		103 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	103 kWh @ \$0.08641/kWh	\$8.90
Fuel Charge	103 kWh @ \$0.03391/kWh	\$3.49
Storm Protection Charge	103 kWh @ \$0.00577/kWh	\$0.59
Clean Energy Transition Mechanism	103 kWh @ \$0.00418/kWh	\$0.43
Storm Surcharge	103 kWh @ \$0.02121/kWh	\$2.18
Florida Gross Receipt Tax		\$0.90
Electric Service Cost		\$36.02

Avg kWh Used Per Day



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.

Total Current Month's Charges \$36.02

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- Phone**
 Toll Free: **866-689-6469**
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 Tampa, FL 33601-0111

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

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TWO RIVERS WEST CDD
 1900 ALCOVE PL
 ZEPHYRHILLS, FL 33541

Statement Date: November 13, 2025

Amount Due: \$20.86

Due Date: December 04, 2025

Account #: 211036127242

Account Summary

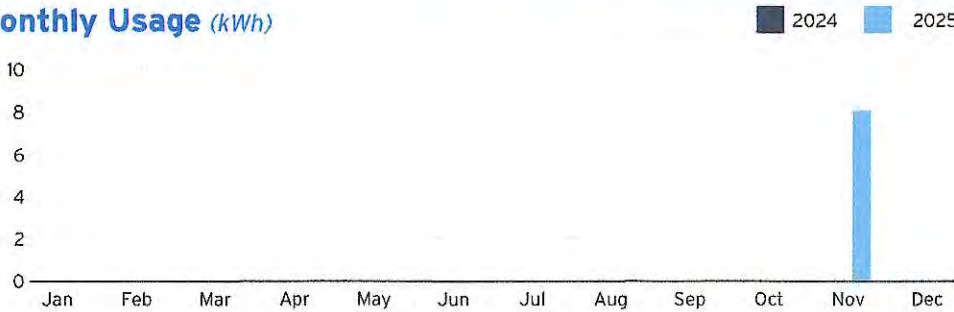
Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$220.58
Payment(s) Received Since Last Statement	-\$220.58
Miscellaneous Credits	-\$0.41
Credit balance after payments and credits	-\$0.41
Current Month's Charges	\$21.27
Amount Due by December 04, 2025	
	\$20.86

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



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 211036127242

Due Date: December 04, 2025

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Amount Due: \$20.86

Payment Amount: \$ _____

666199136244

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.

46661991362442110361272420000000020868

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Service For:
 1900 ALCOVE PL
 ZEPHYRHILLS, FL 33541

Account #: 211036127242
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

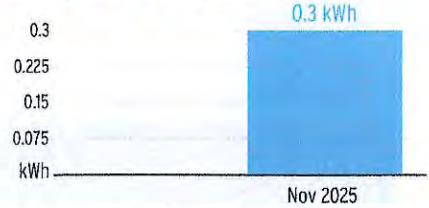
Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000255438	11/07/2025	8		0		8 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	8 kWh @ \$0.08641/kWh	\$0.69
Fuel Charge	8 kWh @ \$0.03391/kWh	\$0.27
Storm Protection Charge	8 kWh @ \$0.00577/kWh	\$0.05
Clean Energy Transition Mechanism	8 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	8 kWh @ \$0.02121/kWh	\$0.17
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.27

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.

Total Current Month's Charges \$21.27

Miscellaneous Credits	
Sales Tax Credit	-\$0.41
Total Current Month's Credits	-\$0.41

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Ways To Pay Your Bill

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 Tampa, FL 33631-3318
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- Phone**
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- All Other Correspondences:**
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 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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TWO RIVERS WEST CDD
 34706 COLSTON AVE
 ZEPHYRHILLS, FL 33541

Statement Date: November 13, 2025

Amount Due: \$27.17

Due Date: December 04, 2025

Account #: 211036147331

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$141.25
Payment(s) Received Since Last Statement	-\$141.25
Miscellaneous Credits	-\$0.46
Credit balance after payments and credits	-\$0.46
Current Month's Charges	\$27.63
Amount Due by December 04, 2025 \$27.17	

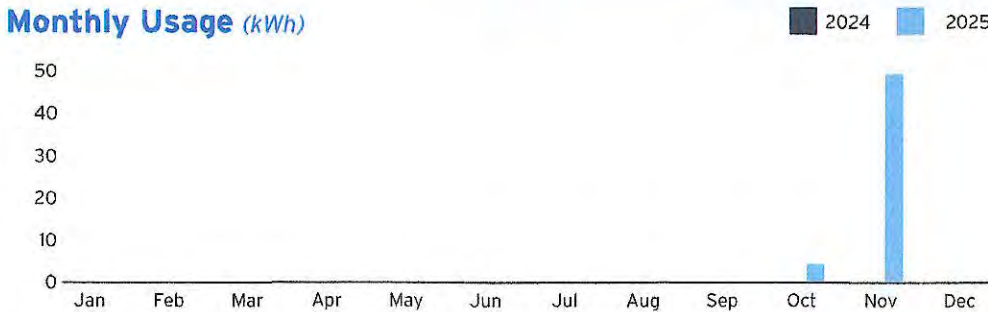
Your Energy Insight

Your average daily kWh used was **300% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



SAVE TIME AND GET BUSINESS DONE FASTER

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Get details at TampaElectric.com/YourWay.

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: December 04, 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: \$27.17

Payment Amount: \$ _____

666199136245

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.

6661991362452110361473310000000027172

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Service For:
 34706 COLSTON AVE
 ZEPHYRHILLS, FL 33541

Account #: 211036147331
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

Service Period: Oct 08, 2025 - Nov 07, 2025

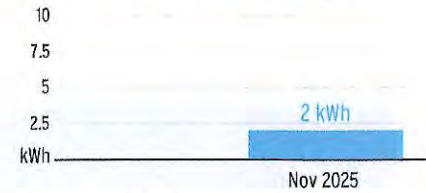
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000693197	11/07/2025	53		4		49 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	49 kWh @ \$0.08641/kWh	\$4.23
Fuel Charge	49 kWh @ \$0.03391/kWh	\$1.66
Storm Protection Charge	49 kWh @ \$0.00577/kWh	\$0.28
Clean Energy Transition Mechanism	49 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	49 kWh @ \$0.02121/kWh	\$1.04
Florida Gross Receipt Tax		\$0.69
Electric Service Cost		\$27.63

Avg kWh Used Per Day



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.

Total Current Month's Charges \$27.63

Miscellaneous Credits	
Sales Tax Credit	-\$0.46
Total Current Month's Credits	-\$0.46

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TWO RIVERS WEST CDD
 1828 TRAILHEAD LN
 ZEPHYRHILLS, FL 33541

Statement Date: November 13, 2025

Amount Due: \$60.87

Due Date: December 04, 2025

Account #: 211036166943

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$150.15
Payment(s) Received Since Last Statement	-\$150.15
Miscellaneous Credits	-\$1.12
Credit balance after payments and credits	-\$1.12
Current Month's Charges	\$61.99
Amount Due by December 04, 2025 \$60.87	

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

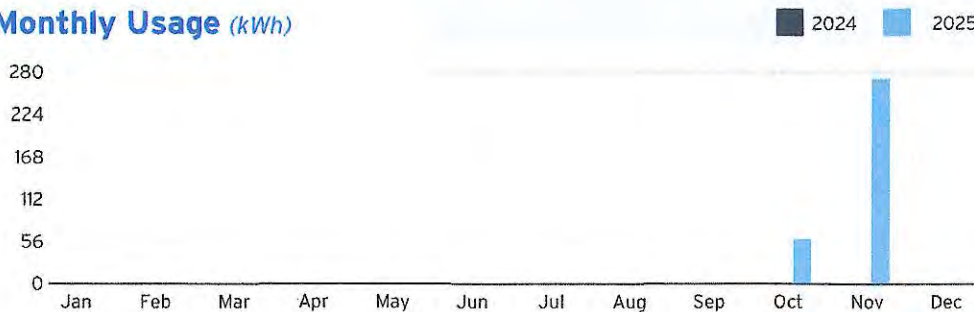
Your Energy Insight

Your average daily kWh used was **28.57% 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



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

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

Account #: 211036166943

Due Date: December 04, 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: \$60.87

Payment Amount: \$ _____

666199136246

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.

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Service For:
 1828 TRAILHEAD LN
 ZEPHYRHILLS, FL 33541

Account #: 211036166943
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

Meter Location: ENTRY GATE

Service Period: Oct 08, 2025 - Nov 07, 2025

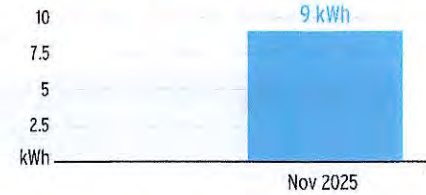
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000424205	11/07/2025	398	128	270 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	270 kWh @ \$0.08641/kWh	\$23.33
Fuel Charge	270 kWh @ \$0.03391/kWh	\$9.16
Storm Protection Charge	270 kWh @ \$0.00577/kWh	\$1.56
Clean Energy Transition Mechanism	270 kWh @ \$0.00418/kWh	\$1.13
Storm Surcharge	270 kWh @ \$0.02121/kWh	\$5.73
Florida Gross Receipt Tax		\$1.55
Electric Service Cost		\$61.99

Avg kWh Used Per Day



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.

Total Current Month's Charges \$61.99

Miscellaneous Credits	
Sales Tax Credit	-\$1.12
Total Current Month's Credits	-\$1.12

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

Contact Us

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

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

Statement Date: November 13, 2025

Amount Due: \$223.37

Due Date: December 04, 2025

Account #: 211036287970

Account Summary

Current Service Period: October 27, 2025 - November 07, 2025

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

Current Month's Charges \$223.37

Amount Due by December 04, 2025 \$223.37

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

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Scan here to view your account online.



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Get details at TampaElectric.com/YourWay.

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: December 04, 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: \$223.37

Payment Amount: \$ _____

690890406428

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.

5290890406428211036287970000000223379



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

Account #: 211036287970
Statement Date: November 13, 2025
Charges Due: December 04, 2025

Meter Read

Service Period: Oct 27, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
2000106667	11/07/2025	0	0		0 kWh	1	12 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	12 days @ \$0.63000	\$7.56
Florida Gross Receipt Tax		\$0.19
Electric Service Cost		\$7.75
State Tax		\$0.62
Total Electric Cost, Local Fees and Taxes		\$8.37

Other Fees and Charges		
Electric Security Deposit		\$200.00
Elec Connection Chrg Same		\$15.00
Total Other Fees and Charges		\$215.00

Total Current Month's Charges \$223.37

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.

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.

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

Ways To Pay Your Bill

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P.O. Box 31318
Tampa, FL 33631-3318
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P.O. Box 111
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: November 11, 2025

Amount Due: \$86.10

Due Date: December 02, 2025

Account #: 211035616468

Account Summary

Current Service Period: October 04, 2025 - November 05, 2025	
Previous Amount Due	\$63.12
Payment(s) Received Since Last Statement	-\$63.12
Current Month's Charges	\$86.10
Amount Due by December 02, 2025 \$86.10	

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

Your Energy Insight

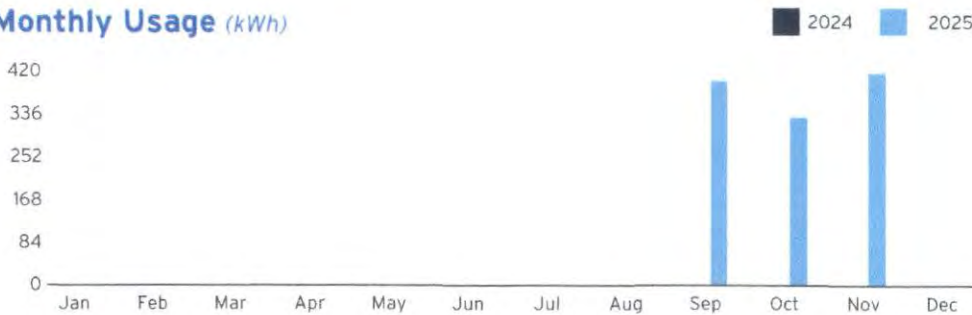


Your average daily kWh used was **18.18% higher** than it was in your previous period.



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



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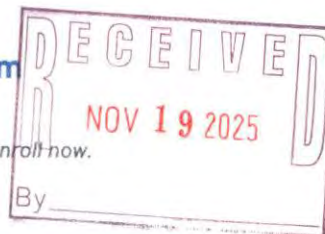
To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211035616468

Due Date: December 02, 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: \$86.10

Payment Amount: \$ _____

614347543414

00003813 FTECO111112522395010 00000 02 01000000 10729 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.

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

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

Meter Read

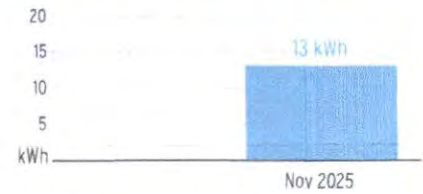
Service Period: Oct 04, 2025 - Nov 05, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000917615	11/05/2025	1,755	1,338	417 kWh	1	33 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	33 days @ \$0.63000	\$20.79
Energy Charge	417 kWh @ \$0.08641/kWh	\$36.03
Fuel Charge	417 kWh @ \$0.03391/kWh	\$14.14
Storm Protection Charge	417 kWh @ \$0.00577/kWh	\$2.41
Clean Energy Transition Mechanism	417 kWh @ \$0.00418/kWh	\$1.74
Storm Surcharge	417 kWh @ \$0.02121/kWh	\$8.84
Florida Gross Receipt Tax		\$2.15
Electric Service Cost		\$86.10

Avg kWh Used Per Day



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.

Total Current Month's Charges \$86.10

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P.O. Box 31318
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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

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

Statement Date: November 13, 2025

Amount Due: \$34.02

Due Date: December 04, 2025
Account #: 211035174120

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$36.16
Payment(s) Received Since Last Statement	-\$36.16
Current Month's Charges	\$34.02
Amount Due by December 04, 2025 \$34.02	

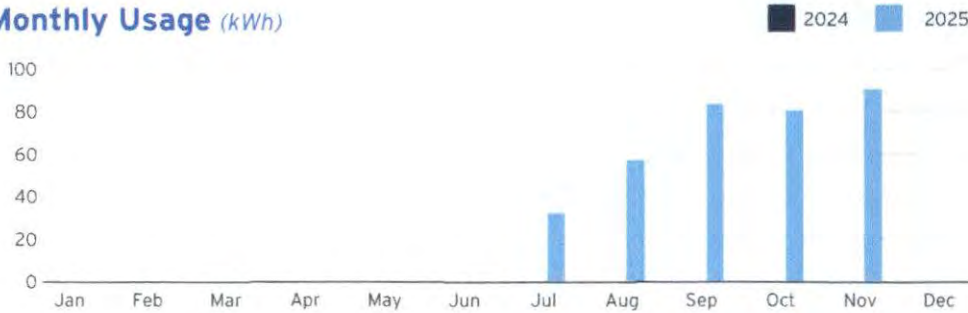
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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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Get details at TampaElectric.com/YourWay.

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



Account #: 211035174120

Due Date: December 04, 2025

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

Amount Due: \$34.02

Payment Amount: \$ _____

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674841101174

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.

56 674841101174211035174120000000034025

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

Account #: 211035174120
Statement Date: November 13, 2025
Charges Due: December 04, 2025

Meter Read

Meter Location: SIGN LIGHTING

Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000931228	11/07/2025	350	260	90 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



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⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	90 kWh @ \$0.08641/kWh	\$7.78
Fuel Charge	90 kWh @ \$0.03391/kWh	\$3.05
Storm Protection Charge	90 kWh @ \$0.00577/kWh	\$0.52
Clean Energy Transition Mechanism	90 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	90 kWh @ \$0.02121/kWh	\$1.91
Florida Gross Receipt Tax		\$0.85
Electric Service Cost		\$34.02

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.

Total Current Month's Charges \$34.02

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 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
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 Tampa Electric
 P.O. Box 111
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Contact Us

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

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

Statement Date: November 13, 2025

Amount Due: \$18.49

Due Date: December 04, 2025

Account #: 211035858003

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025

Previous Amount Due	\$235.92
Payment(s) Received Since Last Statement	-\$235.92
Miscellaneous Credits	-\$1.54
Credit balance after payments and credits	-\$1.54
Current Month's Charges	\$20.03

Amount Due by December 04, 2025 \$18.49

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



Scan here to view your account online.



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Get details at TampaElectric.com/YourWay.

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 #: 211035858003

Due Date: December 04, 2025

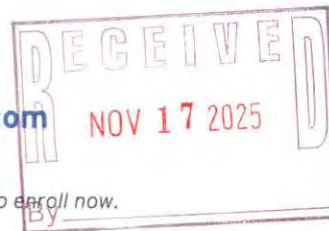
Amount Due: \$18.49

Payment Amount: \$ _____

679779369526

Pay your bill online at TampaElectric.com
See reverse side of your paystub for more ways to pay.

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00003657 FTECO111132522420010 00000 02 01000000 10756 002

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

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

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

58 6797793695262110358580030000000018495

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

Account #: 211035858003
Statement Date: November 13, 2025
Charges Due: December 04, 2025

Meter Read

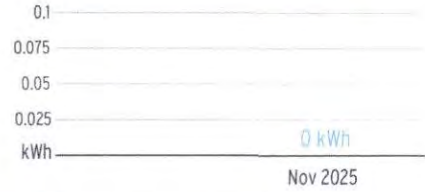
Service Period: Oct 08, 2025 - Nov 07, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933889	11/07/2025	12		12		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.03

Avg kWh Used Per Day



Total Current Month's Charges **\$20.03**

Miscellaneous Credits	
Sales Tax Credit	-\$1.54
Total Current Month's Credits	-\$1.54

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.

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

Statement Date: November 13, 2025

Amount Due: \$29.09

Due Date: December 04, 2025

Account #: 211036089145

Account Summary

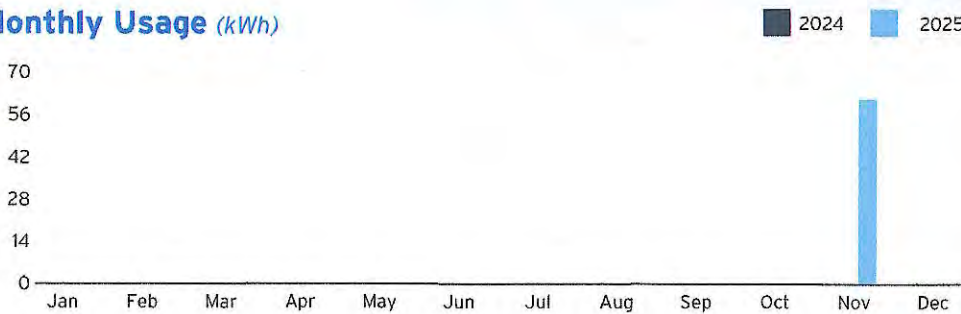
Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$205.58
Payment(s) Received Since Last Statement	-\$205.58
Miscellaneous Credits	-\$0.41
Credit balance after payments and credits	-\$0.41
Current Month's Charges	\$29.50
Amount Due by December 04, 2025	\$29.09

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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Get details at TampaElectric.com/YourWay.



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

Account #: 211036089145

Due Date: December 04, 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: \$29.09

Payment Amount: \$ _____

689655828876

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.

689655828876211036089145000000029098

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

Account #: 211036089145
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000196051	11/07/2025	61	0	61 kWh	1	31 Days

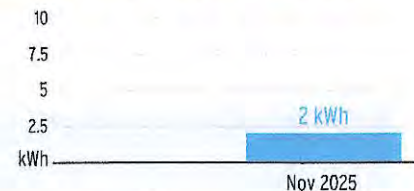
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	61 kWh @ \$0.08641/kWh	\$5.27
Fuel Charge	61 kWh @ \$0.03391/kWh	\$2.07
Storm Protection Charge	61 kWh @ \$0.00577/kWh	\$0.35
Clean Energy Transition Mechanism	61 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	61 kWh @ \$0.02121/kWh	\$1.29
Florida Gross Receipt Tax		\$0.74
Electric Service Cost		\$29.50

Total Current Month's Charges \$29.50

Miscellaneous Credits	
Sales Tax Credit	-\$0.41
Total Current Month's Credits	-\$0.41

Avg kWh Used Per Day



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.

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TWO RIVERS WEST CDD
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Statement Date: November 13, 2025

Amount Due: \$19.62

Due Date: December 04, 2025

Account #: 211036089111

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025

Previous Amount Due	\$220.58
Payment(s) Received Since Last Statement	-\$220.58
Miscellaneous Credits	-\$0.41
Credit balance after payments and credits	-\$0.41
Current Month's Charges	\$20.03

Amount Due by December 04, 2025 \$19.62

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



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

Account #: 211036089111

Due Date: December 04, 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: \$19.62

Payment Amount: \$ _____

689655828875

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.

6896558288752110360891110000000019622

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Service For:
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Account #: 211036089111
Statement Date: November 13, 2025
Charges Due: December 04, 2025

Meter Read

Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000691152	11/07/2025	0		0		0 kWh	1	31 Days

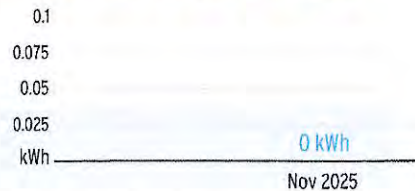
Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Florida Gross Receipt Tax		\$0.50
Electric Service Cost		\$20.03

Total Current Month's Charges \$20.03

Miscellaneous Credits	
Sales Tax Credit	-\$0.41
Total Current Month's Credits	-\$0.41

Avg kWh Used Per Day



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.

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Ways To Pay Your Bill

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Find list of Payment Agents at TampaElectric.com
- Mail A Check Payments:**
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
- Credit or Debit Card**
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
Toll Free: **866-689-6469**
- All Other Correspondences:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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

Statement Date: November 13, 2025

Amount Due: \$63.99

Due Date: December 04, 2025

Account #: 211034856834

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025

Previous Amount Due	\$67.24
Payment(s) Received Since Last Statement	-\$67.24
Current Month's Charges	\$63.99

Amount Due by December 04, 2025 \$63.99

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

Your Energy Insight

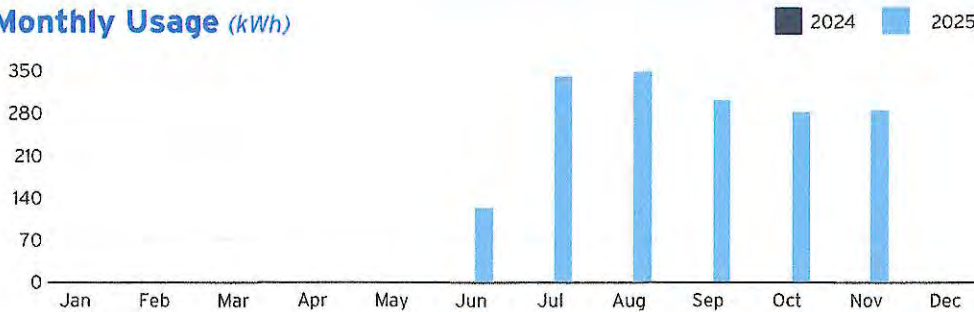


Your average daily kWh used was **10% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 211034856834

Due Date: December 04, 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: \$63.99

Payment Amount: \$ _____

698296731583

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.

698296731583211034856834000000063993

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

Account #: 211034856834
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

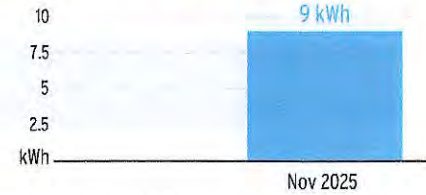
Service Period: Oct 08, 2025 - Nov 07, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000939675	11/07/2025	1,857	1,574	283 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	283 kWh @ \$0.08641/kWh	\$24.45
Fuel Charge	283 kWh @ \$0.03391/kWh	\$9.60
Storm Protection Charge	283 kWh @ \$0.00577/kWh	\$1.63
Clean Energy Transition Mechanism	283 kWh @ \$0.00418/kWh	\$1.18
Storm Surcharge	283 kWh @ \$0.02121/kWh	\$6.00
Florida Gross Receipt Tax		\$1.60
Electric Service Cost		\$63.99

Avg kWh Used Per Day



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.

Total Current Month's Charges \$63.99

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- Mail A Check**
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 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
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 Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:**
7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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

Statement Date: November 13, 2025

Amount Due: \$39.61

Due Date: December 04, 2025

Account #: 211035184756

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$41.15
Payment(s) Received Since Last Statement	-\$41.15
Current Month's Charges	\$39.61
Amount Due by December 04, 2025 \$39.61	

Your Energy Insight



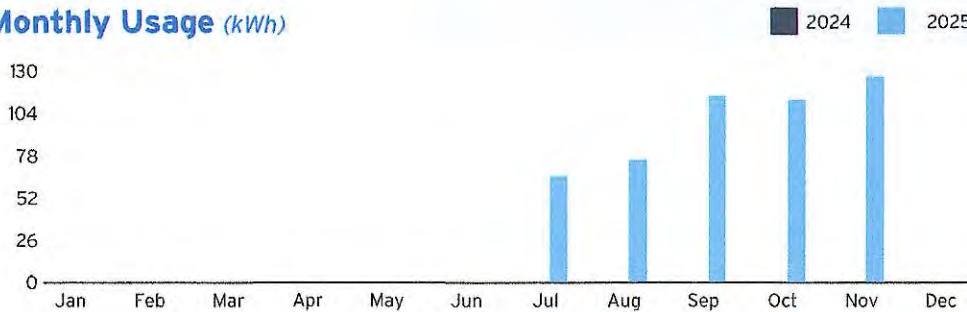
Your average daily kWh used was **0% higher** than it was in your previous period.

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



Scan here to view your account online.

Monthly Usage (kWh)



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



Account #: 211035184756

Due Date: December 04, 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: \$39.61

Payment Amount: \$ _____

674841101175

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.

66748411011752110351847560000000039616

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

Account #: 211035184756
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

Meter Location: METER POLE

Service Period: Oct 08, 2025 - Nov 07, 2025

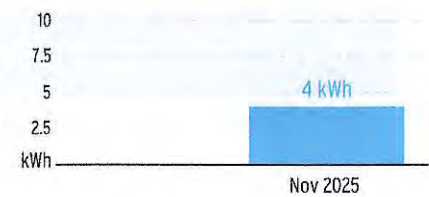
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000944138	11/07/2025	537	411	126 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	126 kWh @ \$0.08641/kWh	\$10.89
Fuel Charge	126 kWh @ \$0.03391/kWh	\$4.27
Storm Protection Charge	126 kWh @ \$0.00577/kWh	\$0.73
Clean Energy Transition Mechanism	126 kWh @ \$0.00418/kWh	\$0.53
Storm Surcharge	126 kWh @ \$0.02121/kWh	\$2.67
Florida Gross Receipt Tax		\$0.99
Electric Service Cost		\$39.61

Avg kWh Used Per Day



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.

Total Current Month's Charges \$39.61

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

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

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TWO RIVERS WEST CDD
 36312 COLSTON AVE
 ZEPHYRHILLS, FL 33541

Statement Date: November 13, 2025

Amount Due: \$28.62

Due Date: December 04, 2025
Account #: 211036116740

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$125.74
Payment(s) Received Since Last Statement	-\$125.74
Miscellaneous Credits	-\$0.42
Credit balance after payments and credits	-\$0.42
Current Month's Charges	\$29.04
Amount Due by December 04, 2025	
	\$28.62

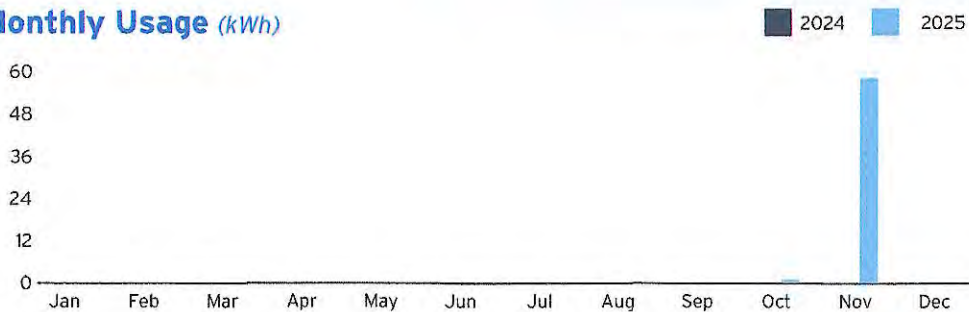
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **1900% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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Get details at TampaElectric.com/YourWay.



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

Account #: 211036116740
Due Date: December 04, 2025

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

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

Amount Due: \$28.62

Payment Amount: \$ _____

666199136243

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.

666199136243211036116740000000028620

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Service For:
36312 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 211036116740
Statement Date: November 13, 2025
Charges Due: December 04, 2025

Meter Read

Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000202991	11/07/2025	64		6		58 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	58 kWh @ \$0.08641/kWh	\$5.01
Fuel Charge	58 kWh @ \$0.03391/kWh	\$1.97
Storm Protection Charge	58 kWh @ \$0.00577/kWh	\$0.33
Clean Energy Transition Mechanism	58 kWh @ \$0.00418/kWh	\$0.24
Storm Surcharge	58 kWh @ \$0.02121/kWh	\$1.23
Florida Gross Receipt Tax		\$0.73
Electric Service Cost		\$29.04

Avg kWh Used Per Day



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.

Total Current Month's Charges \$29.04

Miscellaneous Credits	
Sales Tax Credit	-\$0.42
Total Current Month's Credits	-\$0.42

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

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

Statement Date: November 13, 2025

Amount Due: \$32.77

Due Date: December 04, 2025

Account #: 211034856826

Account Summary

Current Service Period: October 08, 2025 - November 07, 2025	
Previous Amount Due	\$34.93
Payment(s) Received Since Last Statement	-\$34.93
Current Month's Charges	\$32.77
Amount Due by December 04, 2025 \$32.77	

Your Energy Insight



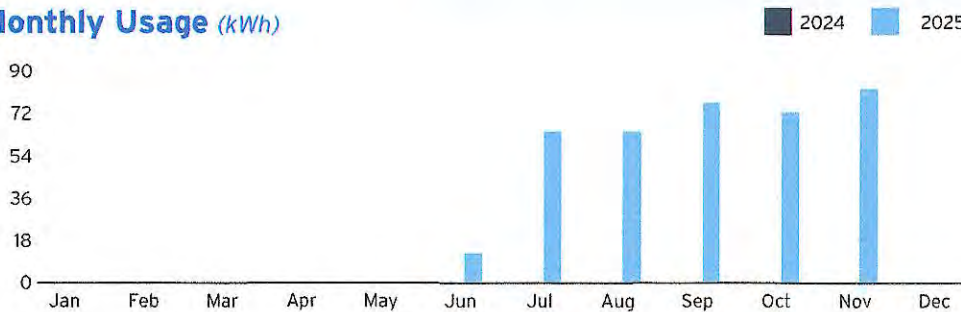
Your average daily kWh used was **50% higher** than it was in your previous period.

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



Scan here to view your account online.

Monthly Usage (kWh)



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Get details at TampaElectric.com/YourWay.

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



Account #: 211034856826

Due Date: December 04, 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: \$32.77

Payment Amount: \$ _____

698296731582

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.

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Service For:
 2113 N DRUMMOND POINT
 ZEPHYRHILLS, FL 33541

Account #: 211034856826
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

Service Period: Oct 08, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933946	11/07/2025	376		294		82 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	82 kWh @ \$0.08641/kWh	\$7.09
Fuel Charge	82 kWh @ \$0.03391/kWh	\$2.78
Storm Protection Charge	82 kWh @ \$0.00577/kWh	\$0.47
Clean Energy Transition Mechanism	82 kWh @ \$0.00418/kWh	\$0.34
Storm Surcharge	82 kWh @ \$0.02121/kWh	\$1.74
Florida Gross Receipt Tax		\$0.82
Electric Service Cost		\$32.77

Avg kWh Used Per Day



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.

Total Current Month's Charges \$32.77

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TWO RIVERS WEST CDD
34583 RANGEWOOD DR
ZEPHYRHILLS, FL 33541

Statement Date: November 13, 2025

Amount Due: \$223.37

Due Date: December 04, 2025

Account #: 211036337031

Account Summary

Current Service Period: October 27, 2025 - November 07, 2025

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

Current Month's Charges \$223.37

Amount Due by December 04, 2025 \$223.37

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



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Account #: 211036337031

Due Date: December 04, 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: \$223.37

Payment Amount: \$ _____

688421258832

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.

7688421258832211036337031000000223370

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Service For:
 34583 RANGEWOOD DR
 ZEPHYRHILLS, FL 33541

Account #: 211036337031
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

Service Period: Oct 27, 2025 - Nov 07, 2025 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
2000106666	11/07/2025	0		0		0 kWh	1	12 Days

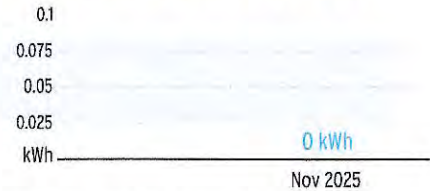
Charge Details

Electric Charges		
Daily Basic Service Charge	12 days @ \$0.63000	\$7.56
Florida Gross Receipt Tax		\$0.19
Electric Service Cost		\$7.75
State Tax		\$0.62
Total Electric Cost, Local Fees and Taxes		\$8.37

Other Fees and Charges		
Electric Security Deposit		\$200.00
Elec Connection Chrg Same		\$15.00
Total Other Fees and Charges		\$215.00

Total Current Month's Charges \$223.37

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.

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.

00000021-0000505-Page 66 of 82

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

Ways To Pay Your Bill

- Bank Draft**
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.
- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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

Statement Date: November 13, 2025

Amount Due: \$230.92

Due Date: December 04, 2025

Account #: 211036317181

Account Summary

Current Service Period: October 27, 2025 - November 07, 2025	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$230.92
Amount Due by December 04, 2025	\$230.92

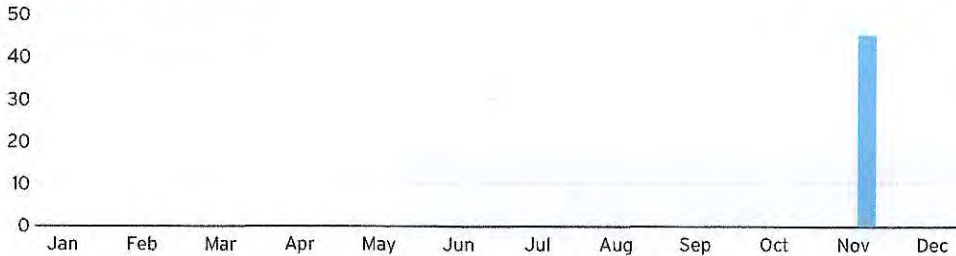
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view your account online.

Monthly Usage (kWh)

2024 2025



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage your service, pay bills, enroll in programs, customize notifications and more.

Get details at TampaElectric.com/YourWay.

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 #: 211036317181

Due Date: December 04, 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: \$230.92

Payment Amount: \$ _____

688421258831

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.

7688421258831211036317181000000230929

0000021-0000508-Page 75 of 82



Service For:
 2306 MORRIS BRIDGE RD
 ZEPHYRHILLS, FL 33541

Account #: 211036317181
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

Service Period: Oct 27, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000691156	11/07/2025	115	70	45 kWh	1	12 Days

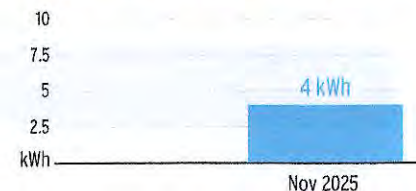
Charge Details

Electric Charges		
Daily Basic Service Charge	12 days @ \$0.63000	\$7.56
Energy Charge	45 kWh @ \$0.08641/kWh	\$3.89
Fuel Charge	45 kWh @ \$0.03391/kWh	\$1.53
Storm Protection Charge	45 kWh @ \$0.00577/kWh	\$0.26
Clean Energy Transition Mechanism	45 kWh @ \$0.00418/kWh	\$0.19
Storm Surcharge	45 kWh @ \$0.02121/kWh	\$0.95
Florida Gross Receipt Tax		\$0.37
Electric Service Cost		\$14.75
State Tax		\$1.17
Total Electric Cost, Local Fees and Taxes		\$15.92

Other Fees and Charges	
Electric Security Deposit	\$200.00
Elec Connection Chrg Same	\$15.00
Total Other Fees and Charges	\$215.00

Total Current Month's Charges \$230.92

Avg kWh Used Per Day



Important Messages

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

Quarterly Fuel Source Update
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00000021-0000509-Page 76 of 82

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

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

Statement Date: November 13, 2025

Amount Due: \$228.74

Due Date: December 04, 2025

Account #: 211036297391

Account Summary

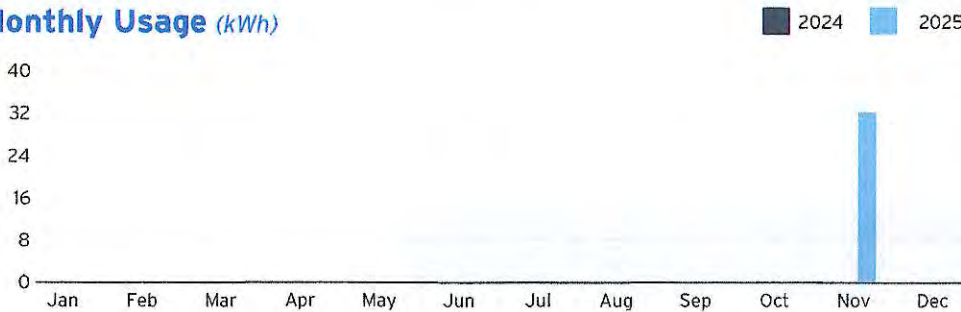
Current Service Period: October 27, 2025 - November 07, 2025	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$228.74
Amount Due by December 04, 2025 \$228.74	

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



Scan here to view your account online.

Monthly Usage (kWh)



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

Account #: 211036297391

Due Date: December 04, 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: \$228.74

Payment Amount: \$ _____

690890406429

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
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76908904064292110362973910000000228746

00000021-0000489-Page 35 of 82



Service For:
 2047 TWO RIVERS BV
 ZEPHYRHILLS, FL 33541

Account #: 211036297391
 Statement Date: November 13, 2025
 Charges Due: December 04, 2025

Meter Read

Service Period: Oct 27, 2025 - Nov 07, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000201739	11/07/2025	88	56	32 kWh	1	12 Days

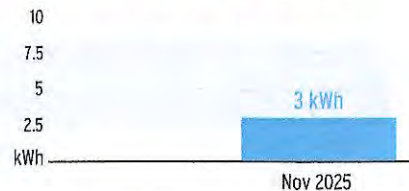
Charge Details

Electric Charges		
Daily Basic Service Charge	12 days @ \$0.63000	\$7.56
Energy Charge	32 kWh @ \$0.08641/kWh	\$2.77
Fuel Charge	32 kWh @ \$0.03391/kWh	\$1.09
Storm Protection Charge	32 kWh @ \$0.00577/kWh	\$0.18
Clean Energy Transition Mechanism	32 kWh @ \$0.00418/kWh	\$0.13
Storm Surcharge	32 kWh @ \$0.02121/kWh	\$0.68
Florida Gross Receipt Tax		\$0.32
Electric Service Cost		\$12.73
State Tax		\$1.01
Total Electric Cost, Local Fees and Taxes		\$13.74

Other Fees and Charges	
Electric Security Deposit	\$200.00
Elec Connection Chrg Same	\$15.00
Total Other Fees and Charges	\$215.00

Total Current Month's Charges \$228.74

Avg kWh Used Per Day



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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: November 18, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Angie Grunwald	x	\$200.00
3	Nick Dister	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 11/20/2025 12:53

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Inframark
CDD:
Two Rivers West Community Development District

INVOICE 1644
DATE 10/31/2025

BOND SERIES ...
2022 2023 2024 Project

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	5,000.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE **\$5,000.00**

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

Please Remit Payment to:

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



Invoice 365831

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

Date	Due Date
11/01/25	12/1/2025
Account Owner	PO#
ROYAL CONRAD	

Item	Amount
#334194 - W. COLSTON AVE, PH.1: 1-Year Maint Agreement - SC November 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)
\$8,130.41	\$8,130.41	\$8,130.41	\$8,389.12	\$14,700.00

**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.

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: November 18, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
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3	Nick Dister	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 11/20/2025 12:53

CHECK REQUEST FORM

District Name: Two Rivers West

Date: 11/12/25

Invoice Number: 111225 REIMB

Please issue a check to:

Vendor Name: PGP Title of Florida, Inc.
dba PGP Title

Vendor No.:

Check amount: \$268.69


Please code to:
.

Check Description/Reason: O&M payment refund

Mailing instructions: PGP Title
Escrow Account
2914 S. Falkenburg Road
Riverview, FL 33578

Due Date for Check: 11/12/2025

Requestor: Teresa Farlow

Manager's review: 

32048591

Borrower: Michelle Avalos and Clinton Dsouza

Seller: Pulte Home Company, LLC, a Michigan limited liability company

Lender: First-Citizens Bank & Trust Company

40184088

Property: 35000 Colstrip Trail/ZEPHYRHILLS

Settlement Date: October 29, 2025

Closer/Responsible Party: Michelle Hudson

Disbursement Date: October 29, 2025

Check Amount: \$268.69

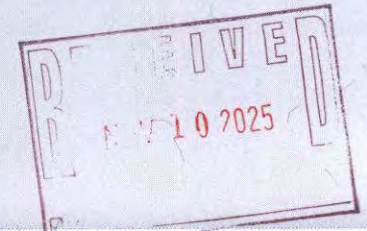
FL-342604/159

Pay To: Two Rivers West Community Development District

For: CDD Fee-O&M

CDD Fee-O&M (H.04) \$268.69

PGP



THE REVERSE SIDE OF THIS DOCUMENT INCLUDES MICROPRINTED ENDORSEMENT LINES AND A TRUE WATERMARK - HOLD TO LIGHT TO VIEW

PGP Title of Florida, Inc. dba PGP Title
Escrow Account
2914 S. Falkenburg Road
Riverview, FL 33578

JPMorgan Chase Bank, N.A.
Houston, TX 77002

32-61/1110

NO. 32048591

File #: FL-342604

10/29/2025

--Two Hundred Sixty-Eight and 69/100----- Dollars

\$268.69

PGP

PAY
TO THE
ORDER OF

Two Rivers West Community Development District
c/o Inframark Community Management
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Mr Hudson
Ann Ann

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

Memo: , CDD Fee-O&M

VOID AFTER 90 DAYS

Two Signatures Required



TWO RIVERS WEST CDD

DISTRICT CHECK REQUEST

Today's Date 11/17/2025

Payable To Two Rivers West CDD

Total Check Amount \$7,027.31

Check Description Series 2022 Prior FY DS Portion of Tax Collector Distributions
\$5,543.03
201-103200-1000

Check Description Series 2023 Prior FY DS Portion of Tax Collector Distributions
\$1,484.28
202-103200-1000

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 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	\$ 2,146,227.78	45.51%	0.455100	
Net DS 22	\$ 1,410,770.96	29.92%	0.299200	0%
Net DS 23	\$ 802,856.89	17.03%	0.170300	
Net DS 24	\$ 355,789.38	7.54%	0.075400	
Net Total	4,715,645.00	100.00%	1.000000	

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	-	-	-	-			Interest
11/13/2025	12,533.40	5,704.32	3,749.59	2,133.86	945.63	-	11/17/2025		
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TOTAL	12,763.69	5,934.61	3,749.59	2,133.86	945.63	-			
Net Total on Roll	4,715,645.00								
Collection Surplus / (Deficit)	(4,703,111.60)								

TWO RIVERS WEST CDD

DISTRICT CHECK REQUEST

Today's Date 11/24/2025

Payable To Two Rivers West CDD

Total Check Amount \$29,383.15

Check Description Series 2022 FY 26 DS Portion of Tax Collector Distributions
\$16,256.47
201-103200-1000

Check Description Series 2023 FY 26 DS Portion of Tax Collector Distributions
\$9,252.93
202-103200-1000

Check Description Series 2024 FY 26 DS Portion of Tax Collector Distributions
\$3,873.75
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 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
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Net DS 22	\$ 1,410,770.96	29.92%	0.299200	1%
Net DS 23	\$ 802,856.89	17.03%	0.170300	
Net DS 24	\$ 355,789.38	7.54%	0.075400	
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		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	-	-	-	-			Interest
11/13/2025	12,533.40	5,704.32	3,749.59	2,133.86	945.63	-	11/17/2025		
11/15/2025	54,333.11	24,727.00	16,256.47	9,252.93	4,096.71	-	11/24/2025		
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TOTAL	67,096.80	30,661.60	20,006.06	11,386.79	5,042.34	0.01			
Net Total on Roll Collection Surplus / (Deficit)	4,715,645.00								
	(4,648,778.49)								

Two Rivers West Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2025

Prepared by:



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

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of November 30, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022	SERIES 2023	SERIES 2024	SERIES 2022	SERIES 2023	SERIES 2024	GENERAL	GENERAL	TOTAL
		(PROJECT) DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	(PROJECT) CAPITAL PROJECTS FUND	(PROJECT) CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS										
Cash In Bank	\$ 161,580	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,580
Cash in Transit	-	14,307	9,253	3,874	-	-	-	-	-	27,434
Accounts Receivable - Off-Roll	793,156	161,577	95,762	241,473	-	-	-	-	-	1,291,968
Due From Developer	34,289	-	-	-	-	-	-	-	-	34,289
Due From Other Funds	-	35,255	20,332	7,155	-	-	1,169	-	-	63,911
Investments:										
Acq. & Const. (Offsite Project)	-	-	-	-	2,076	-	-	-	-	2,076
Acquisition & Construction Account	-	-	-	-	1,774	1,192	29,524	-	-	32,490
Interest Account	-	-	-	-	676,247	-	-	-	-	676,247
Prepayment Account	-	21,718	-	-	-	-	-	-	-	21,718
Reserve Fund	-	719,844	415,488	1,282,791	-	-	-	-	-	2,418,123
Revenue Fund	-	84,634	208,262	225,716	-	-	-	-	-	518,612
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	-	-	-	-	-	-	-	-	13,612,178	13,612,178
Amount To Be Provided	-	-	-	-	-	-	-	-	17,027,822	17,027,822
TOTAL ASSETS	\$ 1,009,224	\$ 1,037,335	\$ 749,097	\$ 1,761,009	\$ 680,097	\$ 1,192	\$ 30,693	\$ 40,218,733	\$ 30,640,000	\$ 76,127,380
LIABILITIES										
Accounts Payable	\$ 494,915	\$ 16,256	\$ 9,253	\$ 3,874	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 524,298
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	63,910	-	-	-	-	-	-	-	-	63,910
Loans Payable - Valley LOC	-	-	-	-	-	-	-	-	300,000	300,000
TOTAL LIABILITIES	564,025	16,256	9,253	3,874	-	-	-	-	48,670,000	49,263,408

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022	SERIES 2023	SERIES 2024	SERIES 2022	SERIES 2023	SERIES 2024	GENERAL	GENERAL	TOTAL
		(PROJECT) DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	(PROJECT) CAPITAL PROJECTS FUND	(PROJECT) CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>										
Restricted for:										
Debt Service	-	1,021,079	739,844	1,757,135	-	-	-	-	-	3,518,058
Capital Projects	-	-	-	-	680,097	1,192	30,693	-	-	711,982
Unassigned:	445,199	-	-	-	-	-	-	40,218,733	(18,030,000)	22,633,932
TOTAL FUND BALANCES	445,199	1,021,079	739,844	1,757,135	680,097	1,192	30,693	40,218,733	(18,030,000)	26,863,972
TOTAL LIABILITIES & FUND BALANCES	\$ 1,009,224	\$ 1,037,335	\$ 749,097	\$ 1,761,009	\$ 680,097	\$ 1,192	\$ 30,693	\$ 40,218,733	\$ 30,640,000	\$ 76,127,380

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 437	\$ 437	0.00%
Special Assmnts- Tax Collector	-	60,268	60,268	0.00%
Special Assmnts- CDD Collected	3,157,059	798,625	(2,358,434)	25.30%
Developer Estimated Contribution	-	200,495	200,495	0.00%
TOTAL REVENUES	3,157,059	1,059,825	(2,097,234)	33.57%

EXPENDITURES

Administration

Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ - Construction Accounting	6,000	500	5,500	8.33%
ProfServ - Dissemination Agent/Reporting	5,000	5,417	(417)	108.34%
ProfServ - Field Management	16,000	1,667	14,333	10.42%
ProfServ - Technology Data Storage	600	50	550	8.33%
ProfServ - Recording Secretary	2,400	200	2,200	8.33%
Trustees Fees	6,500	7,094	(594)	109.14%
District Counsel	15,000	9,493	5,507	63.29%
District Engineer	12,500	-	12,500	0.00%
ProfServ - Administration	4,500	375	4,125	8.33%
ProfServ - District Management	25,000	2,083	22,917	8.33%
ProfServ - Accounting Services	9,000	750	8,250	8.33%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	18	482	3.60%
ProfServ - Rental and Leases	600	50	550	8.33%
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	417	4,583	8.34%
Meeting Expense	500	-	500	0.00%
ProfServ - Website Admin Services	1,200	100	1,100	8.33%
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	44,941	248,718	15.30%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Electric Utility Services	500,000	54,755	445,245	10.95%
Water/Waste	85,000	11,108	73,892	13.07%
Total Utility Services	585,000	65,863	519,137	11.26%
<u>Other Physical Environment</u>				
Aquatics - Contract	157,000	26,998	130,002	17.20%
Irrigation Maintenance & Repairs	60,000	-	60,000	0.00%
Landscaping - Annuals	24,000	3,096	20,904	12.90%
Landscaping - Mulch	100,000	-	100,000	0.00%
Landscape Maintenance - Contract	1,800,000	171,192	1,628,808	9.51%
Landscaping - Plant Replacement Program	100,000	6,409	93,591	6.41%
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	207,695	2,070,705	9.12%
TOTAL EXPENDITURES	3,157,059	318,499	2,838,560	10.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	741,326	741,326	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,949	1,949	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,949	1,949	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 743,275</u>	<u>\$ 743,275</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		(298,076)		
FUND BALANCE, ENDING		<u>\$ 445,199</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 7,662	\$ 7,662	0.00%
Special Assmnts- Tax Collector	-	39,470	39,470	0.00%
Special Assmnts- Prepayment	-	21,718	21,718	0.00%
Special Assmnts- CDD Collected	1,439,688	285,739	(1,153,949)	19.85%
TOTAL REVENUES	1,439,688	354,589	(1,085,099)	24.63%
EXPENDITURES				
Debt Service				
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	(226,374)	(914,531)	-32.90%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(1,949)	(1,949)	0.00%
Contribution to (Use of) Fund Balance	688,157	-	(688,157)	0.00%
TOTAL FINANCING SOURCES (USES)	688,157	(1,949)	(690,106)	-0.28%
Net change in fund balance	\$ 688,157	\$ (228,323)	\$ (2,292,794)	-33.18%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,249,402		
FUND BALANCE, ENDING		\$ 1,021,079		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,279	\$ 5,279	0.00%
Special Assmnts- Tax Collector	-	22,466	22,466	0.00%
Special Assmnts- CDD Collected	-	415,223	415,223	0.00%
TOTAL REVENUES	-	442,968	442,968	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	-	(51,773)	(51,773)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		791,617		
FUND BALANCE, ENDING		\$ 739,844		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,581	\$ 10,581	0.00%
Special Assmnts- Tax Collector	-	9,947	9,947	0.00%
Special Assmnts- CDD Collected	-	325,627	325,627	0.00%
TOTAL REVENUES	-	346,155	346,155	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	-	(165,808)	(165,808)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,922,943		
FUND BALANCE, ENDING		\$ 1,757,135		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,291	\$ 4,291	0.00%
TOTAL REVENUES	-	4,291	4,291	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,291	4,291	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		675,806		
FUND BALANCE, ENDING		<u>\$ 680,097</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 8	\$ 8	0.00%
TOTAL REVENUES	-	8	8	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8	8	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,184		
FUND BALANCE, ENDING		<u>\$ 1,192</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 187	\$ 187	0.00%
TOTAL REVENUES	-	187	187	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	187	187	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		30,506		
FUND BALANCE, ENDING		<u>\$ 30,693</u>		

Bank Account Statement

Two Rivers West CDD

Friday, December 5, 2025

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Z-NTHITE

Bank Account No. 8906

Statement No. 25_11

Statement Date 11/30/2025

G/L Account No. 101002 Balance	161,580.24	Statement Balance	162,648.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	161,580.24	Subtotal	162,648.93
Negative Adjustments	0.00	Outstanding Checks	-1,068.69
Ending G/L Balance	161,580.24	Ending Balance	161,580.24

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
11/05/2025		JE000978	Special Assmnts-Tax Collector	FY2025 TC Interest	230.29	230.29	0.00
11/14/2025		JE001007	Special Assmnts-Tax Collector	FY2026 Tax Roll Revenue	12,533.40	12,533.40	0.00
11/15/2025		JE001009	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	54,333.11	54,333.11	0.00
11/10/2025		JE001011	Special Assmnts-CDD Collected	PGP Title of Florida, Inc. - Ck #32048591 10/29/2025	268.69	268.69	0.00
11/25/2025		JE001020	Special Assmnts-Tax Collector	FY2026 Tax Roll Revenue	65,054.25	65,054.25	0.00
11/30/2025		JE001026	Interest - Investments	Interest Earned	359.65	359.65	0.00
11/30/2025		JE001027	Cash in Transit	Credit Memo Ck 1101	1,949.48	1,949.48	0.00
Total Deposits					134,728.87	134,728.87	0.00
Checks							
09/17/2025	Payment	1098	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
10/30/2025	Payment	1120	PASCO COUNTY UTILITIES	Check for Vendor V00031	-5,925.33	-5,925.33	0.00
10/30/2025	Payment	1121	TAMPA ELECTRIC	Check for Vendor V00047	-3,576.40	-3,576.40	0.00
11/03/2025	Payment	1122	Down To Earth	Check for Vendor V00043	-122,475.32	-122,475.32	0.00
11/03/2025	Payment	1123	TAMPA ELECTRIC	Check for Vendor V00047	-22,315.91	-22,315.91	0.00
11/05/2025	Payment	1124	SITEX AQUATICS LLC	Check for Vendor V00035	-25,751.00	-25,751.00	0.00
11/11/2025	Payment	1125	TAMPA ELECTRIC	Check for Vendor V00047	-72.98	-72.98	0.00
11/17/2025	Payment	1127	WASHING SERVICES	Check for Vendor V00055	-250.00	-250.00	0.00
11/17/2025	Payment	1128	TAMPA ELECTRIC	Check for Vendor V00047	-220.46	-220.46	0.00
11/18/2025	Payment	1129	TWO RIVERS WEST CDD	Check for Vendor V00009	-7,027.31	-7,027.31	0.00
11/20/2025	Payment	1130	ANGIE GRUNWALD	Check for Vendor V00048	-200.00	-200.00	0.00
11/20/2025	Payment	1131	CARLOS DE LA OSSA	Check for Vendor V00021	-200.00	-200.00	0.00

Bank Account Statement

Two Rivers West CDD

Friday, December 5, 2025

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Z-NTHITE

Bank Account No. 8906

Statement No. 25_11

Statement Date

11/30/2025

Date	Type	Check No.	Description	Check No.	Debit	Credit	Balance
11/20/2025	Payment	1132	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
11/20/2025	Payment	1133	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
11/20/2025	Payment	1134	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
11/21/2025	Payment	1135	ANGIE GRUNWALD	Check for Vendor V00048	-200.00	-200.00	0.00
11/21/2025	Payment	1136	CARLOS DE LA OSSA	Check for Vendor V00021	-200.00	-200.00	0.00
11/21/2025	Payment	1137	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
11/21/2025	Payment	1138	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
11/21/2025	Payment	1139	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
11/03/2025		JE001010	Loan Interest Expense	Valley LOC Interest Payment ACH	-8,179.17	-8,179.17	0.00
11/30/2025		JE001030	Electric Utility Services	ACH ADJE Paso	-1,572.50	-1,572.50	0.00
Total Checks					-199,566.38	-199,566.38	0.00

Adjustments

Total Adjustments

Outstanding Checks

08/20/2025	Payment	1082	NICHOLAS J. DISTER	Check for Vendor V00010			-400.00
08/20/2025	Payment	1083	RYAN MOTKO	Check for Vendor V00016			-400.00
11/13/2025	Payment	1126	PGP TITLE OF FLORIDA, INC.	Check for Vendor V00057			-268.69
Total Outstanding Checks							-1,068.69

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1122	11/03/25	V00043	Down To Earth	143641	Landscape Contract June 2025	Landscape Maintenance - Contract	546300-53908	\$44,356.72
001	1122	11/03/25	V00043	Down To Earth	146971	Groundbreaking Mulch and Detail Work	Landscape Maintenance - Contract	546300-53908	\$9,194.94
001	1122	11/03/25	V00043	Down To Earth	146782	LANDSCAPE CONTRACT July 2025	Landscape Maintenance - Contract	546300-53908	\$44,356.72
001	1122	11/03/25	V00043	Down To Earth	148338	LANDSCAPE CONTRACT	Landscape Maintenance - Contract	546300-53908	\$12,104.70
001	1122	11/03/25	V00043	Down To Earth	149615	LANDSCAPE CONTRACT JULY 2025	LANDSCAPE CONTRACT	546300-53908	\$4,679.99
001	1122	11/03/25	V00043	Down To Earth	149930	ADDITIONAL MOWING ALONG COLSTON 07/14/25	ADDITIONAL MOWING	546300-53908	\$3,750.00
001	1122	11/03/25	V00043	Down To Earth	149720	AUTOFLUSH MAINLINE FILTERS	Landscape Maintenance - Contract	546300-53908	\$4,032.25
001	1123	11/03/25	V00047	TAMPA ELECTRIC	102325-221009418668	ELECTRIC 09/19/25-10/17/25	ELECTRIC	543006-53150	\$22,315.91
001	1124	11/05/25	V00035	SITEX AQUATICS LLC	9955-B	AQUATIC MAINTENANCE JULY 2025	AQUATIC MAINTENANCE	546995-53908	\$8,160.00
001	1124	11/05/25	V00035	SITEX AQUATICS LLC	10071-B	AQUATIC MAINTENANCE AUGUST 2025	AQUATIC MAINTENANCE	546995-53908	\$8,160.00
001	1124	11/05/25	V00035	SITEX AQUATICS LLC	10206-B	AQUATIC MAINTENANCE	AQUATIC MAINTENANCE SEPTEMBER 2025	546995-53908	\$9,431.00
001	1125	11/11/25	V00047	TAMPA ELECTRIC	211035953911 102725	SERVICE 10/08/25 - 10/26/25	Electric Utility Services	543006-53150	\$24.82
001	1125	11/11/25	V00047	TAMPA ELECTRIC	221009570567 102725	SERVICE 10/08/25 - 10/26/25	Electric Utility Services	543006-53150	\$13.26
001	1125	11/11/25	V00047	TAMPA ELECTRIC	211035953903 102725	SERVICE 10/08/25 - 10/26/25	Electric Utility Services	543006-53150	\$21.64
001	1125	11/11/25	V00047	TAMPA ELECTRIC	211036042003 102725	SERVICE 10/08/25 - 10/26/25	Electric Utility Services	543006-53150	\$13.26
001	1126	11/13/25	V00057	PGP TITLE OF FLORIDA, INC.	111225 REIMB	O&M PAYMENT REFUND	Cash in Transit	103200	\$268.69
001	1127	11/17/25	V00055	KINGS POWER WASHING SERVICES	1184	OCT 25-LANDSCAPE MAINTENANCE	JUNK REMOVAL	546300-53908	\$250.00
001	1128	11/17/25	V00047	TAMPA ELECTRIC	221009579584 102325	SERVICE 10/14/25 - 10/17/25	ELECTRIC 10/14/25 - 10/17/25	543041-53150	\$220.46
001	1130	11/20/25	V00048	ANGIE GRUNWALD	AG-102125	BOARD 10/21/25	Supervisor Fees	511100-51301	\$200.00
001	1131	11/20/25	V00021	CARLOS DE LA OSSA	CO-102125	BOARD 10/21/25	Supervisor Fees	511100-51301	\$200.00
001	1132	11/20/25	V00010	NICHOLAS J. DISTER	ND-102125	BOARD 10/21/25	Supervisor Fees	511100-51301	\$200.00
001	1133	11/20/25	V00016	RYAN MOTKO	RM-102125	BOARD 10/21/25	Supervisor Fees	511100-51301	\$200.00
001	1134	11/20/25	V00013	THOMAS R. SPENCE	TS-102125	BOARD 10/21/25	Supervisor Fees	511100-51301	\$200.00
001	1135	11/21/25	V00048	ANGIE GRUNWALD	AG-111825	11/18/2025 MEETING	SUPERVISOR FEE	511100-51301	\$200.00
001	1136	11/21/25	V00021	CARLOS DE LA OSSA	CO-111825	BOS MEETING 11/18/25	SUPERVISOR FEES	511100-51301	\$200.00
001	1137	11/21/25	V00010	NICHOLAS J. DISTER	ND-111825	BOARD MEETING 11/18/2025	SUPERVISOR FEES	511100-51301	\$200.00
001	1138	11/21/25	V00016	RYAN MOTKO	RM-111825	11/18/2025 MEETING	SUPERISOR FEES	511100-51301	\$200.00
001	1139	11/21/25	V00013	THOMAS R. SPENCE	TS-111825	SUPERVISOR 11/18/25	SUPERVIORS FEES	511100-51301	\$200.00
Fund Total									\$173,354.36
SERIES 2022 (PROJECT) DEBT SERVICE FUND - 201									
201	1129	11/18/25	V00009	TWO RIVERS WEST CDD	11172025 - 01	SERIES 2022 & SERIES 2023 PRIOR YEAR DS	SERIES 2022 PRIOR YEAR DS PORTION	103200	\$5,543.03
Fund Total									\$5,543.03
SERIES 2023 DEBT SERVICE FUND - 202									
202	1129	11/18/25	V00009	TWO RIVERS WEST CDD	11172025 - 01	SERIES 2022 & SERIES 2023 PRIOR YEAR DS	SERIES 2023 PRIOR YEAR DS PORTION	103200	\$1,484.28
Fund Total									\$1,484.28
Total Checks Paid									\$180,381.67



Down to Earth Landscape & Irrigation

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

Estimate: #132321

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

Pine Trees 2 Rivers West Blvd

Estimated Job Start Date

November 17, 2025

Proposed By

Santiago Hernandez

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$390.00
Slash Pine installed (E)	15 Gallon Plant	4	\$259.68	\$1,038.71
Brown Mulch Installed (E)	2 Cubic Foot Bag	4	\$9.45	\$37.78
Irrigation Installation				
Irrigation Labor (Hide)				\$170.00
			Subtotal	\$1,636.49
			Estimated Tax	\$0.00
			Job Total	\$1,636.49

- 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.

Proposed By:

Agreed & Accepted By:

Santiago Hernandez

11/05/2025

Down to Earth

Date

Jayna Cooper

11-11-2025

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/>.

Juniper

Proposal

Proposal No.: 371275

Proposed Date: 11/04/25

PROPERTY:	FOR:
Two Rivers West CDD - Maintenance Jayna Cooper 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544	Plant and mulch installation at MB Rd entrance

We propose to provide labor, material and equipment to install plant material and mulch on section where curve and signs were installed



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$815.25
Minima Jasmine, 01 gallon	51.00	01g	\$13.50	\$688.50	
Cocobrown Mulch, 03CF bag - 03CF	13.00	03CF	\$9.75	\$126.75	
Irrigation Repair					\$425.71
Irrigation Technician Labor	2.00	HR	\$70.00	\$140.00	
Misc Irrigation Parts	1.00	EA	\$285.71	\$285.71	
				Total:	\$1,240.96

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

<i>Jayna Cooper</i>	11-20-2025
Signature (Owner/Property Manager)	Date
Jayna Cooper	
<hr/>	
Printed Name (Owner/Property Manager)	
<i>Jorge Ledesma</i>	11/4/2025
Signature - Representative	Date

Juniper

Proposal

Proposal No.: 371256

Proposed Date: 11/04/25

PROPERTY:	FOR:
Two Rivers West CDD - Maintenance Jayna Cooper 2654 Cypress Ridge Blvd., Suite 101 Wesley Chapel, FL 33544	Vehicular damage near Tamarack entrance

We propose to provide labor, material and equipment to repair damaged area.



ITEM	QTY	UOM	UNIT PRICE	EXT. PRICE	TOTAL
(TYPE IN LOCATION AND QUICK DESCRIPTION)					
Landscape Material					\$534.50
Parsonii Juniper, 03 gallon - 03G	12.00	03g	\$29.00	\$348.00	
Dwarf Walter's Viburnum, 'Mrs Schiller's Delight', 03 gallon - 03G	4.00	03g	\$32.00	\$128.00	
Cocobrown Mulch, 03CF bag - 03CF	6.00	03CF	\$9.75	\$58.50	
Irrigation Repair					\$141.43
Irrigation Technician Labor	1.00	HR	\$70.00	\$70.00	
Misc Irrigation Parts	1.00	EA	\$71.43	\$71.43	
				Total:	\$675.93

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Juniper agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damaged caused by others. Failure of water or power source not caused by Juniper will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement. Juniper is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE

<i>Jayna Cooper</i>	11-20-2025
Signature (Owner/Property Manager)	Date
Jayna Cooper	
Printed Name (Owner/Property Manager)	
<i>Jorge Ledesma</i>	11/4/2025
Signature - Representative	Date



Down to Earth Landscape & Irrigation

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

Estimate: #131722

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

D1 roundabout clean up

Estimated Job Start Date

October 30, 2025

Proposed By

Nick Padgett

Due Date

October 27, 2025

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$519.98
			Subtotal	\$519.98
			Estimated Tax	\$0.00
			Job Total	\$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.

Proposed By:

Nick Padgett
Down to Earth

10/27/2025

Date

Agreed & Accepted By:

Jayna Cooper

12-2-2025

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/>.

Addendum #8 to the Landscape Maintenance Services Agreement (Hammock Ponds)

This Addendum #8 to the Landscape Maintenance Services Agreement dated March 17, 2025, (this “**Addendum #8**”) is made and entered into as of December 2, 2025, by and between the **Two Rivers West Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, an Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated March 17, 2025 (the “**Agreement**”) along with various other Addendums with the last being Addendum #7 to the Landscape Maintenance Services Agreement dated December 1, 2025. Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted proposals for such additional services, relevant portions of which include maintenance maps of the additional areas are attached and incorporated into this Addendum #8. The District and the Contractor each has the authority to execute Addendum #8 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #8 so that this Addendum #8 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 #8.
2. **Addition to Scope of Services**. Contractor agrees to provide services according to the schedule for the additional common areas as described and depicted in the Contractor’s proposals, relevant portions attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services**. Contractor shall perform the additional services for a total additional amount of Eight Thousand Eight Hundred Ninety-Six Dollars and Fifty Cents (**\$8,896.50**) per month and One Hundred Six Thousand Seven Hundred Fifty-Eight Dollars (**\$106,758.00**) 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.

[SIGNATURES ON THE FOLLOWING PAGE]

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
CC0CB251E795481...
Carlos de la Ossa
Chair of the Board of Supervisors

List of Exhibits:

Exhibit A: Contractor's Proposal



Landscape Maintenance Agreement

Attn: **Two Rivers West**
1420 Two Rivers Blvd,
Zephyrhills, FL 33541

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

Two Rivers West Addendum #7 – Hammock Ponds

Landscape Maintenance Summary

D1 (Red)	11 Ponds	\$27,984.00	Annually
D4 (White)	10 Ponds	\$25,440.00	Annually
D5 (Orange)	6 Ponds	\$ 15,264.00	Annually
D6 (Green)	3 Ponds	\$ 7,632.00	Annually
D8 (Yellow)	3 Ponds	\$ 7,632.00	Annually
D9 (Blue)	1 Pond	\$ 2,544.00	Annually
D10 (Pink)	2 Ponds	\$ 5,088.00	Annually
D11 (Black)	6 Ponds	\$ 15,264.00	Annually

Grand Total Annually	\$ 106,758.00
Grand Total Monthly	\$ 8,896.50

This proposal covers subcontracted work. Down To Earth shall remain fully responsible for ensuring that all work is completed in accordance with the terms and conditions of the original agreement.

In the event that any pond included in this proposal requires bush-hogging prior to its regularly scheduled maintenance, a one-time fee of \$162.50 shall apply.

Refer to the attached map for pond locations.

Contract Start Date: _____

Two Rivers West

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature Date

Signature Date

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	40
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	40
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	40
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	20
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	40

The scope above is representative of services, there may be times where weather conditions impact the planned service schedule. Additionally, fertilization and other chemical applications may vary based on local conditions. Standard Irrigation rates apply during business hours of 7am to 5pm, Monday to Friday. Off-hour's work requires a 50% premium to the rate.



Addendum #7 to the Landscape Maintenance Services Agreement (D2 Entrance, D1 Roundabout, and D4 Taylor Morrison Entrance)

This Addendum #7 to the Landscape Maintenance Services Agreement dated March 17, 2025, (this “**Addendum #7**”) is made and entered into as of December 1, 2025, by and between the **Two Rivers West Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, 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 #6 to the Landscape Maintenance Services Agreement dated September 29, 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 #7. The District and the Contractor each has the authority to execute Addendum #7 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #7 so that this Addendum #7 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 #7.
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 **Composite Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services**. Contractor shall perform the additional services for the total additional amounts and service areas listed below:
 - a) **Two Rivers West – D2 Entrance**: One Thousand Five Hundred Sixteen Dollars and Fifty-Two Cents (**\$1,516.52**) per month and Eighteen Thousand One Hundred Ninety-Eight Dollars and Twenty Cents (**\$18,198.20**) annually.
 - b) **Two Rivers West – D4 Taylor Morrison Entrance**: Six Thousand Eight Hundred Eighty-Three Dollars and Forty-One Cents (**\$6,883.41**) per month and Eight-Two Thousand Six Hundred Dollars and Ninety-One Cents (**\$82,600.91**) annually.
 - c) **Two Rivers West – D1 Roundabout**: Eight Hundred Twelve Dollars and Sixty-One Cents (**\$812.61**) per month and Nine Thousand Seven Hundred Fifty-One Dollars and Thirty-Three Cents (**\$9,751.33**) 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 #7 effective as of the date written above.

**SSS Down to Earth OPCO LLC
d/b/a Down to Earth**

DocuSigned by:

By: _____
Name: Tom Lazarro
Title: CEO

**Two Rivers West
Community Development District**

Signed by:


CC0CB251E795481...
Carlos de la Ossa
Chair of the Board of Supervisors

List of Exhibits:

Composite Exhibit A: Contractor's Proposals

Composite Exhibit A



Landscape Maintenance Agreement

Attn: **Two Rivers West**
 1756 Valier Pt,
 Zephyrhills, FL 33541

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

Two Rivers West – D2 Entrance Addition

Landscape Maintenance Summary

Lawncare Maintenance		\$ 15,959.75	Annually
Irrigation Inspection		\$ 416.00	Annually
Fertilization/Pest Control		\$ 1,822.45	Annually

Grand Total Annually	\$ 18,198.20
Grand Total Monthly	\$ 1,516.52

Contract Start Date: _____

Two Rivers West

Down To Earth

Name _____

Name _____

Title _____

Title _____

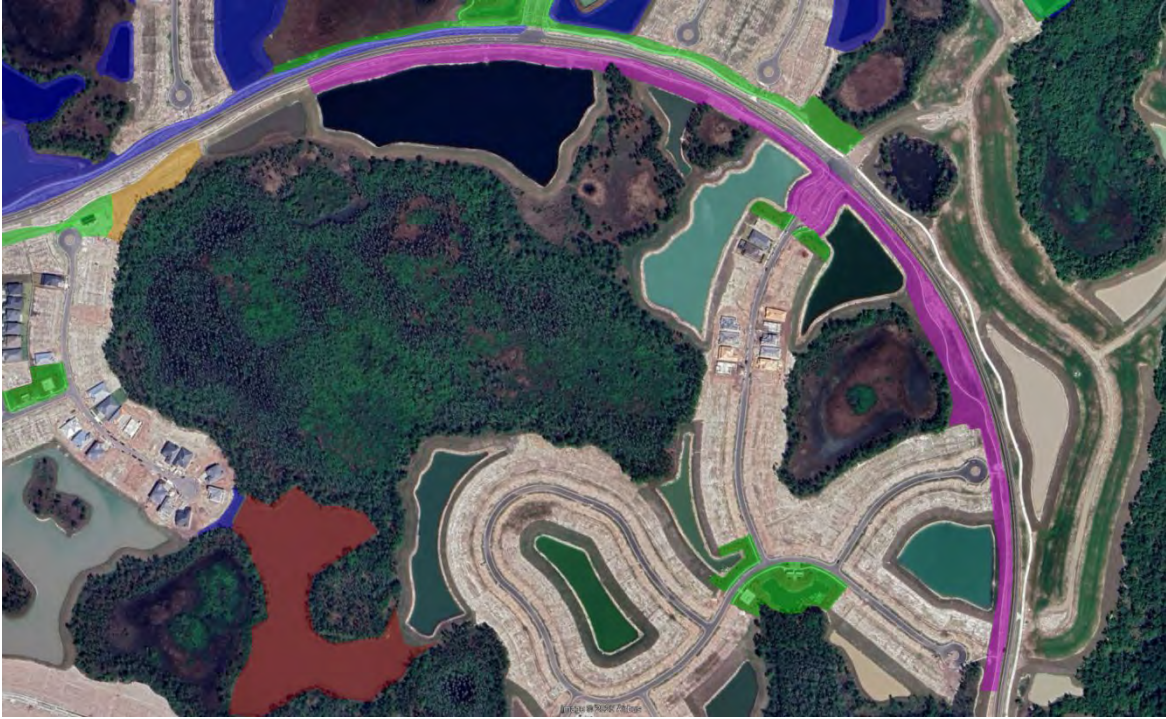
Signature _____ Date _____

Signature _____ Date _____

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization	✓		✓		✓		✓			✓		✓	6
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization	✓		✓		✓					✓			4
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

Service Map



D2 Entrance Addition



Landscape Maintenance Agreement

Attn: **Two Rivers West**
1869 Trailhead Ln,
Zephyrhills, FL 33541

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

Two Rivers West – D4 Taylor Morrison Entrance

Landscape Maintenance Summary

Lawncare Maintenance		\$ 65,520.17	Annually
Irrigation Inspection		\$ 3,078.40	Annually
Fertilization/Pest Control		\$ 14,002.33	Annually

Grand Total Annually	\$ 82,600.91
Grand Total Monthly	\$ 6,883.41

Contract Start Date: _____

Two Rivers West

Down To Earth

Name _____

Name _____

Title _____

Title _____

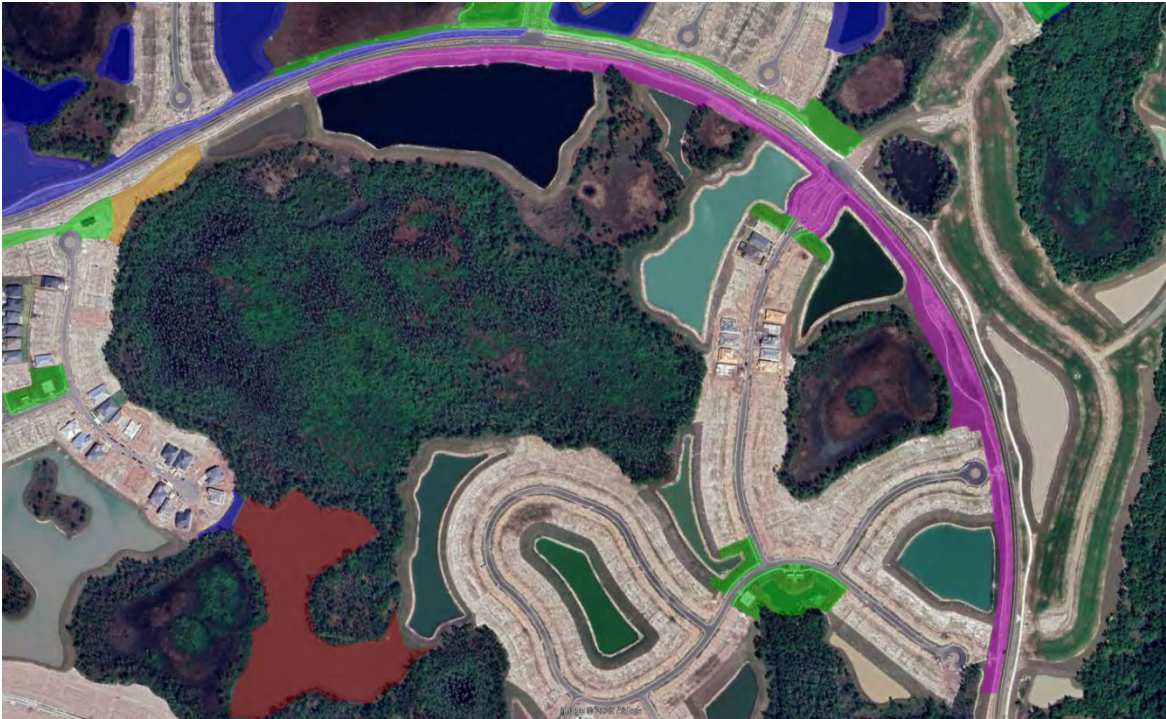
Signature _____ Date _____

Signature _____ Date _____

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization	✓		✓		✓		✓			✓		✓	6
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
PLANT BEDS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Fertilization	✓		✓		✓					✓			4
Prune	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Monthly Wet Check	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

Service Map



D4 Taylor Morrison Entrance



Landscape Maintenance Proposal

Attn: **Two Rivers West**
1756 Valier Pt,
Zephyrhills, FL 33541

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

Two Rivers West – D1 Roundabout

Landscape Maintenance Summary

Lawncare Maintenance		\$ 8,610.07	Annually
Fertilization/Pest Control		\$ 1,141.26	Annually

Grand Total Annually	\$ 9,751.33
Grand Total Monthly	\$ 812.61

Two Rivers West

Down To Earth

Name _____

Name _____

Title _____

Title _____

Signature _____

Date _____

Signature _____

Date _____

Scope Calendar

TURF	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Mow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
String Trim	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Hard Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Soft Edge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	21
Backpack Blowing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42
Fertilization					✓					✓			2
Post-emergent Weed Control	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	as needed
Disease Control	✓		✓		✓		✓		✓		✓		6
Insect Control	✓		✓		✓		✓		✓		✓		6
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Weed Control Tree Rings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	12
Pruning up to 12' hgt.		✓			✓			✓			✓		4
MISCELLANEOUS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	total
Debris/ Litter Removal	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	42

Service Map



D1 Roundabout



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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Seasonal flower change.	December 12, 2025	Brent T Franklin	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
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:

Agreed & Accepted By:

Brent T Franklin
Down to Earth

12/03/2025

Date

Jayna Cooper

12-5-2025

Inframark

Date

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



TWO RIVERS WEST CDD

FIELD INSPECTION REPORT- DECEMBER- DOWN TO EARTH

Tuesday, December 2, 2025

Prepared For Board Of Supervisors

22 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed
No response/Not completed
Scheduled/Monitoring

Fertilization was put down on 12/01/25

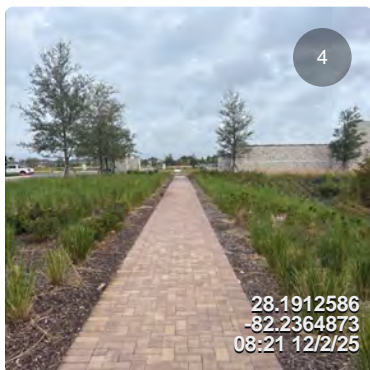
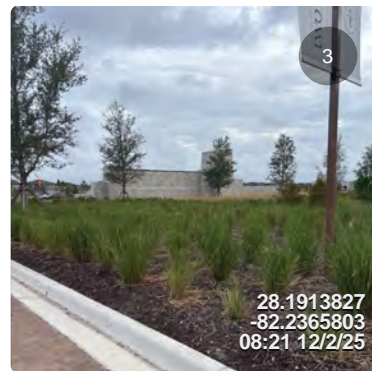
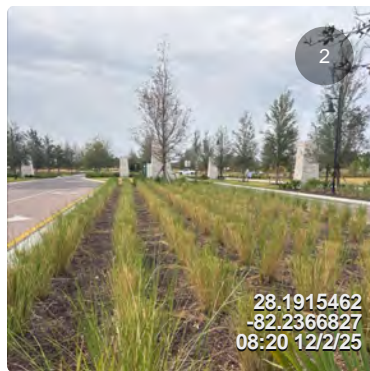
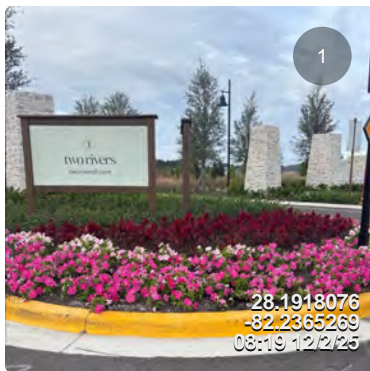
Item 1- 2 Rivers Blvd

Due By: Wednesday, December 17, 2025

Assigned To: Down To Earth

Two Rivers West – Entrance Inspection (Two Rivers Blvd & SR-56)

The center-island flowers look healthy and are blooming well. Grasses in the center island were recently trimmed and look neat. On the exit side of the entrance, the grasses were also trimmed and appear well maintained. Sidewalks throughout the area are clean and free of debris. Overall, this section of the entrance is in good condition and well maintained.

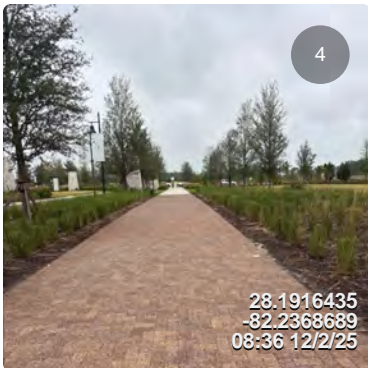
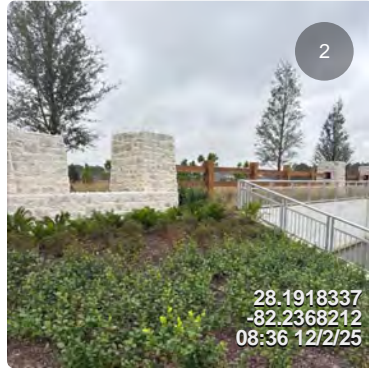
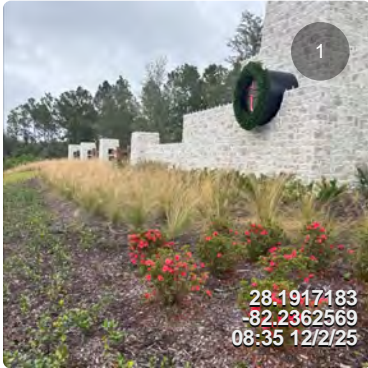


Item 2- 2 Rivers Blvd

Assigned To: Down To Earth

Two Rivers West – Entrance Inspection

Both sides of the entrance, including the area in front of the monument, have green, healthy plant material that is well maintained. The beds are clean and weed-free. As you enter the community, the right side of the entrance also shows healthy plant material. Sidewalks are clean and well maintained throughout this section.



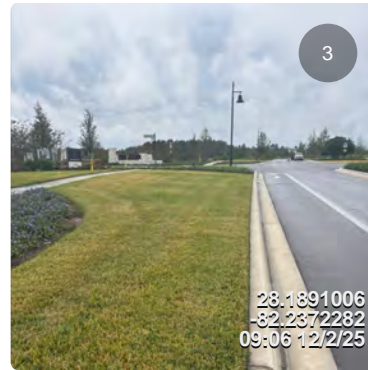
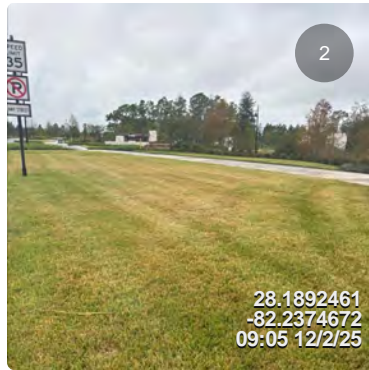
Item 3- 2 Rivers Blvd (Turf)

Due By: Wednesday, December 17, 2025

Assigned To: Down To Earth

Turf Along Two Rivers Boulevard

The turf in several areas appears stressed and showing yellowing, which is consistent with the recent cold front experienced about two weeks ago, as well as the current dry conditions. Fertilizer was applied on 12/1/25, which will support recovery and improve color over the coming weeks as conditions stabilize.



Irrigation adjustments were made to help with the fertility improvement .

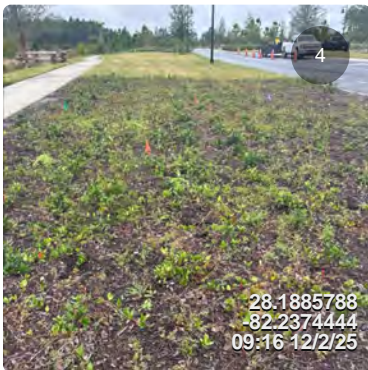
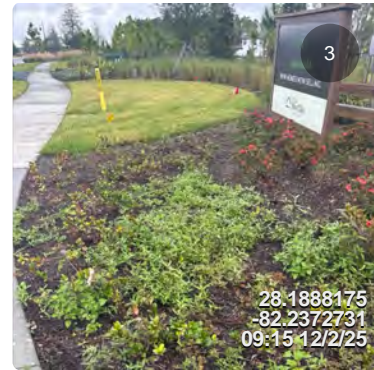
Item 4- 2 Rivers Blvd & Big Hawk Dr.

Due By: Wednesday, December 17, 2025

Assigned To: Down To Earth

Confederate Jasmine Beds – Center Island and Main Entrance

The Confederate jasmine in the center island just before the turn onto Bighawk Dr. toward Ryals Field has a significant amount of weeds that need to be removed. In addition, the Confederate jasmine beds at the main entrance of Ryals Field also contain a heavy presence of weeds that require attention.



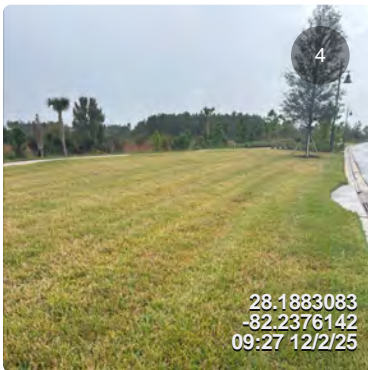
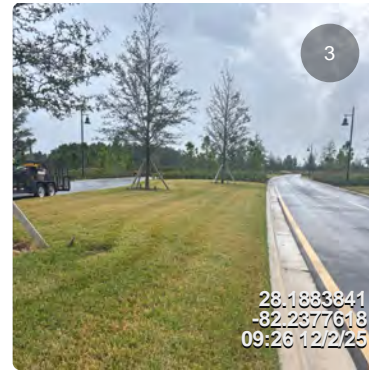
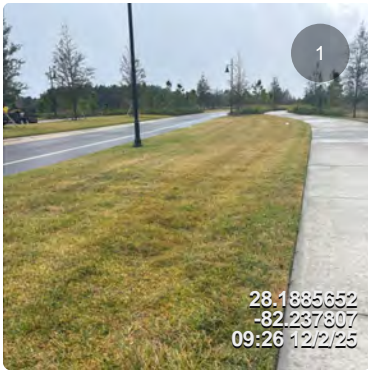
Item 5- 2 Rivers Blvd

Due By: Wednesday, December 17, 2025

Assigned To: Down To Earth

Additional Turf Areas – Two Rivers Boulevard

Additional sections of turf along Two Rivers Boulevard also appear stressed with noticeable yellowing. These conditions are consistent with the recent cold front and ongoing dry weather. Fertilizer was applied on 12/1/25, which will support recovery and improved turf color as environmental conditions stabilize.



Same info as Item 3

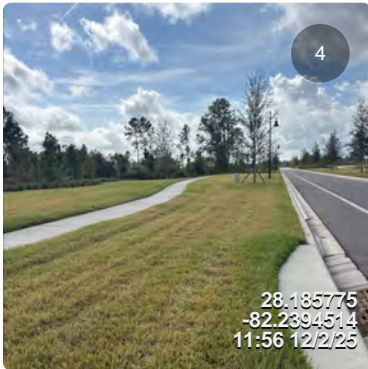
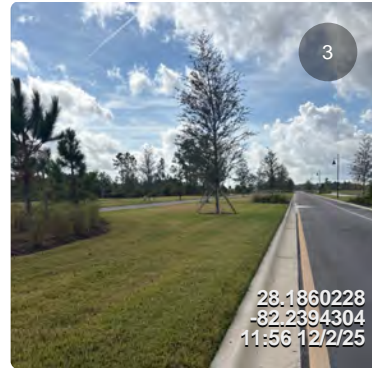
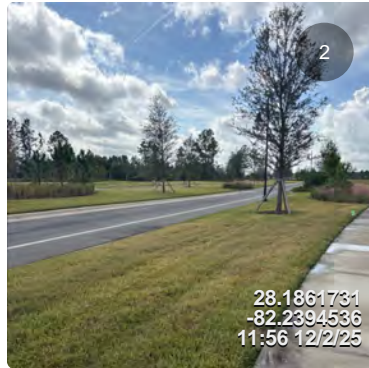
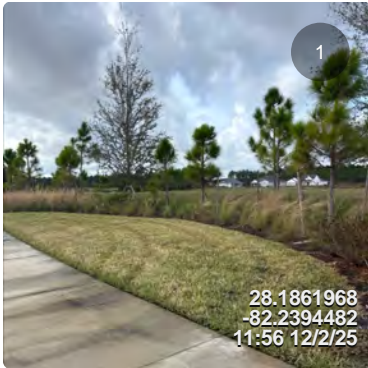
Item 6- 2 Rivers Blvd

Due By: Wednesday, December 17, 2025

Assigned To: Down To Earth

Two Rivers Boulevard (before Colston Roundabout):

Turf in this area shows visible stress and yellowing, consistent with the other sections previously documented. These areas will continue to be monitored, and recommendations will be provided as conditions change.



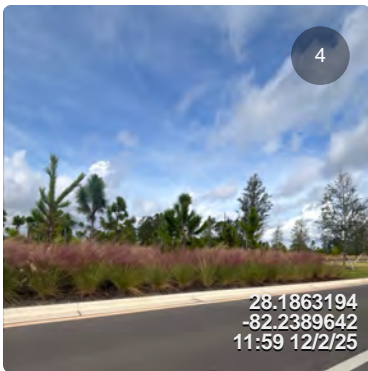
Same as items 3, and 5

Item 7-2 Rivers Blvd

Assigned To: [Down To Earth](#)

Two Rivers Boulevard (toward Colston Roundabout):

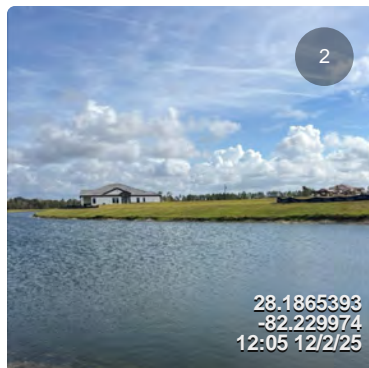
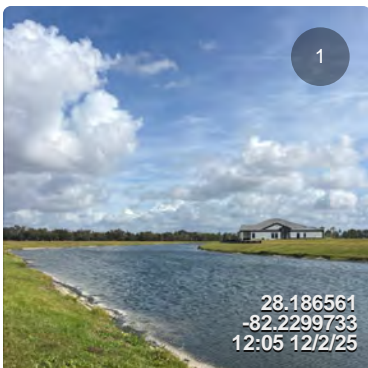
All plant material along this section of the boulevard is green, healthy, and well-maintained. Beds are clean and weed-free. Overall, the area is in good condition and appears well-maintained.



Item 8- Pond 322

Assigned To: [Sitex Aquatics](#)

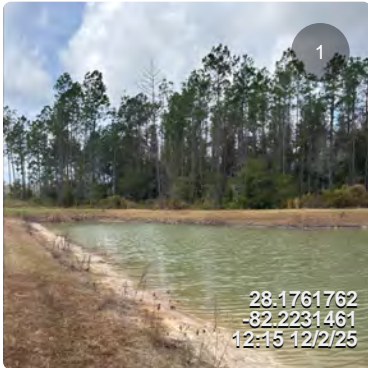
The pond is well maintained



Item 9- TM3

Assigned To: Sitex Aquatics

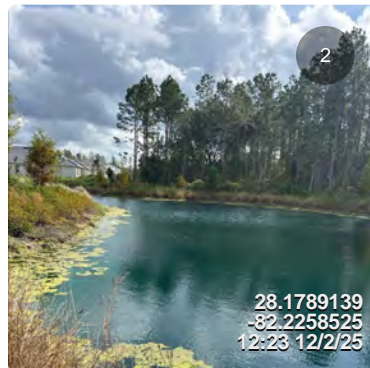
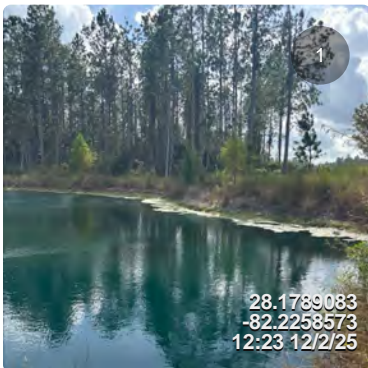
The pond was treated for Shoreline weeds, and cattail which have now died off.



Item 10- Pond 316

Assigned To: Sitex Aquatics

The pond was treated for filamentous algae which has now died off



Item 11- Hammock Mail Kiosk

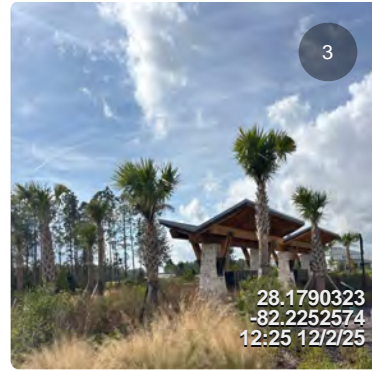
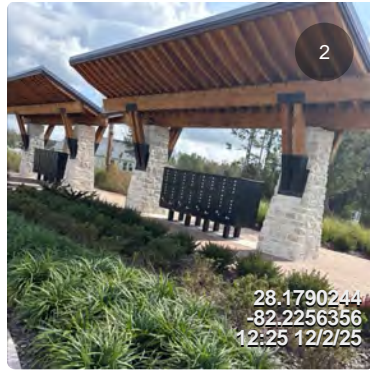
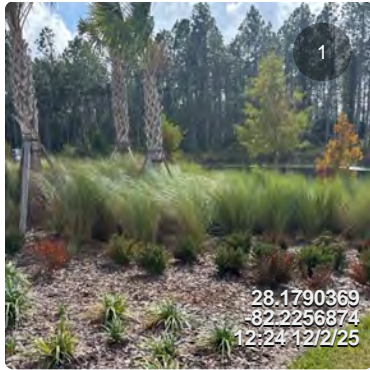
Due By: Wednesday, December 17, 2025

Assigned To: Down To Earth

Mail Kiosk Area:

All plant material around and in front of the mail kiosk is green, healthy, and well-maintained.

There are a few dead plants that need to be removed and replaced. The overhead structure appears well-maintained.



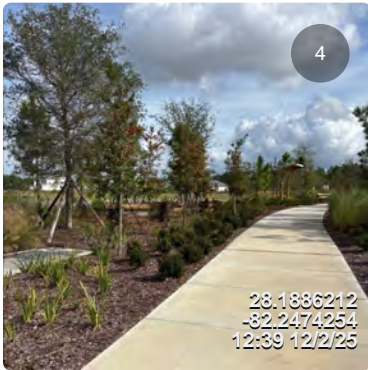
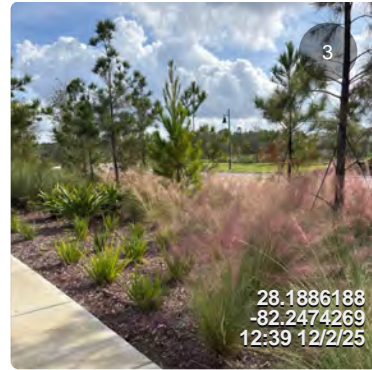
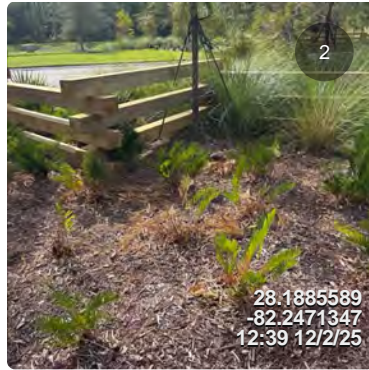
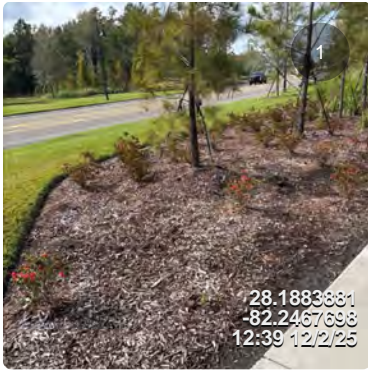
Item 12- Colston Ave

Due By: Wednesday, December 17, 2025

Assigned To: Juniper Legacy

Colton Avenue (just past Wise River Lane toward Morris Bridge Road):

The landscape beds in this area were observed. Surrounding plant materials are green, healthy, and well-maintained. **The Coontie Palms have some dead material that requires pruning. Please advise on the timeline for replacing the remaining plant material.**



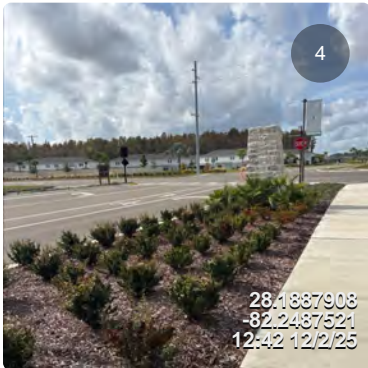
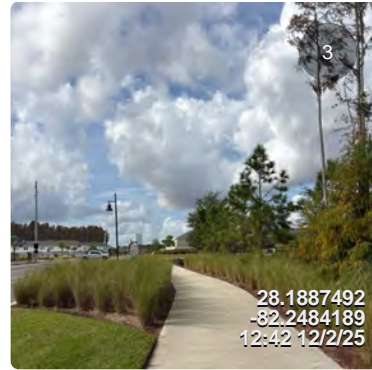
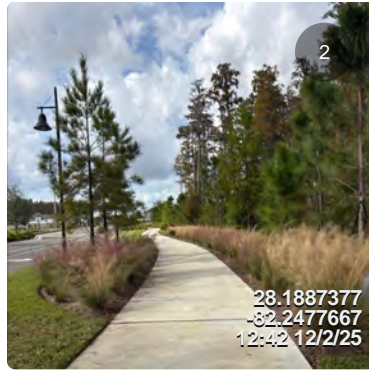
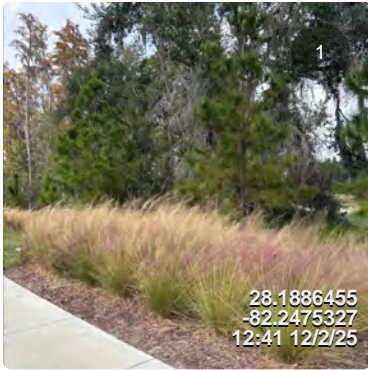
Item 13- Colston Ave

Due By: Wednesday, December 17, 2025

Assigned To: Juniper Legacy

Colton Avenue (just before Morris Bridge Road):

Sidewalks are clean and clear, with grasses trimmed away to prevent obstruction for pedestrians. Ornamental grasses will need their seasonal cutbacks. Overall, the plant material is green, healthy, and well-maintained.



Juniper did start with the ornamental cutbacks the week of 12/08/25

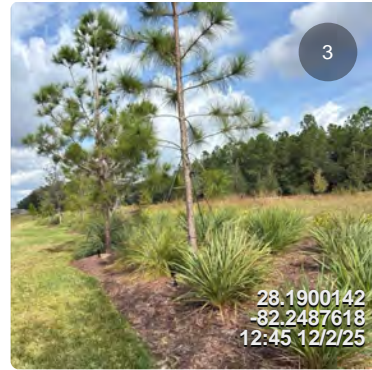
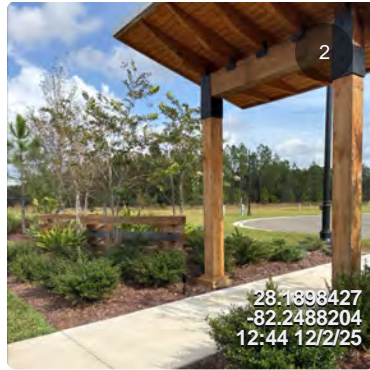
Item 14- Morris Bridge

Due By: Wednesday, December 17, 2025

Assigned To: Juniper Legacy

Morris Bridge Road (heading north, between Colston Avenue and Cardwall Point CDD/common area):

The landscape bed in this area is well-maintained. All plant material is green and healthy. Beds are soft-edged, but the ornamental grasses require their seasonal trim.



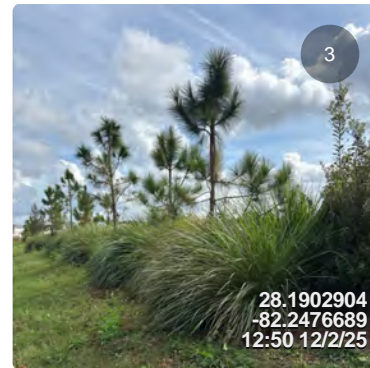
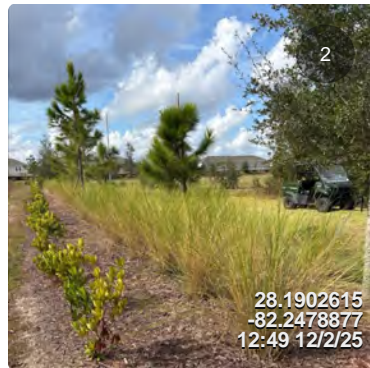
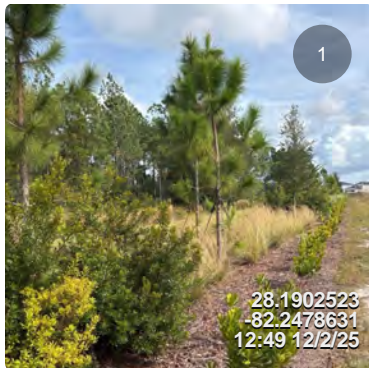
Item 15- Cardwall Pt. Landscape Bed

Due By: Wednesday, December 17, 2025

Assigned To: Juniper Legacy

Cardwall Pt:

The long landscape bed along the right side, between the wood line and the lot, is well-maintained. Plant material is healthy, and beds are soft-edged. Ornamental grasses require their seasonal trimming.



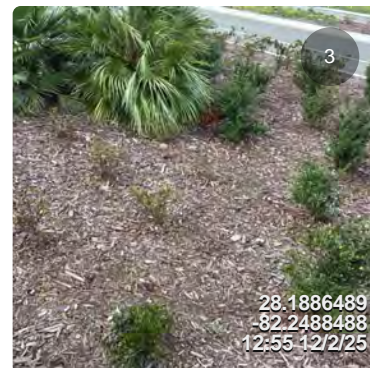
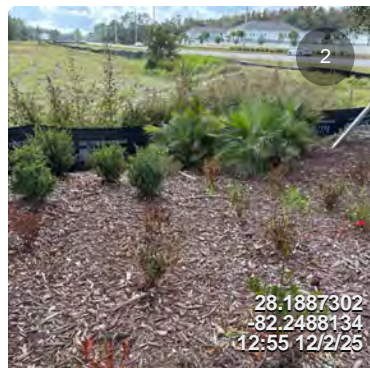
Item 16- Colston Ave

Due By: Wednesday, December 17, 2025

Assigned To: Juniper Legacy

Colston Avenue (heading in from Morris Bridge Road):

The landscape beds on the right contain recently installed jasmines with fresh mulch applied where needed. Dead plant material should be removed and replaced to maintain overall appearance.



Item 17- Colston Ave Turf

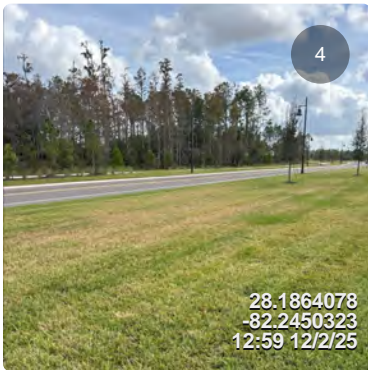
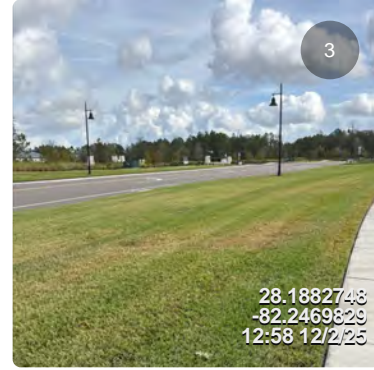
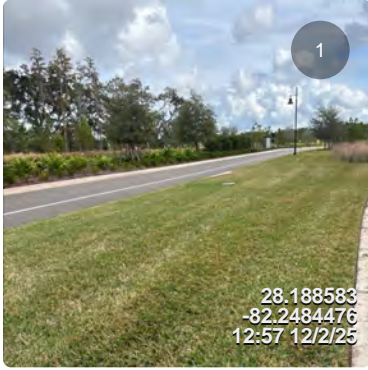
Due By: Wednesday, December 17, 2025

Assigned To: Juniper Legacy

Colston Avenue (turf areas):

St. Augustine turf in this section is showing seasonal stress with some yellowing observed.

The turf will continue to be monitored and maintained.



Item 18- Colston Ave

Due By: Wednesday, December 17, 2025

Assigned To: Juniper Legacy

Colston Avenue (heading west toward the roundabout, near the woodline):

The landscape bed in this area has a significant amount of weeds, some approaching the height of the surrounding plants. The bed will require treatment, including removal of existing weeds and application of selective herbicide to maintain plant health and overall appearance.

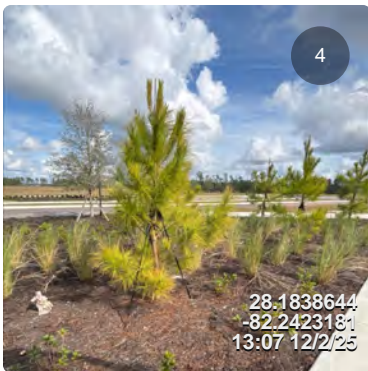
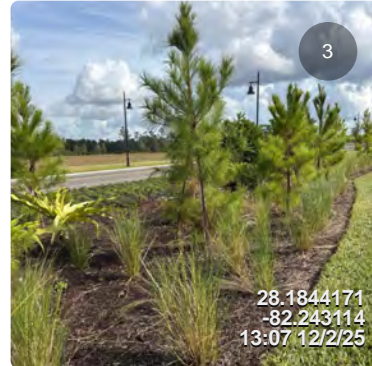
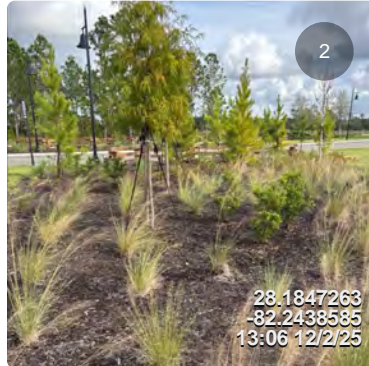
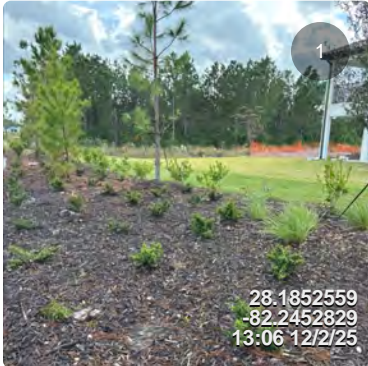


Item 19-Colston Ave

Assigned To: [Juniper Legacy](#)

Colston Avenue (just before the roundabout with Two Rivers Boulevard):

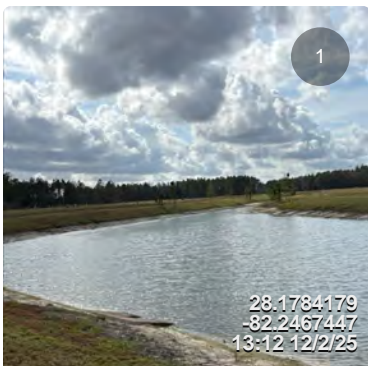
Landscape beds in this area are well-maintained. Plant material is green and healthy, and beds are clean and free of weeds.



Item 20- Pond 334A

Assigned To: [Sitex Aquatics](#)

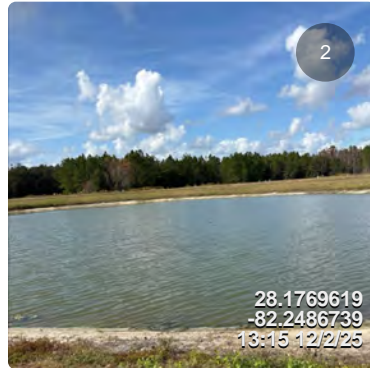
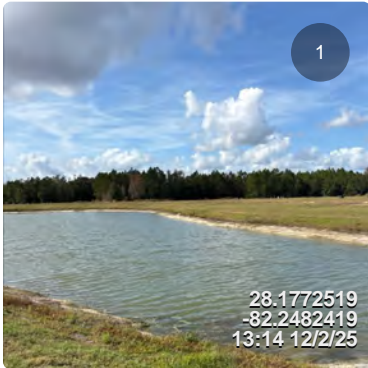
The pond is well maintained



Item 21- 334B

Assigned To: Sitex Aquatics

The pond is well maintained



Item 22- Pond 335

Assigned To: Sitex Aquatics

The pond was treated for filamentous algae, which has now started to die off

