

Two Rivers West Community Development District

February 17, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE: F7AZ3qT6

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2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Two Rivers West Community Development

Board of Supervisors

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

District Staff

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

Regular Meetings Agenda

Tuesday, February 17, 2026, at 11:00 a.m.

The Regular Meeting of Two Rivers West Community Development District will be held on **February 17, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

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

Meeting ID: 224 779 961 996 3
Passcode: F7AZ3qT6

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. UPDATE ON OFF-ROLL COLLECTIONS**
- 3. PUBLIC COMMENTS**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 4. BUSINESS ITEM**
- 5. CONSENT AGENDA**
 - A. Approval of the Regular Meeting Minutes of January 20, 2026
 - B. Consideration of Operation and Maintenance Expenditures January 2026
 - C. Acceptance of the Financials and Approval of the Check Register for January 2026
 - D. Ratification of the Kings Power Washing Proposal 10232
 - E. Ratification of Down to Earth Proposal 139821
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - i. Community Inspection Report
 - C. District Engineer
- 7. BOARD MEMBERS' COMMENTS**
- 8. ADJOURNMENT**

- 43 **E. Ratification of the Bayhead Ecological Solutions Tree Buffer Removal**
- 44 **F. Ratification of the Down To Earth Landscape & Irrigation Pond Bahia**
- 45 **Replacement Proposal #135741**
- 46 **G. Ratification of the Down To Earth Landscape & Irrigation Mulch**
- 47 **Proposal#132861**
- 48 **H. Ratification of the Down To Earth Addendum # 9 Landscape Maintenance Service**
- 49 **Agreement**
- 50 **I. Ratification of the Down To Earth Landscape & Irrigation Proposal # 137516**

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

54
55 **FIFTH ORDER OF BUSINESS**

Staff Reports

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

58 There being no reports, the next item followed.

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.

62 **C. District Engineer**

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

64
65 **SIXTH ORDER OF BUSINESS**

Board Members' Comments

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

67
68 **SEVENTH ORDER OF BUSINESS**

Adjournment

69 There being no further business,

71 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all
 72 in favor, the meeting was adjourned at 11:39 a.m. 5-0

73
74
75
76
77 _____
78 Jayna Cooper/Rollamay Turkoane
District Manager

77 _____
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	1/5/2026	163823	\$78,649.21			LANDSCAPE CONTRACT
Down To Earth	1/5/2026	163838	\$2,634.32			LANDSCAPE CONTRACT C1A AND B3 ADDITIONS
Down To Earth	1/14/2026	164415	\$2,980.00			LANDSCAPE SERVICES
Down To Earth	1/14/2026	164416	\$271.00			IRRIGATIONS REPAIRS
Down To Earth	1/26/2026	164988	\$17,793.00		\$102,327.53	POND MAINTENANCE
INFRAMARK LLC	1/20/2026	169085	\$16.28			POSTAGE
JUNIPER LANDSCAPING OF FLORIDA LLC	1/1/2026	375625	\$8,130.41			LANDSCAPE MAINTENANCE CONTRACT
SITEX AQUATICS LLC	1/1/2026	10633-B	\$13,499.00			AQUATIC MAINTENANCE
STANTEC CONSULTING	1/14/2026	2511232	\$3,726.25			ENGINEERING SERVICES
Monthly Contract Subtotal			\$127,699.47			
Variable Contract						
PASCO COUNTY UTILITIES	1/21/2026	23804676	\$30.30			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805281	\$388.85		\$419.15	WATER
STRALEY ROBIN VERICKER	1/14/2026	27844	\$2,697.25			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$3,116.40			
Utilities						
PASCO COUNTY UTILITIES	12/30/2025	123025-FEE-ONLINE	\$1.85			FEE FOR ONLINE PAYMENT
PASCO COUNTY UTILITIES	12/17/2025	23627106	\$6.06			WATER 11/05/25-12/05/25
PASCO COUNTY UTILITIES	12/17/2025	23627107	\$35.35			SERVICE 11/05/25-12/05/25
PASCO COUNTY UTILITIES	12/17/2025	23627340	\$34.76			WATER 11/05/25-12/05/25
PASCO COUNTY UTILITIES	12/17/2025	23627612	\$105.71			WATER 11/05/25-12/05/25
PASCO COUNTY UTILITIES	1/14/2026	23769877	\$71.27			WATER
PASCO COUNTY UTILITIES	1/14/2026	23769858	\$71.03			WATER
PASCO COUNTY UTILITIES	1/21/2026	23806609	\$60.60			WATER
PASCO COUNTY UTILITIES	1/13/2026	23809336	\$11.00			SERVICE 12/05/25 - 01/09/26
PASCO COUNTY UTILITIES	1/21/2026	23806143	\$12.10			SERVICE 12/05/25 - 01/06/26
PASCO COUNTY UTILITIES	1/21/2026	23806416	\$298.68			SERVICE 12/05/25 - 01/06/26
PASCO COUNTY UTILITIES	1/21/2026	23806623	\$143.42			WATER

TWO RIVERS WEST CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES	1/21/2026	23806610	\$43.43			WATER
PASCO COUNTY UTILITIES	1/21/2026	23806414	\$20.20			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805977	\$83.83			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805976	\$13.13			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805911	\$687.20			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805057	\$156.55			SERVICE 12/05/25 - 01/06/26
PASCO COUNTY UTILITIES	1/21/2026	23804942	\$16.16			WATER
PASCO COUNTY UTILITIES	1/21/2026	23804673	\$3.03			WATER
PASCO COUNTY UTILITIES	1/21/2026	23804610	\$152.51			WATER
PASCO COUNTY UTILITIES	1/21/2026	23804609	\$1,311.99			WATER
PASCO COUNTY UTILITIES	1/21/2026	23804602	\$183.82			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805283	\$180.79			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805282	\$14.14			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805975	\$476.72			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805291	\$265.63			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805287	\$81.81			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805286	\$74.74			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805285	\$128.27			WATER
PASCO COUNTY UTILITIES	1/21/2026	23805284	\$424.20			WATER
PASCO COUNTY UTILITIES	1/21/2026	23804674	\$288.86		\$5,458.84	WATER
TAMPA ELECTRIC	12/26/2025	122625-4216	\$7,540.83			ELECTRIC
TAMPA ELECTRIC	12/26/2025	122625-8668	\$22,315.91			ELECTRIC
TAMPA ELECTRIC	12/29/2025	122925-3866	\$799.23			ELECTRIC
TAMPA ELECTRIC	12/29/2025	122925-4051	\$1,118.91			ELECTRIC
TAMPA ELECTRIC	1/13/2026	011326-211035616468	\$204.29			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-221009539331	\$20.98			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-221009418650	\$82.24			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036592312	\$21.28			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	1/15/2026	011526-211036317181	\$36.46			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036166943	\$63.52			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036337031	\$18.72			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036287970	\$22.83			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036116740	\$31.22			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036147331	\$30.40			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036089145	\$35.59			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036089111	\$20.98			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036127242	\$32.34			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211036297391	\$31.52			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035184756	\$34.78			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035858003	\$20.98			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035150245	\$33.64			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211034856834	\$78.73			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035125395	\$32.02			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035135774	\$38.03			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035174120	\$37.22			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211034856826	\$34.37			ELECTRIC
TAMPA ELECTRIC	1/15/2026	011526-211035097206	\$38.98			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	1/21/2026	012126-221009530827	\$2,838.56		\$35,614.56	ELECTRIC
Utilities Subtotal			\$41,073.40			
Regular Services						
ANGIE GRUNWALD	1/20/2026	AG-012026	\$200.00			BOARD 01/20/26
CARLOS DE LA OSSA	1/20/2026	CO-012026	\$200.00			BOARD 01/20/26
Down To Earth	1/23/2026	164955	\$31,782.86			MULCH INSTALLATION
Down To Earth	1/23/2026	164956	\$1,158.00			LANDSCAPE MAINTENANCE CONTRACT
Down To Earth	1/23/2026	164956	\$220.00			IRRIGATION REPAIRS
Down To Earth	1/23/2026	164956	\$3,864.46	\$5,242.46	\$37,025.32	PLANT REPLACEMENT
NICHOLAS J. DISTER	1/20/2026	ND-012026	\$200.00			BOARD 01/20/26
RYAN MOTKO	1/20/2026	RM-012026	\$200.00			BOARD 01/20/26
THOMAS R. SPENCE	1/20/2026	TS-012026	\$200.00			BOARD 01/20/26
Regular Services Subtotal			\$38,025.32			
Additional Services						
Down To Earth	12/26/2025	162947	\$2,926.44			SEASONAL FLOWER CHANGE
TWO RIVERS WEST CDD	1/5/2026	01052026-0105	\$1,624.56			SERIES 2022 FY26 DS
TWO RIVERS WEST CDD	1/9/2026	01092026-0109	\$21,935.12			SERIES 2022 FY26 DS
TWO RIVERS WEST CDD	1/9/2026	01092026-0109	\$3,235.97	\$25,171.09	\$26,795.65	SERIES 2024 FY26 DS
Additional Services Subtotal			\$29,722.09			
TOTAL			\$239,636.68			

Down to Earth Landscape & Irrigation

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



Invoice: #163823

January 2026

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 (2026)
Estimate # 134879

Invoice Date

1/5/2026

Date Due

2/19/2026

Terms

Net 45

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#134879 - Two Rivers West Contract (2026)				\$78,649.21
LCR003: Pond Maintenance				\$6,041.70
LCR003: Culdesac and Colston Ave / Blvd Median - Start 3/26/25				\$7,354.29
LCR003: D2 Pond Maintenance - Start 12/16/24				\$1,570.85
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: Additional Common Areas - Start 4/7/25				\$3,447.90
LCR003: Additional Common Areas - Start 5/19/2025				\$11,772.90
LCR003: Added Areas - Start 7/1/25				\$12,104.70
LCR003: Additional Common Areas - Start 7/21/25				\$8,189.99
LCR003: Additional Areas - Start 8/11/25				\$4,785.26
LCR003: D2 Entrance - Start 12/1/25				\$1,516.52
LCR003: D4 Taylor Morrison - Start 12/1/25				\$6,883.41
LCR003: D1 Roundabout - Start 12/1/25				\$812.61

Billing Questions

Theresa.Kodlin@Down2earthinc.com

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is

Subtotal

\$78,649.21

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/>.

traci@dtelandscape.com

(321) 228-5717

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

no fee for ACH payments, and a **3% processing fee** for credit card payments.

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

Sales Tax	\$0.00
Total	\$78,649.21
Credits/Payments	(\$0.00)
Balance Due	\$78,649.21

Down to Earth Landscape & Irrigation

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



Invoice: #163838

January 2026

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Project/Job

Two Rivers West Contract (2026)
Estimate # 134879

Invoice Date

1/5/2026

Date Due

2/19/2026

Terms

Net 45

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#134879 - Two Rivers West Contract (2026)				\$2,634.32
C1A and B3 Additions - Start 1/1/26				\$2,634.32

Billing Questions

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

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

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

Subtotal	\$2,634.32
Sales Tax	\$0.00
Total	\$2,634.32
Credits/Payments	(\$0.00)
Balance Due	\$2,634.32

Down to Earth Landscape & Irrigation

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



Invoice: #164415

January 2026

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Project/Job

Sod Replacement around Pond Hammock
Estimate # 135741

Invoice Date

1/14/2026

Date Due

1/29/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#135741 - Sod Replacement around Pond Hammock				\$2,980.00
<ul style="list-style-type: none"> Partially sod around Hammock pond near model center. Pond level is low and looks unsightly, use bahia sod around the bottom approx. 5ft down. 2 pallets Rake out to level some of the larger ruts. Once the water level raises this area will be underwater, This will also help stabilize pond bank Additional time needed due to heavy slop and minimal access with equipment Proposal requested by Arturo 				

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

LCE025: Tree/Plant Installation				\$2,980.00
Site Prep, Removal, & Disposal (E) (Labor)				\$1950.00
Equipment (use for kits only) (Equipment)	Each	1.00	\$150.00	\$150.00
Bahia Sod installed (E) (Kit)	Square Foot	800.00	\$1.10	\$880.00

<p>Billing Questions Theresa.Koglin@Down2earthinc.com (321) 228-5717</p> <p>Visit us at https://dtlandscape.com for all other questions or concerns.</p>	To make payment by ACH (electronic check) or credit card , please click the link below. There is no fee for ACH payments, and a 3% processing fee for credit card payments. https://huntington.billeri.com/ebpp/DownToEarth/	Subtotal	\$2,980.00
		Sales Tax	\$0.00
		Total	\$2,980.00
		Credits/Payments	(\$0.00)
		Balance Due	\$2,980.00

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



Down to Earth Landscape & Irrigation

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

Estimate: #135741

Customer Address

Inframark
Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Inframark CCD
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Physical Job Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Sod Replacement around Pond	January 9, 2026	Brent T Franklin	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$1,950.00
Bahia Sod installed (E)	Square Foot	800	\$1.10	\$880.00
Equipment (use for kits only)	Each	1	\$150.00	\$150.00
			Subtotal	\$2,980.00
			Estimated Tax	\$0.00
			Job Total	\$2,980.00

- Partially sod around Hammock pond near model center. Pond level is low and looks unsightly, use bahia sod around the bottom approx. 5ft down. 2 pallets
- Rake out to level some of the larger ruts.
- Once the water level raises this area will be underwater, This will also help stabilize pond bank
- Additional time needed due to heavy slop and minimal access with equipment
- Proposal requested by Arturo

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

Proposed By:

Agreed & Accepted By:

Brent T Franklin
Down to Earth

12/17/2025

Date

Jayna Cooper

12-17-25

Inframark

Date

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

Down to Earth Landscape & Irrigation

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



Invoice: #164416

January 2026

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Project/Job

Invoice Irrigation Form December
Estimate # 136699

Invoice Date

1/14/2026

Date Due

1/29/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#136699 - Invoice Irrigation Form December				\$271.00
LCE006: Irrigation Repairs				\$271.00
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	3.00	\$40.00	\$120.00
4" Irrigation Rotor Repaired/ Replaced/ Relocated (Kit)	Each	1.00	\$45.00	\$45.00
Standard Irrigation Nozzle Replaced (Kit)	Each	2.00	\$8.00	\$16.00
Drip Line (Kit)	Foot	2.00	\$2.50	\$5.00
Drip Line Fittings (Kit)	Each	13.00	\$3.00	\$39.00
Funny Pipe Repair (Kit)	Foot	2.00	\$3.00	\$6.00
Funny Pipe Fittings (Kit)	Each	5.00	\$3.00	\$15.00
Bubbler Added/ Replaced (Kit)	Each	1.00	\$25.00	\$25.00

Billing Questions

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

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

Subtotal	\$271.00
Sales Tax	\$0.00
Total	\$271.00
Credits/Payments	(\$0.00)
Balance Due	\$271.00

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers West

Branch: Tampa

Report Type: DEC. IRR.-REPORT

Controller Name: RYALS FIELD-TIMER

Date: Dec. 23, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ACC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: 7 p.m.

Seasonal Adjustment: 100

Run Days: monday,wednesday,friday

Program Name: B

Start Time: 7 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,thursday,saturday

Program Name: C

Start Time: 5 a.m.

Seasonal Adjustment: 100

Run Days: tuesday,thursday,friday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Rotor	Spray	Drip	Drip	Spray	Spray	Drip
Program Type	A	A	B	B	A	A	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	No	No	Yes	Yes	No
Billable Repairs	Yes	Yes	Yes	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 6" Qty: 1	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	Billable Items: 1. Drip Line Item Type: Fittings Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Spray	Drip	Drip	Spray	Drip	Rotor
Program Type	B	A	B	B	A	B	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	Yes	No	Yes
Billable Repairs	No	No	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 2 2. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Spray	Spray	Drip	Drip	Drip	Drip
Program Type	B	A	A	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	No	No	No
Billable Repairs	No	Yes	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Rotor	Drip	Drip	Drip	Rotor	Drip	Rotor
Program Type	A	B	B	B		B	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 12 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	No	Yes	No	Yes
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Drip	Spray	Drip	Drip	Rotor	Rotor	Drip
Program Type	B	A	B	B	A	A	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	Yes	Yes	No
Billable Repairs	No	No	Yes	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 3	<i>No repair items available</i>	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Drip	Rotor	Rotor	Drip	Drip	Drip	Drip
Program Type	B	A	A	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	No	No	No
Billable Repairs	No	Yes	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 6" Qty: 1	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	43	44	45	46	47	48	49
Zone Type	Rotor	Rotor	Rotor	Drip	Drip	Drip	Drip
Program Type	A	A	A	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	Yes	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Bubbler Added/Replaced Item Type: Quantity Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	50	51	52	53	54	55	56
Zone Type	Rotor	Drip	Rotor	Drip	Drip	Drip	Drip
Program Type	A	B	A	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	Yes	No	No	No	No
Billable Repairs	No	No	Yes	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Used Qty: 1	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	57	58	59	60	61	62	63
Zone Type	Spray	Rotor	Drip	Spray	Drip	Drip	Rotor
Program Type	A	A	B	A	B	B	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 25 mins	0 hrs 10 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	No	Yes	No	No	Yes
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Funny Pipe Repair Item Type: Feet Qty: 2 2. Funny Pipe Repair Item Type: Fittings Qty: 2

Irrigation Zones

Attribute	64	65	66	67	68	69	70
Zone Type	Drip	Drip	Spray	Drip	Spray	Rotor	Spray
Program Type	B	B	A	B	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 10 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	Yes	No	Yes	Yes	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	71	72	73	74	75	76	77
Zone Type	Drip	Rotor	Drip	Drip	Drip	Drip	Drip
Program Type	B	A	B	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	78	79	80	81	82	83	84
Zone Type	Spray	Rotor	Spray	Drip	Drip	Drip	Drip
Program Type	A	A	A	B	B		B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	Yes	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	85	86	87	88	89	90	91
Zone Type	Drip	Drip	Drip	Rotor	Spray	Rotor	Rotor
Program Type	B	B	B	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	Yes	Yes	Yes
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Qty: 1

Irrigation Zones

Attribute	92	93	94	95	96	97	98
Zone Type	Rotor	Rotor	Rotor	Rotor	Rotor	Rotor	Rotor
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 20 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	99	100
Zone Type	Spray	Spray
Program Type	A	A
Run Time Schedule	None	None
Run Days	None	None
Power Type	Hardwire	Hardwire
Zone Faults	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No
Clogged Nozzles	No	No
Head Adjusted	Yes	Yes
Billable Repairs	No	No
Proposed Repairs	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Shathcoat

Customer: Two Rivers West

Branch: Tampa

Report Type: DEC. IRR.-REPORT

Controller Name: RYALS FIELD-TIMER

Date: Dec. 23, 2025

Programs Needed: No

Weather Sensor Checked: No

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: HUNTER ACC-2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: A

Start Time: 7 p.m.

Seasonal Adjustment: 100

Run Days: monday,wednesday,friday

Program Name: B

Start Time: 7 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,thursday,saturday

Program Name: C

Start Time: 5 a.m.

Seasonal Adjustment: 100

Run Days: tuesday,thursday,friday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Rotor	Spray	Drip	Drip	Spray	Spray	Drip
Program Type	A	A	B	B	A	A	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	No	No	Yes	Yes	No
Billable Repairs	Yes	Yes	Yes	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 6" Qty: 1	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	Billable Items: 1. Drip Line Item Type: Fittings Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Drip	Spray	Drip	Drip	Spray	Drip	Rotor
Program Type	B	A	B	B	A	B	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	Yes	No	Yes
Billable Repairs	No	No	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 2 2. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Spray	Spray	Drip	Drip	Drip	Drip
Program Type	B	A	A	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	No	No	No
Billable Repairs	No	Yes	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Rotor	Drip	Drip	Drip	Rotor	Drip	Rotor
Program Type	A	B	B	B		B	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 12 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	No	No	Yes	No	Yes
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Drip	Spray	Drip	Drip	Rotor	Rotor	Drip
Program Type	B	A	B	B	A	A	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	Yes	Yes	No
Billable Repairs	No	No	Yes	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 3	<i>No repair items available</i>	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Drip	Rotor	Rotor	Drip	Drip	Drip	Drip
Program Type	B	A	A	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	Yes	No	No	No	No
Billable Repairs	No	Yes	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 6" Qty: 1	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	43	44	45	46	47	48	49
Zone Type	Rotor	Rotor	Rotor	Drip	Drip	Drip	Drip
Program Type	A	A	A	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	Yes	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Bubbler Added/Replaced Item Type: Quantity Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	50	51	52	53	54	55	56
Zone Type	Rotor	Drip	Rotor	Drip	Drip	Drip	Drip
Program Type	A	B	A	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 10 mins	0 hrs 10 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	No	Yes	No	No	No	No
Billable Repairs	No	No	Yes	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Used Qty: 1	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	57	58	59	60	61	62	63
Zone Type	Spray	Rotor	Drip	Spray	Drip	Drip	Rotor
Program Type	A	A	B	A	B	B	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 25 mins	0 hrs 10 mins	0 hrs 15 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	No	Yes	No	No	Yes
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Funny Pipe Repair Item Type: Feet Qty: 2 2. Funny Pipe Repair Item Type: Fittings Qty: 2

Irrigation Zones

Attribute	64	65	66	67	68	69	70
Zone Type	Drip	Drip	Spray	Drip	Spray	Rotor	Spray
Program Type	B	B	A	B	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 10 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	Yes	No	Yes	Yes	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	71	72	73	74	75	76	77
Zone Type	Drip	Rotor	Drip	Drip	Drip	Drip	Drip
Program Type	B	A	B	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	Yes	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	78	79	80	81	82	83	84
Zone Type	Spray	Rotor	Spray	Drip	Drip	Drip	Drip
Program Type	A	A	A	B	B		B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	Yes	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	85	86	87	88	89	90	91
Zone Type	Drip	Drip	Drip	Rotor	Spray	Rotor	Rotor
Program Type	B	B	B	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 12 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 12 mins	0 hrs 25 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	Yes	Yes	Yes	Yes
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Funny Pipe Repair Item Type: Fittings Qty: 1

Irrigation Zones

Attribute	92	93	94	95	96	97	98
Zone Type	Rotor	Rotor	Rotor	Rotor	Rotor	Rotor	Rotor
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 20 mins	0 hrs 12 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	99	100
Zone Type	Spray	Spray
Program Type	A	A
Run Time Schedule	None	None
Run Days	None	None
Power Type	Hardwire	Hardwire
Zone Faults	No	No
Zone Runtime	0 hrs 12 mins	0 hrs 12 mins
Checked Filters	No	No
Clogged Nozzles	No	No
Head Adjusted	Yes	Yes
Billable Repairs	No	No
Proposed Repairs	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Down to Earth Landscape & Irrigation

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



Invoice: #164988

January 2026

Customer

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

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Project/Job

Two Rivers West Contract (2026)
Estimate # 134879

Invoice Date

1/26/2026

Date Due

3/12/2026

Terms

Net 45

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#134879 - Two Rivers West Contract (2026)				\$17,793.00
Hammock Ponds Maintenance - Start 12/1/25 - Dec and Jan Service (\$8,896.50 per month)				\$17,793.00

Billing Questions

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

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

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

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

Subtotal	\$17,793.00
Sales Tax	\$0.00
Total	\$17,793.00
Credits/Payments	(\$0.00)
Balance Due	\$17,793.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169085

DATE

1/20/2026

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**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	22	Ea	0.74		16.28
Subtotal					16.28

Subtotal	\$16.28
Tax	\$0.00
Total Due	\$16.28

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

Please Remit Payment to:

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



Invoice 375625

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

Date	Due Date
01/01/26	1/31/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#334194 - W. COLSTON AVE, PH.1: 1-Year Maint Agreement - SC January 2026	\$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)
\$8,806.34	\$3,230.41	\$8,130.41	\$0.00	\$8,130.41

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

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

Thank you for allowing us to serve you.

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.: 10633-b
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

#	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



INVOICE

Invoice Number 2511232
Invoice Date January 14, 2026
Customer Number 175060
Project Number 238202127

Bill To

Two Rivers West Community
 Development District
 Accounts Payable
 2005 Pan Am Circle
 Suite 300
 Tampa FL 33607
 United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eff@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
 (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States
 Federal Tax ID
 11-2167170

Project Description: Two Rivers West CDD.

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$33,864.50
Authorization Previously Billed:	\$21,286.00
Authorization Budget Remaining:	\$8,852.25
Authorization Billed to Date:	\$25,012.25
Current Invoice Due:	\$3,726.25
For Period Ending:	January 14, 2026

Email Invoice: InframarkCMS@payableslockbox.com
CC: jayna.cooper@inframark.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-06-26	238202127	2026	NURSE, VANESSA M	0.50	167.00	83.50	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-06-27	238202127	2026	NURSE, VANESSA M	4.00	167.00	668.00	UPDATED OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-06-30	238202127	2026	NURSE, VANESSA M	2.25	167.00	375.75	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-07-01	238202127	2026	NURSE, VANESSA M	2.00	167.00	334.00	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-07-03	238202127	2026	NURSE, VANESSA M	2.50	167.00	417.50	PREPARED NEW OWNERSHIP, EASEMENT & MAINTENANCE MAPS	
2025-07-07	238202127	2026	NURSE, VANESSA M	1.50	183.00	274.50	CORRESPONDENCE RE: HOA VS CDD LANDSCAPE MAINTENANCE; REVISED MAINTENANCE MAP	
2025-07-09	238202127	2026	NURSE, VANESSA M	1.50	183.00	274.50	CORRESPONDENCE RE: HOA VS CDD LANDSCAPE MAINTENANCE; PREPARED SPREADSHEET SHOWING HOA VS CDD MAINTENANCE RESPONSIBILITIES	
2025-07-15	238202127	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE (TEAMS).	
2025-07-24	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	PROJECT MANAGER SUPPORT	
2025-08-13	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-08-18	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	DOWNLOADED NEW PLAT	
2025-08-19	238202127	2026	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-08-28	238202127	2026	NURSE, VANESSA M	0.50	183.00	91.50	PROJECT MANAGER SUPPORT	
2025-09-08	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	PROJECT MANAGER SUPPORT	
2025-09-16	238202127	2026	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOS MEETING PREPARATION AND ATTENDANCE.	
2025-09-19	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED PLAT DATA THEN SENT ALL RECORDED PLATS TO CLIENT	
2025-09-19	238202127	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION REGARDING PLATS.	
2025-10-15	238202127	2026	NURSE, VANESSA M	1.25	183.00	228.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-10-15	238202127	2026	NURSE, VANESSA M	0.50	183.00	91.50	HB7013 COMPLIANCE	
2025-10-23	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
2025-11-11	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	WORKLOAD COORDINATION RE: MAPPING STATUS	
2025-11-11	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-12-09	238202127	2026	NURSE, VANESSA M	0.25	183.00	45.75	RESEARCH RE: PREVIOUS PUBLIC FACILITIES REPORT(S) AND MAPPING STATUS	
Total subTask 2026				21.25		3,726.25		
Total Top Task 2026				21.25		3,726.25		
Total Project 238202127				21.25		3,726.25		



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



4227 1 1
 14-92800

TWO RIVERS WEST CDD

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

Bill Number: 23804676

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232147320	12/5/2025	181	1/6/2026	211	32	30

Usage History

Month	Reclaimed
January 2026	30
December 2025	37
November 2025	39
October 2025	44
September 2025	41
August 2025	20
July 2025	0
June 2025	0
May 2025	0
April 2025	0

Transactions

Previous Bill	41.31
Payment	-41.31 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	30 Thousand Gals X \$1.01
Total Current Transactions	30.30

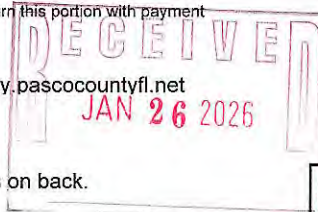
TOTAL BALANCE DUE \$30.30

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



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net



Account #	1236660
Customer #	01547952
Past Due	0.00
Current Transactions	30.30

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

Total Balance Due	\$30.30
Due Date	2/9/2026

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

Round-Up Donations to Charity	-
Amount Enclosed	-

Check this box to participate in Round-Up.

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

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



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

4231 1 1
 14-92800

TWO RIVERS WEST CDD

Service Address: **1841 ARCHING BRANCH - RM-C**
 Bill Number: 23805281
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607007	12/5/2025	5584	1/6/2026	5969	32	385

Usage History
 Reclaimed

January 2026	385
December 2025	663
November 2025	651
October 2025	687
September 2025	137
August 2025	272
July 2025	90
June 2025	477
May 2025	378
April 2025	485
March 2025	810
February 2025	371

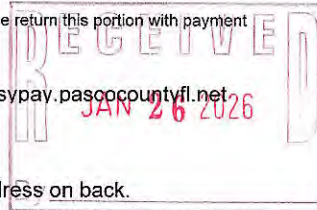
Transactions

Previous Bill	735.38
Payment	-735.38 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	385 Thousand Gals X \$1.01
	388.85
Total Current Transactions	388.85
TOTAL BALANCE DUE	\$388.85



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net



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

Account # 1254945
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 388.85

Total Balance Due \$388.85
Due Date 2/9/2026

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

Round-Up Donations to Charity
 Amount Enclosed

Check this box to participate in Round-Up.

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

PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
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Phone: (727) 847-8131

Billing Information

TWO RIVERS WEST CDD
 2005 PAN AM CIRCLE SUITE 300
 TAMPA FL 33607
 districtinvoices@inframark.com

Transaction Detail

EFT (Check)
 XXXXXX8906
 12/30/2025 10:12:49 AM
 PAYMENT PROCESSED 378187

Invoices

Type	Account #	Invoice #	Amount
Pasco County Utilities	1254990-01547952	23626478	\$662.46
Pasco County Utilities	1255000-01547952	23626480	\$69.79
Pasco County Utilities	1254985-01547952	23626477	\$250.88
Pasco County Utilities	1255005-01547952	23626481	\$102.72
Pasco County Utilities	1254995-01547952	23626479	\$155.64
Pasco County Utilities	1254945-01547952	23626475	\$735.38
Pasco County Utilities	1299905-01547952	23627820	\$230.28
Pasco County Utilities	1236660-01547952	23625866	\$41.31
Pasco County Utilities	1293945-01547952	23627610	\$20.81
Pasco County Utilities	1230075-01547952	23625799	\$148.27

Pasco County Utilities	1283795-01547952	23627172	\$12.12
Pasco County Utilities	1283790-01547952	23627171	\$373.40
Pasco County Utilities	1254960-01547952	23626476	\$28.57
Pasco County Utilities	1230070-01547952	23625798	\$1,828.00
Pasco County Utilities	1246095-01547952	23626134	\$5.63
Pasco County Utilities	1283800-01547952	23627173	\$85.24
Pasco County Utilities	1236655-01547952	23625865	\$386.22
Pasco County Utilities	1229260-01547952	23625791	\$289.70
Pasco County Utilities	1299715-01547952	23627806	\$68.68
Pasco County Utilities	1255150-01547952	23626486	\$180.69
Pasco County Utilities	1299720-01547952	23627807	\$67.17
Pasco County Utilities	1236630-01547952	23625863	\$2.02
Pasco County Utilities	1230090-01547952	23625800	\$364.00
Pasco County Utilities	1305435-01547952	23627988	\$545.00
Pasco County Utilities	1230085-01547952	23625801	\$545.00
		SUBTOTAL	\$7,198.98
		SERVICE FEE	\$1.85
		GRAND TOTAL	\$7,200.83



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Two Rivers West

EPG TWO RIVERS I LLC

Service Address: **34592 SHORTHORN DR -RM-A 2 INCH METER**

Bill Number: 23627106

Billing Date: 12/17/2025

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

Account #	Customer #
1279730	01537536
Please use the 15-digit number below when making a payment through your bank	
127973001537536	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579093	11/5/2025	4	12/5/2025	6	30	2

Usage History

Water	
December 2025	2
November 2025	4

Transactions

Previous Bill	4.04
Past Due	4.04
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$1.01 2.02
Total Current Transactions	2.02
TOTAL BALANCE DUE	\$6.06

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

Please return this portion with payment



TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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Account # 1279730
 Customer # 01537536
 Past Due 4.04
 Current Transactions 2.02

Total Balance Due	\$6.06
Due Date	1/5/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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

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EPG TWO RIVERS I LLC

TWO RIVERS WEST

Service Address: **34583 SHORTHORN -RM-D 2 INCH DR**

Bill Number: 23627107

Billing Date: 12/17/2025

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

Account #	Customer #
1279735	01537536
Please use the 15-digit number below when making a payment through your bank	
127973501537536	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579090	11/5/2025	2	12/5/2025	35	30	33

Usage History

Water	
December 2025	33
November 2025	2

Transactions

Previous Bill	2.02
Past Due	2.02
Current Transactions	
Reclaimed	
Reclaimed	33 Thousand Gals X \$1.01
	33.33
Total Current Transactions	33.33

TOTAL BALANCE DUE \$35.35

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



Please return this portion with payment

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Account # 1279735
 Customer # 01537536
 Past Due 2.02
 Current Transactions 33.33

Total Balance Due	\$35.35
Due Date	1/5/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

EPG TWO RIVERS I LLC
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EPG TWO RIVERS HOLDINGS VII LLC

TWO RIVERS WEST

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

Bill Number: 23627340
 Billing Date: 12/17/2025
 Billing Period: 11/5/2025 to 12/5/2025

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

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		
Water	241573887	11/5/2025	1	12/5/2025	1	30	0

Usage History

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

Transactions

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

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



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Account # 1287235
 Customer # 01542092
 Past Due 22.66
 Current Transactions 12.10

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

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

EPG TWO RIVERS HOLDINGS VII LLC
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EPG TWO RIVERS CLUB LLC

Service Address: **35140 COLSTON AVENUE**

Bill Number: 23627612

Billing Date: 12/17/2025

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

TWO RIVERS WEST

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

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		

Transactions	
Previous Bill	-11.28 CR
Balance Forward	-11.28 CR
Current Transactions	
Water	
Water Base Charge	116.99
Total Current Transactions	116.99
TOTAL BALANCE DUE	\$105.71



Please return this portion with payment

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Account # 1293980
 Customer # 01546655
 Balance Forward -11.28 CR
 Current Transactions 116.99

Total Balance Due	\$105.71
Due Date	1/5/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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 54-99105

TWO RIVERS WEST CDD

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

Bill Number: 23769877

Billing Date: 1/14/2026

Billing Period: 11/28/2025 to 12/30/2025

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	11/28/2025	19813	12/30/2025	19813	32	0

Usage History
 Water

December 2025	0
November 2025	6
October 2025	1
September 2025	5
August 2025	8
July 2025	1
June 2025	13
May 2025	5

Transactions

Previous Bill	143.24
Payment 12/24/25	-143.24 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Adjustments	
Late Payment Charge	7.28
Total Current Transactions	71.27
TOTAL BALANCE DUE	\$71.27



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasyway.pascocountyfl.net

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JAN 20 2026

Account #	1307330
Customer #	01547952
Balance Forward	0.00
Current Transactions	71.27
Total Balance Due	\$71.27
Due Date	2/2/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST CDD
 2005 PAN AM SUITE 300 CIRCLE
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64015479523130733032376987730000071273



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 54-99105

TWO RIVERS WEST CDD

Service Address: **2772 WISE RIVER LANE**

Bill Number: 23769858

Billing Date: 1/14/2026

Billing Period: 11/28/2025 to 12/30/2025

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	11/28/2025	8554	12/30/2025	8554	32	0

Usage History

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

Transactions

Previous Bill	127.98
Payment 12/24/25	-127.98 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Adjustments	
Late Payment Charge	7.04
Total Current Transactions	71.03
TOTAL BALANCE DUE	\$71.03



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Account #	1304850
Customer #	01547952
Balance Forward	0.00
Current Transactions	71.03
Total Balance Due	\$71.03
Due Date	2/2/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

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

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65 015479523130485072376985840000071033



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TWO RIVERS WEST CDD

Service Address: **1508 SUTTONSET TRAIL RECLAIM**

Bill Number: 23806609

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606791	12/5/2025	939	1/6/2026	999	32	60

Usage History

	Reclaimed
January 2026	60
December 2025	62
November 2025	60
October 2025	55
September 2025	55
August 2025	0

Transactions

Previous Bill	68.68
Payment	-68.68 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	60 Thousand Gals X \$1.01
Total Current Transactions	60.60

TOTAL BALANCE DUE \$60.60

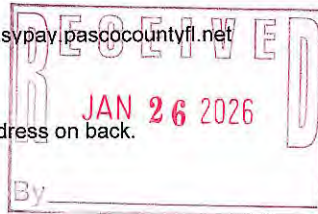
*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account #	1299715
Customer #	01547952
Past Due	0.00
Current Transactions	60.60

Total Balance Due	\$60.60
Due Date	2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

TWO RIVERS WEST CDD
 2005 PAN AM SUITE 300 CIRCLE
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EPG TWO RIVERS HOLDINGS VII LLC
 Service Address: 35518 LOWERY TRAIL PUMP STATION
 Bill Number: 23809336
 Billing Date: 1/13/2026
 Billing Period: 12/5/2025 to 1/9/2026

Two Rivers West

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	241572551	12/5/2025	0	1/9/2026	0	35	0

Usage History

	Water
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	0

Transactions

Previous Bill	34.76
Payment 01/09/26	-34.76 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Total Current Transactions	11.00
TOTAL BALANCE DUE	\$11.00



Please return this portion with payment

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

Account # 1287220
 Customer # 01542089
 Balance Forward 0.00
 Current Transactions 11.00

Total Balance Due	\$11.00
Due Date	1/30/2026

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

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

EPG TWO RIVERS HOLDINGS VII LLC
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015420895128722022380933600000011002



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EPG TWO RIVERS HOLDINGS VII LLC

TWO RIVERS WEST

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

Bill Number: 23806143

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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		
Water	241573887	12/5/2025	1	1/6/2026	1	32	0

Usage History

	Water
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	1
July 2025	0
June 2025	0

Transactions

Previous Bill	34.76
Payment 01/14/26	-34.76 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Adjustments	
Late Payment Charge	1.10
Total Current Transactions	12.10
TOTAL BALANCE DUE	\$12.10

Please return this portion with payment



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

Account # 1287235
 Customer # 01542092

Balance Forward 0.00
 Current Transactions 12.10

Total Balance Due	\$12.10
Due Date	2/9/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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EPG TWO RIVERS CLUB LLC

Service Address: **35140 COLSTON AVENUE**

Bill Number: 23806416

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

TWO RIVERS WEST

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

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		
Water	242197110	12/5/2025	0	1/6/2026	40	32	40

Usage History

January 2026	Water	40
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Transactions

Previous Bill	105.71
Payment 01/14/26	-105.71 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	116.99
Water Tier 1	40.0 Thousand Gals X \$2.18 = 87.20
Adjustments	
Fire Line/Hydrant Base Charge	83.92
Late Payment Charge	10.57
Total Current Transactions	298.68
TOTAL BALANCE DUE	\$298.68



Please return this portion with payment

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Account # 1293980
 Customer # 01546655
 Balance Forward 0.00
 Current Transactions 298.68

Total Balance Due	\$298.68
Due Date	2/9/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

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

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

Bill Number: 23806623

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579122	12/5/2025	277	1/6/2026	419	32	142

Usage History

Month	Reclaimed
January 2026	142
December 2025	223
November 2025	50
October 2025	4
September 2025	0
August 2025	0
July 2025	0
June 2025	0
May 2025	0
April 2025	0

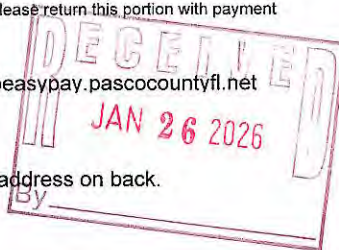
Transactions

Previous Bill	230.28
Payment	-230.28 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	142 Thousand Gals X \$1.01 143.42
Total Current Transactions	143.42
TOTAL BALANCE DUE	\$143.42



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Account #	1299905
Customer #	01547952
Balance Forward	0.00
Current Transactions	143.42

Total Balance Due	\$143.42
Due Date	2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

Service Address: **1873 DRUMMOND POINT RECLAIM**

Bill Number: 23806610

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606790	12/5/2025	585	1/6/2026	628	32	43

Usage History

Reclaimed

January 2026
 December 2025
 November 2025
 October 2025
 September 2025

43
 58
 85
 95
 61

Transactions

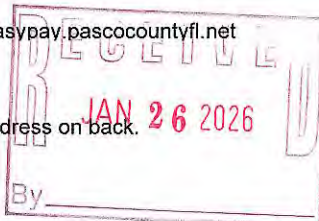
Previous Bill	67.17
Payment	-67.17 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	43 Thousand Gals X \$1.01
Total Current Transactions	43.43
TOTAL BALANCE DUE	\$43.43



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Account # 1299720
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 43.43

Total Balance Due \$43.43
Due Date 2/9/2026

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

Round-Up Donations to Charity
 Amount Enclosed

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TWO RIVERS WEST CDD

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

Bill Number: 23806414

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161118	12/5/2025	566	1/6/2026	586	32	20

Usage History

	Reclaimed
January 2026	20
December 2025	19
November 2025	16
October 2025	13
September 2025	16
August 2025	12
July 2025	20
June 2025	110
May 2025	4

Transactions

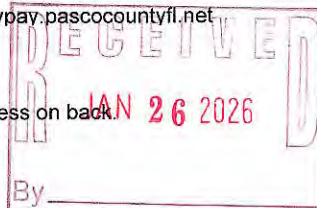
Previous Bill	20.81
Payment	-20.81 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	20 Thousand Gals X \$1.01
Total Current Transactions	20.20
TOTAL BALANCE DUE	\$20.20



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Account # 1293945
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 20.20

Total Balance Due	\$20.20
Due Date	2/9/2026

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

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS WEST CDD

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

Bill Number: 23805977
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607012	12/5/2025	1849	1/6/2026	1932	32	83

Usage History

Month	Reclaimed
January 2026	83
December 2025	77
November 2025	74
October 2025	82
September 2025	141
August 2025	69
July 2025	145
June 2025	240
May 2025	8

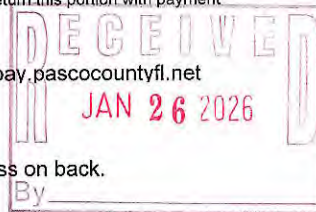
Transactions

Previous Bill	85.24
Payment	-85.24 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	83 Thousand Gals X \$1.01
Total Current Transactions	83.83
TOTAL BALANCE DUE	\$83.83



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Account #	1283800
Customer #	01547952
Balance Forward	0.00
Current Transactions	83.83

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Total Balance Due	\$83.83
Due Date	2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

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

Bill Number: 23805976

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606771	12/5/2025	356	1/6/2026	369	32	13

Usage History

Month	Reclaimed
January 2026	13
December 2025	11
November 2025	10
October 2025	9
September 2025	3
August 2025	2
July 2025	20
June 2025	24
May 2025	3

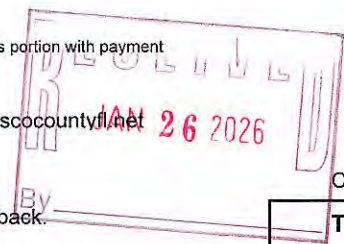
Transactions

Previous Bill	12.12
Payment	-12.12 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$1.01
Total Current Transactions	13.13
TOTAL BALANCE DUE	\$13.13



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Account #	1283795
Customer #	01547952
Balance Forward	0.00
Current Transactions	13.13

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Total Balance Due	\$13.13
Due Date	2/9/2026

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

Round-Up Donations to Charity	-
Amount Enclosed	-

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TWO RIVERS WEST CDD

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

Bill Number: 23805911
 Billing Date: 1/21/2026
 Billing Period: 12/24/2025 to 1/6/2026

Account #	Customer #
1279740	01547952
Please use the 15-digit number below when making a payment through your bank	
127974001547952	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607008	12/24/2025	260	1/6/2026	580	13	320

Usage History
 Reclaimed
 January 2026 320

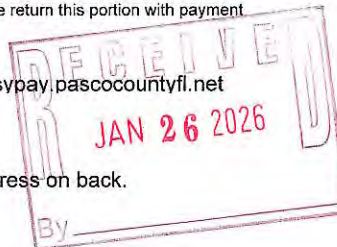
Transactions

Current Transactions		
Reclaimed	320 Thousand Gals X \$1.01	323.20
Adjustments		
Deposit Owing		300.00
Turn On Next Day Activation Fee		64.00
Total Current Transactions		687.20
TOTAL BALANCE DUE		\$687.20



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Account # 1279740
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 687.20

Total Balance Due	\$687.20
Due Date	2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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EPG TWO RIVERS LLC

TWO RIVERS WEST

Service Address: **SHORTHORN DR AND TWO RIVERS BLVD RECLAIM #1**

Bill Number: 23805057

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

Account #	Customer #
1247965	01524147
Please use the 15-digit number below when making a payment through your bank	
124796501524147	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579105	12/5/2025	0	1/6/2026	155	32	155

Usage History

	Water	
January 2026	155	
December 2025	0	
November 2025	0	
October 2025	0	
September 2025	0	
July 2025	0	
June 2025	0	
June 2025	0	
May 2025	0	

Transactions

Current Transactions		
Reclaimed		
Reclaimed	155 Thousand Gals X \$1.01	156.55
Total Current Transactions		156.55

TOTAL BALANCE DUE \$156.55

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Account # 1247965
 Customer # 01524147
 Balance Forward 0.00
 Current Transactions 156.55

Total Balance Due	\$156.55
Due Date	2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

Service Address: **35183 COLSTRIP TRAIL RECLAIM**

Bill Number: 23804942

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	12/5/2025	598	1/6/2026	614	32	16

Usage History
 Reclaimed

January 2026	16
December 2025	13
November 2025	14
October 2025	15
September 2025	10
August 2025	9
July 2025	45
June 2025	19

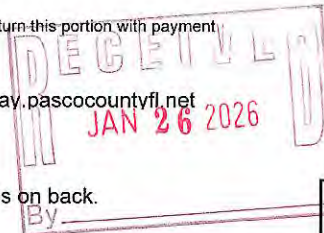
Transactions

Previous Bill	5.63
Payment	-5.63 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$1.01
Total Current Transactions	16.16
TOTAL BALANCE DUE	\$16.16



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Account # 1246095
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 16.16

Total Balance Due \$16.16
Due Date 2/9/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST CDD

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

Bill Number: 23804673
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149363	12/5/2025	108	1/6/2026	111	32	3

Usage History

	Reclaimed
January 2026	3
December 2025	2
November 2025	3
October 2025	2
September 2025	3
August 2025	1
July 2025	3
June 2025	12

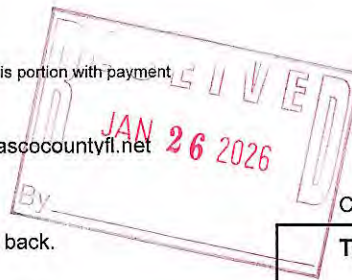
Transactions

Previous Bill	2.02
Payment	-2.02 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	3 Thousand Gals X \$1.01 3.03
Total Current Transactions	3.03
TOTAL BALANCE DUE	\$3.03



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Account # 1236630
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 3.03

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Total Balance Due \$3.03
Due Date 2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

Service Address: **DRUMMOND AND COLSTON**

Bill Number: 23804610

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	220600002	12/5/2025	869	1/6/2026	1020	32	151

Usage History

Month	Reclaimed
January 2026	151
December 2025	132
November 2025	148
October 2025	168
September 2025	114
August 2025	103
July 2025	154
June 2025	50
May 2025	0

Transactions

Previous Bill	148.27
Payment	-148.27 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	151 Thousand Gals X \$1.01
	152.51
Total Current Transactions	152.51
TOTAL BALANCE DUE	\$152.51

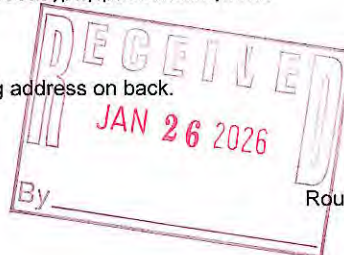
*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account # 1230075
 Customer # 01547952
 Past Due 0.00
 Current Transactions 152.51

Total Balance Due \$152.51
Due Date 2/9/2026

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

Round-Up Donations to Charity
 Amount Enclosed

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TWO RIVERS WEST CDD

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

Bill Number: 23804609

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579116	12/5/2025	9758	1/6/2026	11057	32	1299

Usage History

	Reclaimed
January 2026	1299
December 2025	1650
November 2025	1599
October 2025	1665
September 2025	402
August 2025	845
July 2025	663
June 2025	1431
May 2025	189

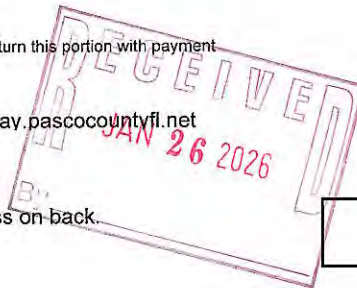
Transactions

Previous Bill	1,828.00
Payment	-1,828.00 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1,299 Thousand Gals X \$1.01 1,311.99
Total Current Transactions	1,311.99
TOTAL BALANCE DUE	\$1,311.99



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Account # 1230070
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 1,311.99

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Total Balance Due	\$1,311.99
Due Date	2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

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

Bill Number: 23804602

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579124	12/5/2025	1446	1/6/2026	1628	32	182

Usage History

	Reclaimed
January 2026	182
December 2025	278
November 2025	257
October 2025	248
September 2025	8
August 2025	63
July 2025	128
June 2025	47

Transactions

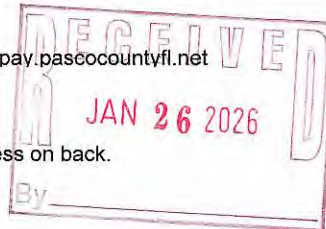
Previous Bill	289.70
Payment	-289.70 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	182 Thousand Gals X \$1.01 183.82
Total Current Transactions	183.82
TOTAL BALANCE DUE	\$183.82

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



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Account #	1229260
Customer #	01547952
Past Due	0.00
Current Transactions	183.82

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

Total Balance Due	\$183.82
Due Date	2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

Service Address: **2221 TWO RIVERS BOULEVARD**

Bill Number: 23805283

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579050	12/5/2025	3313	1/6/2026	3492	32	179

Usage History

Reclaimed

January 2026	179
December 2025	225
November 2025	234
October 2025	222
September 2025	153
August 2025	110
July 2025	21
June 2025	319
May 2025	375
April 2025	443
March 2025	349
February 2025	426

Transactions

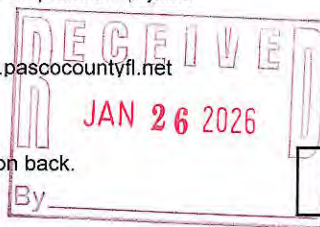
Previous Bill	250.88
Payment	-250.88 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	179 Thousand Gals X \$1.01 180.79
Total Current Transactions	180.79
TOTAL BALANCE DUE	\$180.79



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Account #	1254985
Customer #	01547952
Balance Forward	0.00
Current Transactions	180.79
Total Balance Due	\$180.79
Due Date	2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

Service Address: **35039 BIG HAWK DR. - RM-A**
 Bill Number: 23805282
 Billing Date: 1/21/2026
 Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606770	12/5/2025	183	1/6/2026	197	32	14

Usage History

Month	Reclaimed
January 2026	14
December 2025	25
November 2025	23
October 2025	31
September 2025	104
August 2025	0

Transactions

Previous Bill	28.57
Payment	-28.57 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	14 Thousand Gals X \$1.01
Total Current Transactions	14.14

TOTAL BALANCE DUE \$14.14

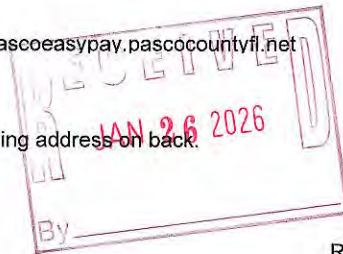
*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account # 1254960
 Customer # 01547952
 Past Due 0.00
 Current Transactions 14.14

Total Balance Due \$14.14
Due Date 2/9/2026

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

Round-Up Donations to Charity
 Amount Enclosed

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TWO RIVERS WEST CDD

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

Bill Number: 23805975

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579052	12/5/2025	1771	1/6/2026	2243	32	472

Usage History

	Reclaimed
January 2026	472
December 2025	329
November 2025	407
October 2025	931
September 2025	104
August 2025	0
June 2025	0
June 2025	0
May 2025	0

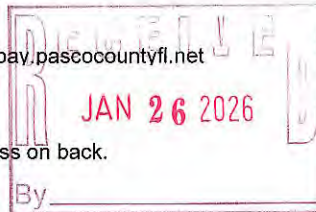
Transactions

Previous Bill	373.40
Payment	-373.40 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	472 Thousand Gals X \$1.01 476.72
Total Current Transactions	476.72
TOTAL BALANCE DUE	\$476.72



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Account # 1283790
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 476.72

Total Balance Due	\$476.72
Due Date	2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

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

Bill Number: 23805291

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579120	12/5/2025	1484	1/6/2026	1747	32	263

Usage History

	Reclaimed
January 2026	263
December 2025	156
November 2025	229
October 2025	308
September 2025	465
August 2025	146

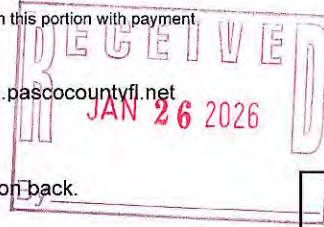
Transactions

Previous Bill	180.69
Payment	-180.69 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	263 Thousand Gals X \$1.01 265.63
Total Current Transactions	265.63
TOTAL BALANCE DUE	\$265.63



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Account # 1255150
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 265.63

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Total Balance Due \$265.63
Due Date 2/9/2026

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

Round-Up Donations to Charity
 Amount Enclosed

Check this box to participate in Round-Up.

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TWO RIVERS WEST CDD

Service Address: **34501 COLSTON AVENUE**

Bill Number: 23805287

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579040	12/5/2025	1003	1/6/2026	1084	32	81

Usage History

Month	Reclaimed
January 2026	81
December 2025	92
November 2025	97
October 2025	60
September 2025	0
August 2025	39
July 2025	50
June 2025	336
May 2025	45
April 2025	57
March 2025	104
February 2025	110

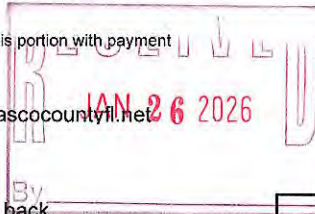
Transactions

Previous Bill	102.72
Payment	-102.72 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	81 Thousand Gals X \$1.01 81.81
Total Current Transactions	81.81
TOTAL BALANCE DUE	\$81.81



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Account # 1255005
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 81.81

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

Total Balance Due	\$81.81
Due Date	2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

Service Address: **2124 WISE RIVER LANE**

Bill Number: 23805286

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579044	12/5/2025	542	1/6/2026	616	32	74

Usage History

Month	Reclaimed
January 2026	74
December 2025	61
November 2025	81
October 2025	112
September 2025	164
August 2025	54
July 2025	9
June 2025	0
May 2025	21
April 2025	30
March 2025	10
February 2025	0

Transactions

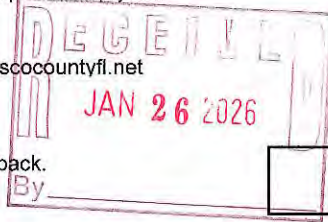
Previous Bill	69.79
Payment	-69.79 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	74 Thousand Gals X \$1.01 74.74
Total Current Transactions	74.74
TOTAL BALANCE DUE	\$74.74

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



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Account # 1255000
 Customer # 01547952
 Past Due 0.00
 Current Transactions 74.74

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

Total Balance Due	\$74.74
Due Date	2/9/2026

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

Round-Up Donations to Charity	-
Amount Enclosed	-

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TWO RIVERS WEST CDD

Service Address: **34492 COLSTON AVENUE**

Bill Number: 23805285

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579036	12/5/2025	2151	1/6/2026	2278	32	127

Usage History

	Reclaimed
January 2026	127
December 2025	141
November 2025	131
October 2025	101
September 2025	387
August 2025	55
July 2025	394
June 2025	10
May 2025	75
April 2025	157
March 2025	453
February 2025	246

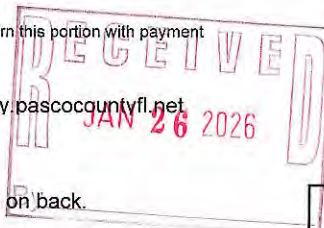
Transactions

Previous Bill	155.64
Payment	-155.64 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	127 Thousand Gals X \$1.01 128.27
Total Current Transactions	128.27
TOTAL BALANCE DUE	\$128.27



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Account # 1254995
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 128.27

Total Balance Due \$128.27
Due Date 2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

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TWO RIVERS WEST CDD

Service Address: **2281 TWO RIVERS BOULEVARD**

Bill Number: 23805284

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	12/5/2025	3555	1/6/2026	3975	32	420

Usage History

Reclaimed

January 2026	420
December 2025	605
November 2025	509
October 2025	426
September 2025	11
August 2025	107
July 2025	245
June 2025	468
May 2025	464
April 2025	322
March 2025	271
February 2025	108

Transactions

Previous Bill	662.46
Payment	-662.46 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	420 Thousand Gals X \$1.01 424.20
Total Current Transactions	424.20
TOTAL BALANCE DUE	\$424.20

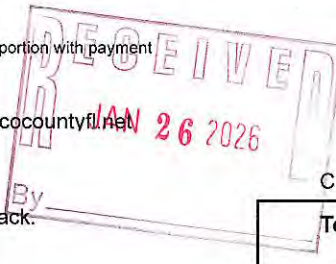
*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account # 1254990
 Customer # 01547952
 Past Due 0.00
 Current Transactions 424.20

Total Balance Due	\$424.20
Due Date	2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS WEST CDD

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

Bill Number: 23804674

Billing Date: 1/21/2026

Billing Period: 12/5/2025 to 1/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579123	12/5/2025	3040	1/6/2026	3326	32	286

Usage History

	Reclaimed
January 2026	286
December 2025	350
November 2025	324
October 2025	399
September 2025	366
August 2025	538
July 2025	219
June 2025	32

Transactions

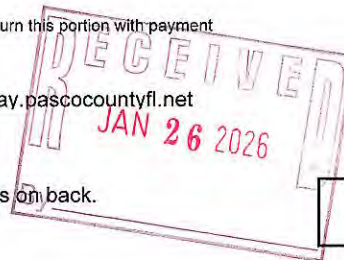
Previous Bill	386.22
Payment	-386.22 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	286 Thousand Gals X \$1.01 288.86
Total Current Transactions	288.86
TOTAL BALANCE DUE	\$288.86



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasy pay.pascocountyfl.net

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



Account # 1236655
 Customer # 01547952
 Balance Forward 0.00
 Current Transactions 288.86

Total Balance Due \$288.86
Due Date 2/9/2026

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

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

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



TWO RIVERS WEST CDD
TWO RIVERS WEST RDWY PH4_PH5
ZEPHYRHILLS, FL 33541

Statement Date: December 26, 2025

Amount Due: \$7,540.83

Due Date: January 16, 2026

Account #: 221009544216

Account Summary

Current Service Period: November 19, 2025 - December 18, 2025

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

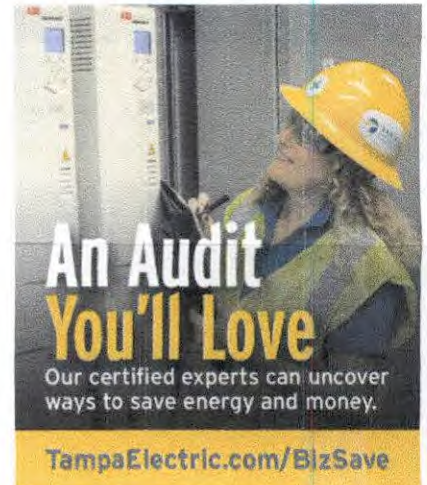
Current Month's Charges \$7,540.83

Amount Due by January 16, 2026 \$7,540.83

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



Scan here to view your account online.



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 #: 221009544216

Due Date: January 16, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$7,540.83

Payment Amount: \$ _____

627927759484

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.

91 6279277594842210095442160000007540839

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Service For:
TWO RIVERS WEST RDWY PH4_PH5
ZEPHYRHILLS, FL 33541

Account #: 221009544216
Statement Date: December 26, 2025
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

	Electric Charges		
	Lighting Service Items LS-2 (Bright Choices) for 30 days		
	Lighting Energy Charge	3840 kWh @ \$0.03412/kWh	\$131.02
	Monthly Charge		\$6721.60
	Lighting Fuel Charge	3840 kWh @ \$0.03363/kWh	\$129.14
	Storm Protection Charge	3840 kWh @ \$0.00559/kWh	\$21.47
	Clean Energy Transition Mechanism	3840 kWh @ \$0.00043/kWh	\$1.65
	Storm Surcharge	3840 kWh @ \$0.01230/kWh	\$47.23
	Florida Gross Receipt Tax		\$8.47
	State Tax		\$480.25
	Lighting Charges		\$7,540.83

Total Current Month's Charges \$7,540.83

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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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

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 relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



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

Statement Date: December 26, 2025

Amount Due: \$22,315.91

Due Date: January 16, 2026

Account #: 221009418668

Account Summary

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

Amount Due by January 16, 2026 \$22,315.91

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



Scan here to view your account online.



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



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

Account #: 221009418668

Due Date: January 16, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$22,315.91

Payment Amount: \$ _____

687186733991

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.

93 6871867339912210094186680000022315910

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

Account #: 221009418668
Statement Date: December 26, 2025
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	2040 kWh @ \$0.03412/kWh	\$69.60
Monthly Charge		\$3474.01
Lighting Fuel Charge	2040 kWh @ \$0.03363/kWh	\$68.61
Storm Protection Charge	2040 kWh @ \$0.00559/kWh	\$11.40
Clean Energy Transition Mechanism	2040 kWh @ \$0.00043/kWh	\$0.88
Storm Surcharge	2040 kWh @ \$0.01230/kWh	\$25.09
Florida Gross Receipt Tax		\$4.50
Lighting Charges		\$3,654.09

Billing information continues on next page →

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

Phone
 Toll Free:
866-689-6469
- 

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 863-299-0800 (Polk County)
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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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Service For:
WISE RIVER LANE
LIGHTS, ZEPHYRHILLS, FL 33541

Account #: 221009418668
Statement Date: December 26, 2025
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$1,672.28**

Billing information continues on next page →

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

Account #: 221009418668
 Statement Date: December 26, 2025
 Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

 Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	975 kWh @ \$0.03412/kWh	\$33.27
Monthly Charge		\$2933.34
Lighting Fuel Charge	975 kWh @ \$0.03363/kWh	\$32.79
Storm Protection Charge	975 kWh @ \$0.00559/kWh	\$5.45
Clean Energy Transition Mechanism	975 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	975 kWh @ \$0.01230/kWh	\$11.99
Florida Gross Receipt Tax		\$2.15
Lighting Charges		\$3,019.41

Billing information continues on next page →

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

Account #: 221009418668
Statement Date: December 26, 2025
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$3,439.16**

Billing information continues on next page →

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

Account #: 221009418668
Statement Date: December 26, 2025
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$1,579.38**

Billing information continues on next page →

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

Account #: 221009418668
Statement Date: December 26, 2025
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$2,183.26**

Billing information continues on next page →

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

Account #: 221009418668
Statement Date: December 26, 2025
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$1,612.11**

Billing information continues on next page →

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

Account #: 221009418668
Statement Date: December 26, 2025
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	420 kWh @ \$0.03412/kWh	\$14.33
Monthly Charge		\$1263.59
Lighting Fuel Charge	420 kWh @ \$0.03363/kWh	\$14.12
Storm Protection Charge	420 kWh @ \$0.00559/kWh	\$2.35
Clean Energy Transition Mechanism	420 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	420 kWh @ \$0.01230/kWh	\$5.17
Florida Gross Receipt Tax		\$0.93

Lighting Charges **\$1,300.67**

Billing information continues on next page →

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

Account #: 221009418668
Statement Date: December 26, 2025
Charges Due: January 16, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$3,855.55**

Total Current Month's Charges

\$22,315.91

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

Account #: 221009418668
Statement Date: December 26, 2025
Charges Due: January 16, 2026

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.



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Important Rate information for Commercial and Industrial Customers



Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's December 2024 approval. This adjustment supports investments that strengthen reliability, harden the grid and expand fuel-saving energy sources – improvements designed to build a stronger, more efficient energy system and help lower customer costs over time.



The fuel charge will also be adjusted in January to reflect actual costs from 2025 and projected expenses for 2026. The cost of fuel is passed directly to customers with no markup or profit to Tampa Electric.



The temporary storm surcharge ends in August 2026, so your bills will be lower in September through December 2026.

This storm surcharge pays for restoration following the historic and destructive 2024 hurricane season. To lessen the impact on customers, the surcharge was spread over 18 months (March 2025-August 2026).

Commercial and industrial customers will see increases between 2% and 10% depending on usage. Refer to the table for rates that begin January 2026.

For more information, visit TampaElectric.com/RateCommunications.



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Approved Rates for January 2026		
Standard General Service, Demand (GSD)		
Basic Service Charge	\$112 per day	
Demand Charge	\$19.06 per kW	
Energy Charge	0.815 cents per kWh	
Fuel Charge	3.516 cents per kWh	
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	\$2.02 per kW	
Capacity Charge	\$0.72 per kW	
Energy Conservation Charge	\$0.79 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	
Storm Surcharge	1.035 cents per kWh	
Optional General Service, Demand (GSD-option)		
Basic Service Charge	\$112 per day	
Energy Charge	8.226 cents per kWh	
Fuel Charge	3.516 cents per kWh	
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	0.493 cents per kWh	
Capacity Charge	0.176 cents per kWh	
Energy Conservation Charge	0.194 cents per kWh	
Clean Energy Transition Mechanism	0.272 cents per kWh	
Storm Surcharge	1.035 cents per kWh	
Time-of-Day General Service, Demand (GSDT)		
Basic Service Charge	\$112 per day	
Demand Charge	\$6.73 per kW of billing demand, plus	
	\$12.34 per kW of peak demand	
	On-Peak (cents per kWh)	Off-Peak (cents per kWh)
Energy Charge	1.322	0.633
Fuel Charge	3.822	3.376
Environmental Charge	0.072 cents per kWh	
Storm Protection Charge	\$2.02 per kW	
Capacity Charge	\$0.72 per kW	
Energy Conservation Charge	\$0.79 per kW	
Clean Energy Transition Mechanism	\$1.15 per kW	
Storm Surcharge	1.035 cents per kWh	
General Service, Large Demand Primary (GSLDPR)		
Basic Service Charge	\$22.03 per day	
Demand Charge	\$14.14 per kW	
Energy Charge	1.166 cents per kWh	
Fuel Charge	3.481 cents per kWh	
Environmental Charge	0.064 cents per kWh	
Storm Protection Charge	\$1.35 per kW	
Capacity Charge	\$0.66 per kW	
Energy Conservation Charge	\$0.77 per kW	
Clean Energy Transition Mechanism	\$0.86 per kW	
Storm Surcharge	0.453 cents per kWh	

TEC110725



TWO RIVERS WEST CDD
 C/O INFRAMARK
 TWO RIVERS WEST PH D9
 ZEPHYRHILLS, FL 33541

Statement Date: December 29, 2025

Amount Due: \$799.23

Due Date: January 20, 2026

Account #: 221009593866

Account Summary

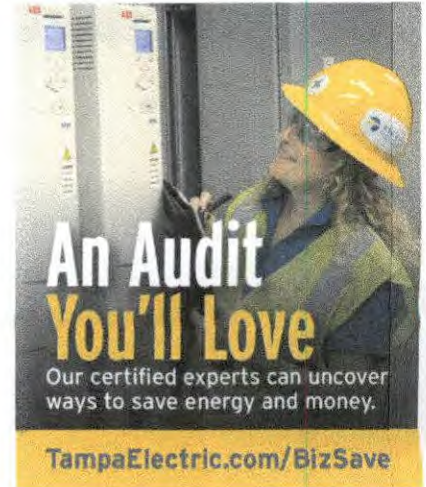
Current Service Period: November 19, 2025 - December 18, 2025	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$799.23
Amount Due by January 20, 2026 \$799.23	

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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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 #: 221009593866

Due Date: January 20, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$799.23

Payment Amount: \$ _____

600000833906

00001526 FTECO112282523403010 00000 03 01000000 15510 002

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

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



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



Service For:
TWO RIVERS WEST PH D9
ZEPHYRHILLS, FL 33541

Account #: 221009593866
Statement Date: December 29, 2025
Charges Due: January 20, 2026

Service Period: Nov 19, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

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⚡ Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	225 kWh @ \$0.03412/kWh	\$7.68
Monthly Charge		\$726.89
Lighting Fuel Charge	225 kWh @ \$0.03363/kWh	\$7.57
Storm Protection Charge	225 kWh @ \$0.00559/kWh	\$1.26
Clean Energy Transition Mechanism	225 kWh @ \$0.00043/kWh	\$0.10
Storm Surcharge	225 kWh @ \$0.01230/kWh	\$2.77
Florida Gross Receipt Tax		\$0.50
State Tax		\$52.46
Lighting Charges		\$799.23

Total Current Month's Charges \$799.23

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

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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**

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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
TWO RIVERS WEST PH D11
ZEPHYRHILLS, FL 33541

Statement Date: December 29, 2025

Amount Due: \$1,118.91

Due Date: January 20, 2026

Account #: 221009604051

Account Summary

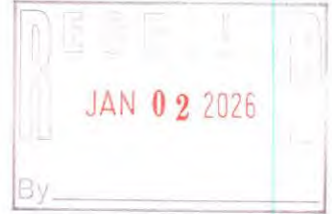
Current Service Period: December 04, 2025 - December 18, 2025

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

Current Month's Charges \$1,118.91

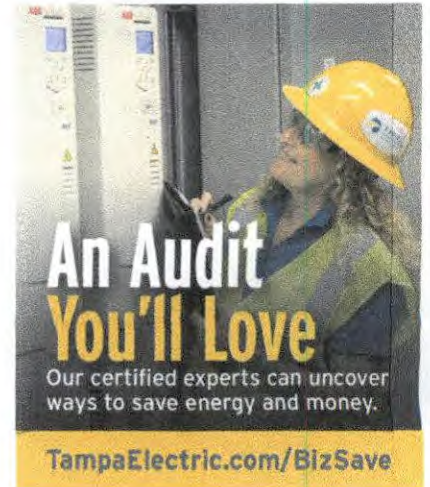
Amount Due by January 20, 2026 \$1,118.91

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



Scan here to view your account online.

00001527-0003365-Page 1 of 4



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 #: 221009604051

Due Date: January 20, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,118.91

Payment Amount: \$ _____

600000833901

00001527 FTECO112292523403010 00000 03 01000000 15511 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.

6000008339012210096040510000001118911



Service For:
TWO RIVERS WEST PH D11
ZEPHYRHILLS, FL 33541

Account #: 221009604051
Statement Date: December 29, 2025
Charges Due: January 20, 2026

Service Period: Dec 04, 2025 - Dec 18, 2025

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 15 days		
Lighting Energy Charge	315 kWh @ \$0.03412/kWh	\$10.75
Monthly Charge		\$1017.65
Lighting Fuel Charge	315 kWh @ \$0.03363/kWh	\$10.59
Storm Protection Charge	315 kWh @ \$0.00559/kWh	\$1.76
Clean Energy Transition Mechanism	315 kWh @ \$0.00043/kWh	\$0.14
Storm Surcharge	315 kWh @ \$0.01230/kWh	\$3.87
Florida Gross Receipt Tax		\$0.70
State Tax		\$73.45
Lighting Charges		\$1,118.91

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

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

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

Total Current Month's Charges **\$1,118.91**

00001527-0003385-Page 2 of 4

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

Ways To Pay Your Bill

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-  **In-Person**
Find list of Payment Agents at TampaElectric.com
-  **Mail A Check Payments:**
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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:**
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

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

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

Statement Date: January 13, 2026

Amount Due: \$204.29

Due Date: February 03, 2026
Account #: 211035616468

Account Summary

Current Service Period: December 06, 2025 - January 07, 2026	
Previous Amount Due	\$86.37
Payment(s) Received Since Last Statement	-\$86.37
Current Month's Charges	\$204.29
Amount Due by February 03, 2026	
	\$204.29

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 **161.54% higher** than it was in your previous period.



Scan here to view your account online.



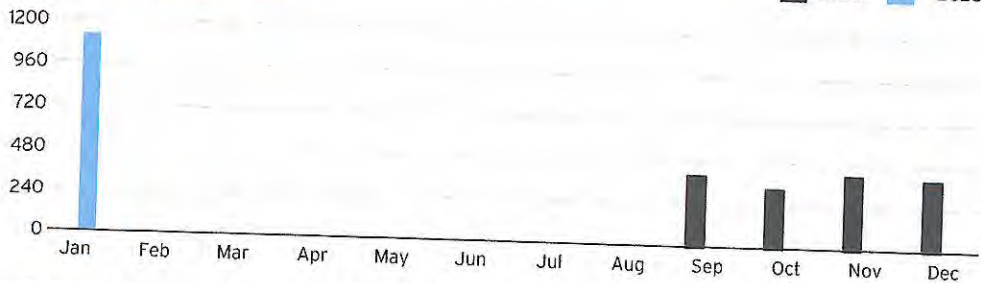
Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

00003783-0008341-Page 1 of 2

JAN 16 2026

Monthly Usage (kWh)



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



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

Account #: 211035616468
Due Date: February 03, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due:	\$204.29
Payment Amount:	\$ _____

637804302146



00003783 FTECO101132623262110 00000 02 01000000 10673 001

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.

109 6378043021462110356164680000000204295



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

Account #: 211035616468
 Statement Date: January 13, 2026
 Charges Due: February 03, 2026

Meter Read

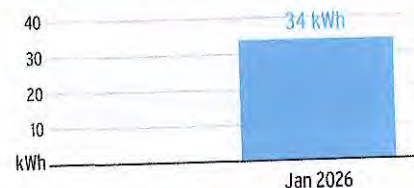
Service Period: Dec 06, 2025 - Jan 07, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000917615	01/07/2026	3,275		2,154		1,121 kWh	1	33 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	33 days @ \$0.66000	\$21.78
Energy Charge	1,121 kWh @ \$0.09202/kWh	\$103.15
Fuel Charge	1,121 kWh @ \$0.03516/kWh	\$39.41
Storm Protection Charge	1,121 kWh @ \$0.00568/kWh	\$6.37
Clean Energy Transition Mechanism	1,121 kWh @ \$0.00418/kWh	\$4.69
Storm Surcharge	1,121 kWh @ \$0.02121/kWh	\$23.78
Florida Gross Receipt Tax		\$5.11
Electric Service Cost		\$204.29

Total Current Month's Charges

\$204.29

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

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: January 15, 2026

Amount Due: \$20.98

Due Date: February 05, 2026

Account #: 221009539331

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$25.68
Payment(s) Received Since Last Statement	-\$25.68
Current Month's Charges	\$20.98
Amount Due by February 05, 2026	\$20.98

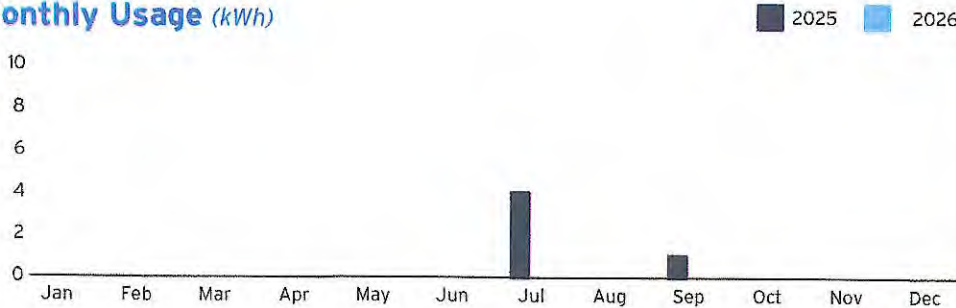
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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00000016-0000302-Page 23 of 42

Monthly Usage (kWh)



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



Account #: 221009539331

Due Date: February 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$20.98

Payment Amount: \$ _____

608174754955

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.

111 6081747549552210095393310000000020987



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

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

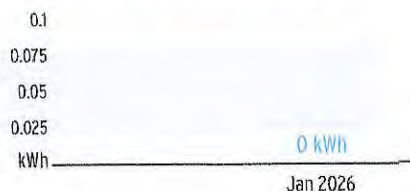
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944153	01/09/2026	5		5		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Avg kWh Used Per Day



Total Current Month's Charges \$20.98

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 Toll Free: **866-689-6469**
- All Other Correspondences:**
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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
 2137 WISE RIVER LN, ENTRY
 ZEPHYRHILLS, FL 33541-6679

Statement Date: January 15, 2026

Amount Due: \$82.24

Due Date: February 05, 2026

Account #: 221009418650

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$74.00
Payment(s) Received Since Last Statement	-\$74.00
Miscellaneous Credits	-\$1.39
Credit balance after payments and credits	-\$1.39
Current Month's Charges	\$83.63

Amount Due by February 05, 2026 \$82.24

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

Your Energy Insight



Your average daily kWh used was **7.69% lower** than it was in your previous period.



Scan here to view your account online.

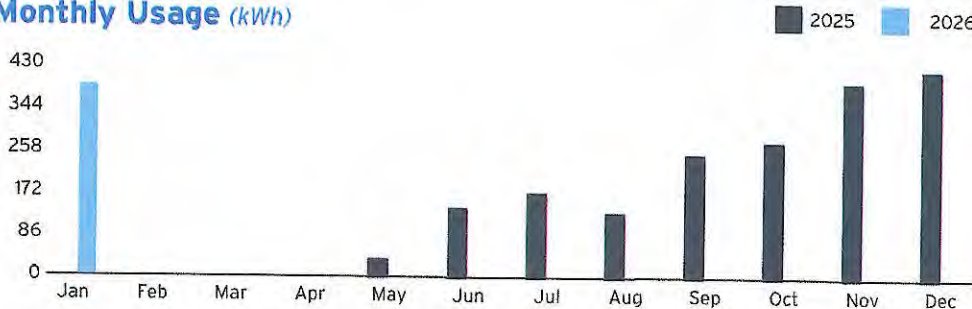
2025
2026

New Year, New Ways to Simplify

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Get started today at TECOaccount.com.

Monthly Usage (kWh)



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

Account #: 221009418650

Due Date: February 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$82.24

Payment Amount: \$ _____

603236500487

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.

113 603236500487221009418650000000082245

00000016-000293-Page 5 of 42



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

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

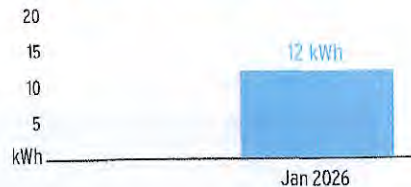
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000937577	01/09/2026	2,255	1,869	386 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	386 kWh @ \$0.09202/kWh	\$35.52
Fuel Charge	386 kWh @ \$0.03516/kWh	\$13.57
Storm Protection Charge	386 kWh @ \$0.00568/kWh	\$2.19
Clean Energy Transition Mechanism	386 kWh @ \$0.00418/kWh	\$1.61
Storm Surcharge	386 kWh @ \$0.02121/kWh	\$8.19
Florida Gross Receipt Tax		\$2.09
Electric Service Cost		\$83.63

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges

\$83.63

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.39
Total Current Month's Credits	-\$1.39

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

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 P.O. Box 31318
 Tampa, FL 33631-3318
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- Energy-Saving Programs:** 813-275-3909

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

Statement Date: January 15, 2026

Amount Due: \$21.28

Due Date: February 05, 2026

Account #: 211036592312

Account Summary

Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$150.83
Payment(s) Received Since Last Statement	-\$150.83
Miscellaneous Credits	-\$1.17
Credit balance after payments and credits	-\$1.17
Current Month's Charges	\$22.45
Amount Due by February 05, 2026	\$21.28

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

Your Energy Insight



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



Scan here to view your account online.

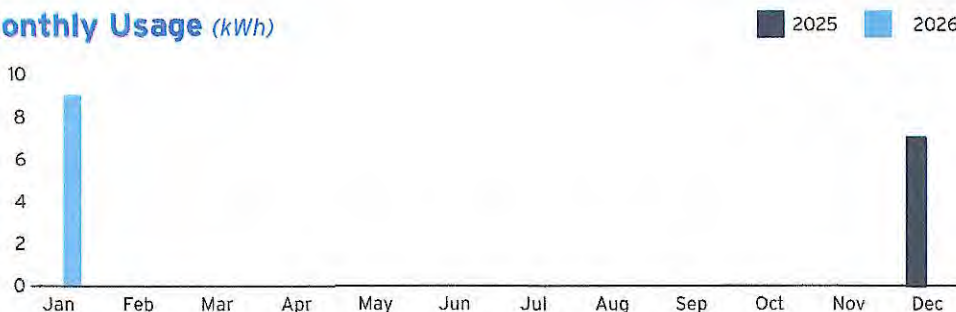


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0004065-0008986-Page 1 of 4

Monthly Usage (kWh)



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



Account #: 211036592312

Due Date: February 05, 2026

JAN 21 2026



Pay your bill online at TampaElectric.com

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

Amount Due: \$21.28

Payment Amount: \$ _____

688421293302



00004065 FTECO101152623424010 00000 02 01000000 11123 002

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

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

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



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

Account #: 211036592312
 Statement Date: January 15, 2026
 Charges Due: February 05, 2026

Meter Read

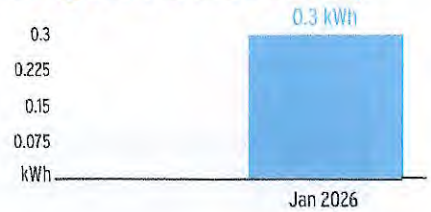
Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451388	01/09/2026	20		11		9 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	9 kWh @ \$0.09202/kWh	\$0.83
Fuel Charge	9 kWh @ \$0.03516/kWh	\$0.32
Storm Protection Charge	9 kWh @ \$0.00568/kWh	\$0.05
Clean Energy Transition Mechanism	9 kWh @ \$0.00418/kWh	\$0.04
Storm Surcharge	9 kWh @ \$0.02121/kWh	\$0.19
Florida Gross Receipt Tax		\$0.56
Electric Service Cost		\$22.45

Total Current Month's Charges \$22.45

Miscellaneous Credits	
Sales Tax Credit	-\$1.17
Total Current Month's Credits	-\$1.17

00004065-0006986-Page 2 of 4

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 P.O. Box 31318
 Tampa, FL 33631-3318
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- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
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888-223-0800 (All Other Counties)
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TWO RIVERS WEST CDD
 2306 MORRIS BRIDGE RD
 ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$36.46

Due Date: February 05, 2026

Account #: 211036317181

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$47.94
Payment(s) Received Since Last Statement	-\$47.94
Miscellaneous Credits	-\$4.33
Credit balance after payments and credits	-\$4.33
Current Month's Charges	\$40.79

Amount Due by February 05, 2026 \$36.46

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

Your Energy Insight



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



Scan here to view your account online.

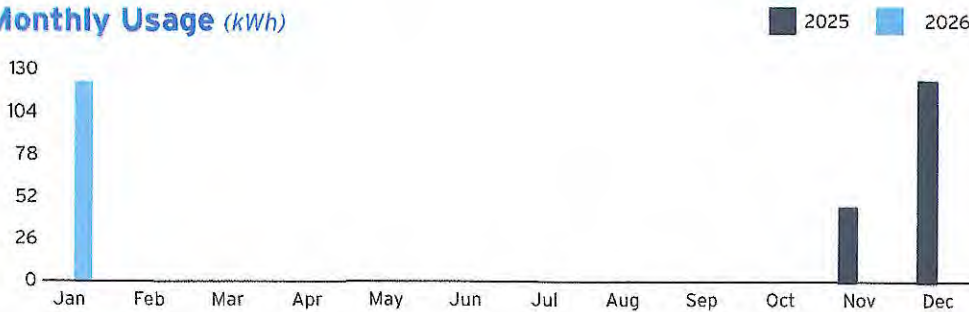
2025

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Get started today at TECOaccount.com.

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 #: 211036317181

Due Date: February 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$36.46

Payment Amount: \$ _____

682248521585

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.

117 682248521585211036317181000000036462

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Service For: 2306 MORRIS BRIDGE RD ZEPHYRHILLS, FL 33541

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026 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: 1000691156, 01/09/2026, 360, 238, 122 kWh, 1, 31 Days

Charge Details

Avg kWh Used Per Day

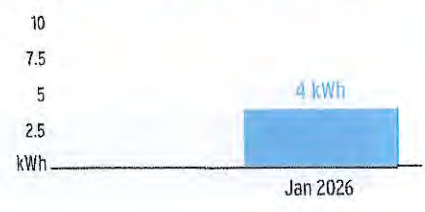


Table of Electric Charges: Daily Basic Service Charge (\$20.46), Energy Charge (\$11.23), Fuel Charge (\$4.29), Storm Protection Charge (\$0.69), Clean Energy Transition Mechanism (\$0.51), Storm Surcharge (\$2.59), Florida Gross Receipt Tax (\$1.02). Total Electric Service Cost: \$40.79

Total Current Month's Charges \$40.79

Table of Miscellaneous Credits: Sales Tax Credit (-\$4.33). Total Current Month's Credits: -\$4.33

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

- Online: TampaElectric.com
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TWO RIVERS WEST CDD
1828 TRAILHEAD LN
ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$63.52

Due Date: February 05, 2026

Account #: 211036166943

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$67.93
Payment(s) Received Since Last Statement	-\$67.93
Current Month's Charges	\$63.52
Amount Due by February 05, 2026	\$63.52

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

Your Energy Insight



Your average daily kWh used was **11.11% lower** than it was in your previous period.



Scan here to view your account online.

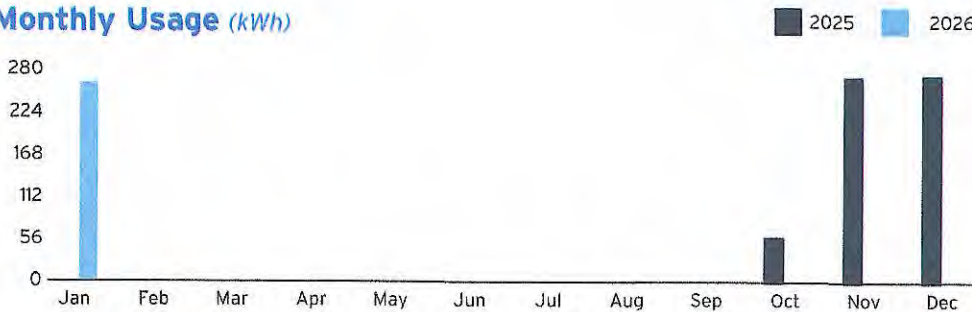
2025
2026

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Monthly Usage (kWh)



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Account #: 211036166943
Due Date: February 05, 2026

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Amount Due: \$63.52

Payment Amount: \$ _____

662495492655

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: January 15, 2026
 Charges Due: February 05, 2026

Meter Read

Meter Location: ENTRY GATE

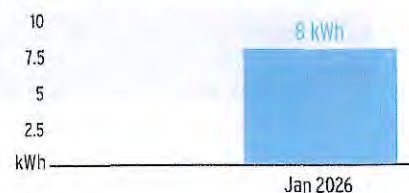
Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000424205	01/09/2026	932	670		262 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	262 kWh @ \$0.09202/kWh	\$24.11
Fuel Charge	262 kWh @ \$0.03516/kWh	\$9.21
Storm Protection Charge	262 kWh @ \$0.00568/kWh	\$1.49
Clean Energy Transition Mechanism	262 kWh @ \$0.00418/kWh	\$1.10
Storm Surcharge	262 kWh @ \$0.02121/kWh	\$5.56
Florida Gross Receipt Tax		\$1.59
Electric Service Cost		\$63.52

Total Current Month's Charges \$63.52

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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
34583 RANGEWOOD DR
ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$18.72

Due Date: February 05, 2026

Account #: 211036337031

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$27.32
Payment(s) Received Since Last Statement	-\$27.32
Miscellaneous Credits	-\$2.26
Credit balance after payments and credits	-\$2.26
Current Month's Charges	\$20.98

Amount Due by February 05, 2026 \$18.72

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 #: 211036337031

Due Date: February 05, 2026



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Amount Due: \$18.72

Payment Amount: \$ _____

689655862283

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.

121 6896558622832110363370310000000018727



Service For:
34583 RANGEWOOD DR
ZEPHYRHILLS, FL 33541

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

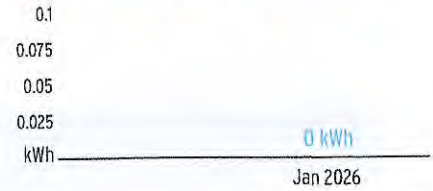
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
2000106666	01/09/2026	0	-	0	=	0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Avg kWh Used Per Day



Total Current Month's Charges \$20.98

Miscellaneous Credits	
Sales Tax Credit	-\$2.26
Total Current Month's Credits	-\$2.26

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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
1664 N MORRIS BRIDGE RD
ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$22.83

Due Date: February 05, 2026

Account #: 211036287970

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$27.32
Payment(s) Received Since Last Statement	-\$27.32
Current Month's Charges	\$22.83
Amount Due by February 05, 2026	\$22.83

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

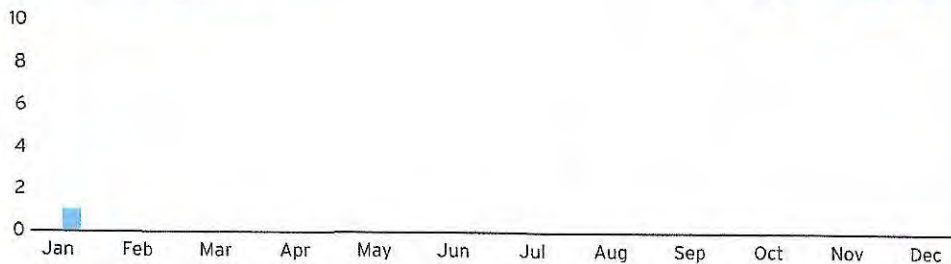


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Monthly Usage (kWh)

2025 2026



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



Account #: 211036287970

Due Date: February 05, 2026

Pay your bill online at TampaElectric.com
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Amount Due:	\$22.83
Payment Amount: \$	_____

682248521583

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.

123 682248521583211036287970000000022832



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

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
2000106667	01/09/2026	1	0	1 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	1 kWh @ \$0.09202/kWh	\$0.09
Fuel Charge	1 kWh @ \$0.03516/kWh	\$0.04
Storm Protection Charge	1 kWh @ \$0.00568/kWh	\$0.01
Storm Surcharge	1 kWh @ \$0.02121/kWh	\$0.02
Florida Gross Receipt Tax		\$0.53
Electric Service Cost		\$21.15
State Tax		\$1.68
Total Electric Cost, Local Fees and Taxes		\$22.83

Avg kWh Used Per Day



Total Current Month's Charges \$22.83

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- Phone**
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877-588-1010
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813-275-3909

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TWO RIVERS WEST CDD
36312 COLSTON AVE
ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$31.22

Due Date: February 05, 2026

Account #: 211036116740

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$35.46
Payment(s) Received Since Last Statement	-\$35.46
Current Month's Charges	\$31.22
Amount Due by February 05, 2026 \$31.22	

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

Your Energy Insight



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



Scan here to view your account online.

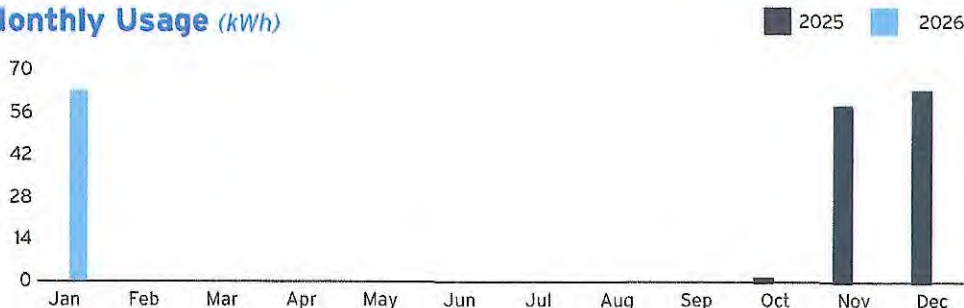


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Account #: 211036116740

Due Date: February 05, 2026



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Amount Due: \$31.22

Payment Amount: \$ _____

620520386551

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.

125 620520386551211036116740000000031223

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Service For:
 36312 COLSTON AVE
 ZEPHYRHILLS, FL 33541

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000202991	01/09/2026	190	127	63 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	63 kWh @ \$0.09202/kWh	\$5.80
Fuel Charge	63 kWh @ \$0.03516/kWh	\$2.22
Storm Protection Charge	63 kWh @ \$0.00568/kWh	\$0.36
Clean Energy Transition Mechanism	63 kWh @ \$0.00418/kWh	\$0.26
Storm Surcharge	63 kWh @ \$0.02121/kWh	\$1.34
Florida Gross Receipt Tax		\$0.78
Electric Service Cost		\$31.22

Total Current Month's Charges \$31.22

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TWO RIVERS WEST CDD
 34706 COLSTON AVE
 ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$30.40

Due Date: February 05, 2026

Account #: 211036147331

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$34.08
Payment(s) Received Since Last Statement	-\$34.08
Current Month's Charges	\$30.40
Amount Due by February 05, 2026 \$30.40	

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

Your Energy Insight



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



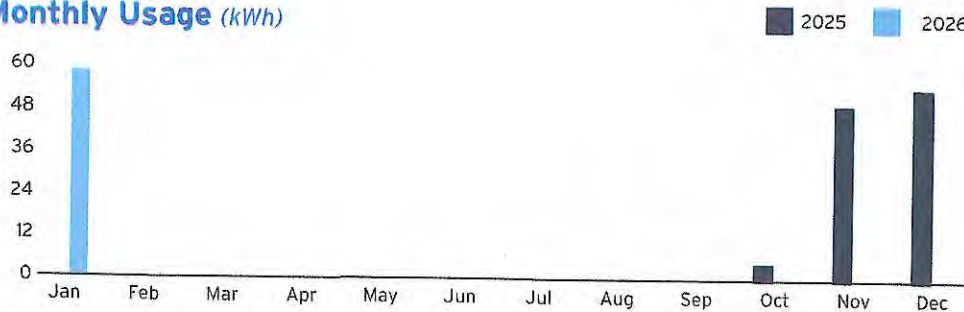
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Monthly Usage (kWh)



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Account #: 211036147331

Due Date: February 05, 2026



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Amount Due: \$30.40

Payment Amount: \$ _____

662495492654

TWO RIVERS WEST CDD
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 TAMPA, FL 33607-6008

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

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

127 662495492654211036147331000000030405



Service For:
 34706 COLSTON AVE
 ZEPHYRHILLS, FL 33541

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000693197	01/09/2026	165	107		58 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	58 kWh @ \$0.09202/kWh	\$5.34
Fuel Charge	58 kWh @ \$0.03516/kWh	\$2.04
Storm Protection Charge	58 kWh @ \$0.00568/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		\$0.76
Electric Service Cost		\$30.40

Total Current Month's Charges \$30.40

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

Statement Date: January 15, 2026

Amount Due: \$35.59

Due Date: February 05, 2026

Account #: 211036089145

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$38.88
Payment(s) Received Since Last Statement	-\$38.88
Current Month's Charges	\$35.59

Amount Due by February 05, 2026 \$35.59

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

Your Energy Insight



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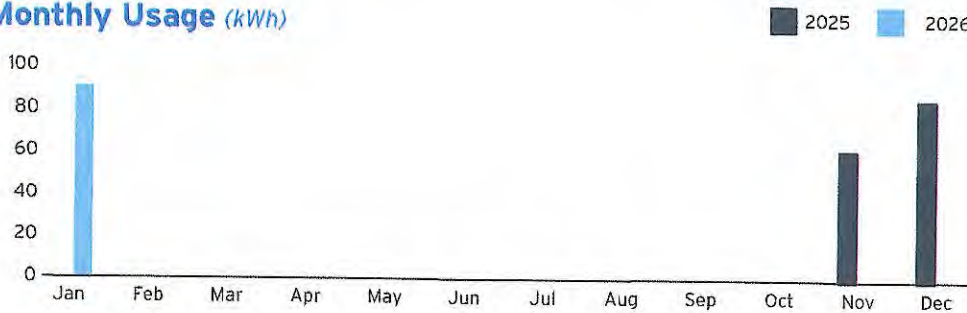


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Monthly Usage (kWh)



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

Account #: 211036089145

Due Date: February 05, 2026



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Amount Due: \$35.59

Payment Amount: \$ _____

620520386550

TWO RIVERS WEST CDD
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 TAMPA, FL 33607-6008

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

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

129 620520386550211036089145000000035593

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

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

Meter Read

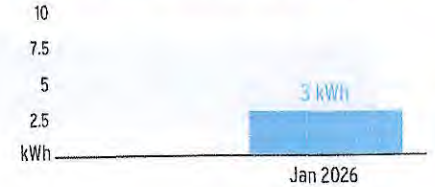
Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000196051	01/09/2026	236	146		90 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	90 kWh @ \$0.09202/kWh	\$8.28
Fuel Charge	90 kWh @ \$0.03516/kWh	\$3.16
Storm Protection Charge	90 kWh @ \$0.00568/kWh	\$0.51
Clean Energy Transition Mechanism	90 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	90 kWh @ \$0.02121/kWh	\$1.91
Florida Gross Receipt Tax		\$0.89
Electric Service Cost		\$35.59

Total Current Month's Charges \$35.59

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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
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$20.98

Due Date: February 05, 2026

Account #: 211036089111

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due \$25.68

Payment(s) Received Since Last Statement -\$25.68

Current Month's Charges \$20.98

Amount Due by February 05, 2026 \$20.98

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

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Account #: 211036089111

Due Date: February 05, 2026



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Amount Due: \$20.98

Payment Amount: \$ _____

620520386549

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.

131 6205203865492110360891110000000020987



Service For:
 35889 STABLETON LN
 ZEPHYRHILLS, FL 33541

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

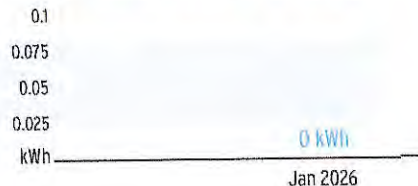
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000691152	01/09/2026	0	0		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Avg kWh Used Per Day



Total Current Month's Charges \$20.98

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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
 1900 ALCOVE PL
 ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$32.34

Due Date: February 05, 2026

Account #: 211036127242

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$36.72
Payment(s) Received Since Last Statement	-\$36.72
Current Month's Charges	\$32.34

Amount Due by February 05, 2026 **\$32.34**

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

Your Energy Insight



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



Scan here to view your account online.

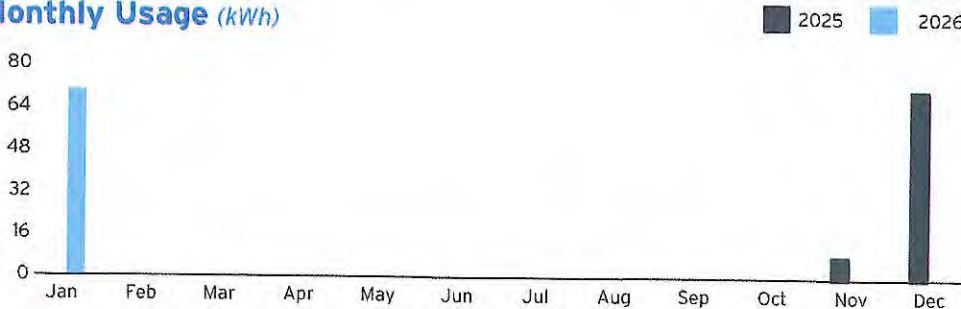


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Monthly Usage (kWh)



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Account #: 211036127242

Due Date: February 05, 2026



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Amount Due: \$32.34

Payment Amount: \$ _____

620520386552

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

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

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

133 620520386552211036127242000000032348



Service For:
 1900 ALCOVE PL
 ZEPHYRHILLS, FL 33541

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

Meter Read

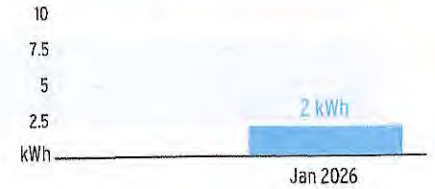
Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000255438	01/09/2026	149	79		70 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	70 kWh @ \$0.09202/kWh	\$6.44
Fuel Charge	70 kWh @ \$0.03516/kWh	\$2.46
Storm Protection Charge	70 kWh @ \$0.00568/kWh	\$0.40
Clean Energy Transition Mechanism	70 kWh @ \$0.00418/kWh	\$0.29
Storm Surcharge	70 kWh @ \$0.02121/kWh	\$1.48
Florida Gross Receipt Tax		\$0.81
Electric Service Cost		\$32.34

Total Current Month's Charges \$32.34

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813-275-3909

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

Statement Date: January 15, 2026

Amount Due: \$31.52

Due Date: February 05, 2026

Account #: 211036297391

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$42.24
Payment(s) Received Since Last Statement	-\$42.24
Miscellaneous Credits	-\$3.75
Credit balance after payments and credits	-\$3.75
Current Month's Charges	\$35.27
Amount Due by February 05, 2026 \$31.52	

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

Your Energy Insight



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



Scan here to view your account online.

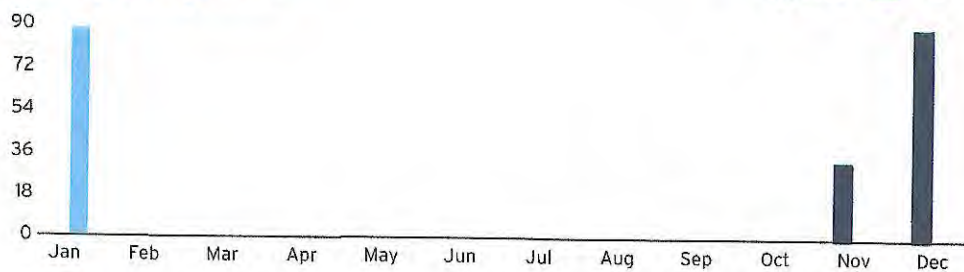


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Monthly Usage (kWh)



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Account #: 211036297391

Due Date: February 05, 2026



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Amount Due: \$31.52

Payment Amount: \$ _____

682248521584

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.

135 6822485215842110362973910000000031523

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Service For:
2047 TWO RIVERS BV
ZEPHYRHILLS, FL 33541

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000201739	01/09/2026	265	177		88 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	88 kWh @ \$0.09202/kWh	\$8.10
Fuel Charge	88 kWh @ \$0.03516/kWh	\$3.09
Storm Protection Charge	88 kWh @ \$0.00568/kWh	\$0.50
Clean Energy Transition Mechanism	88 kWh @ \$0.00418/kWh	\$0.37
Storm Surcharge	88 kWh @ \$0.02121/kWh	\$1.87
Florida Gross Receipt Tax		\$0.88
Electric Service Cost		\$35.27

Total Current Month's Charges \$35.27

Miscellaneous Credits	
Sales Tax Credit	-\$3.75
Total Current Month's Credits	-\$3.75

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

Statement Date: January 15, 2026

Amount Due:	\$34.78
Due Date: February 05, 2026	
Account #: 211035184756	

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$42.76
Payment(s) Received Since Last Statement	-\$42.76
Current Month's Charges	\$34.78
Amount Due by February 05, 2026	
	\$34.78

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.



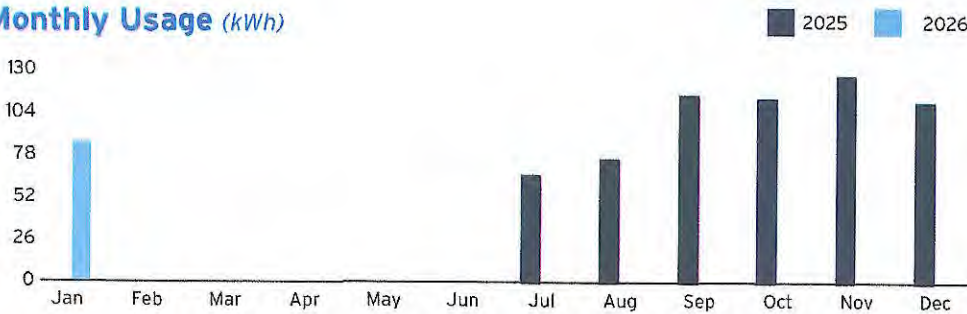
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Monthly Usage (kWh)



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Account #: 211035184756
Due Date: February 05, 2026

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Amount Due:	\$34.78
Payment Amount:	\$ _____

632866038122

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

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

Meter Read

Meter Location: METER POLE

Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944138	01/09/2026	732		647		85 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	85 kWh @ \$0.09202/kWh	\$7.82
Fuel Charge	85 kWh @ \$0.03516/kWh	\$2.99
Storm Protection Charge	85 kWh @ \$0.00568/kWh	\$0.48
Clean Energy Transition Mechanism	85 kWh @ \$0.00418/kWh	\$0.36
Storm Surcharge	85 kWh @ \$0.02121/kWh	\$1.80
Florida Gross Receipt Tax		\$0.87
Electric Service Cost		\$34.78

Total Current Month's Charges \$34.78

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

Statement Date: January 15, 2026

Amount Due: \$20.98

Due Date: February 05, 2026

Account #: 211035858003

Account Summary

Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$25.68
Payment(s) Received Since Last Statement	-\$25.68
Current Month's Charges	\$20.98
Amount Due by February 05, 2026	\$20.98

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



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Account #: 211035858003

Due Date: February 05, 2026

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Amount Due: \$20.98

Payment Amount: \$ _____

684717634606



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

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

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

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

Account #: 211035858003
 Statement Date: January 15, 2026
 Charges Due: February 05, 2026

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933889	01/09/2026	12		12		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Avg kWh Used Per Day



Total Current Month's Charges \$20.98

00004065-0008997-Page 4 of 4

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

Statement Date: January 15, 2026

Amount Due: \$33.64

Due Date: February 05, 2026

Account #: 211035150245

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$26.14
Payment(s) Received Since Last Statement	-\$26.14
Current Month's Charges	\$33.64
Amount Due by February 05, 2026 \$33.64	

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 **2900% higher** than it was in your previous period.



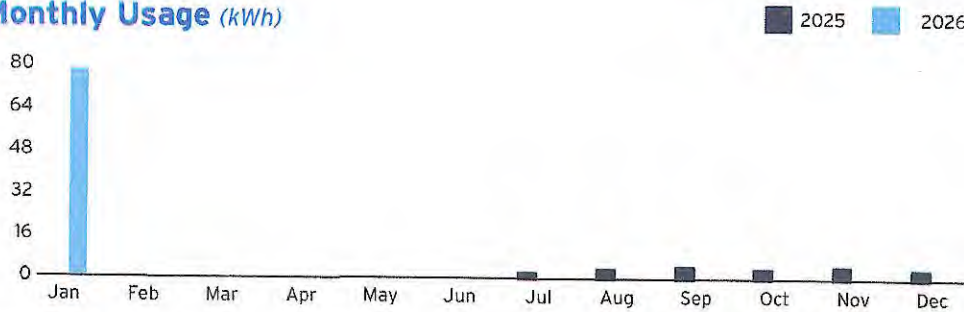
Scan here to view your account online.



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Get started today at TECOaccount.com.

Monthly Usage (kWh)



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



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

Account #: 211035150245

Due Date: February 05, 2026



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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: \$33.64

Payment Amount: \$ _____

632866038120

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.

141 632866038120211035150245000000033649

00000016-0000300-Page 19 of 42



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

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000944085	01/09/2026	97	19	78 kWh	1	31 Days

Charge Details

Avg kWh Used Per Day



Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	78 kWh @ \$0.09202/kWh	\$7.18
Fuel Charge	78 kWh @ \$0.03516/kWh	\$2.74
Storm Protection Charge	78 kWh @ \$0.00568/kWh	\$0.44
Clean Energy Transition Mechanism	78 kWh @ \$0.00418/kWh	\$0.33
Storm Surcharge	78 kWh @ \$0.02121/kWh	\$1.65
Florida Gross Receipt Tax		\$0.84
Electric Service Cost		\$33.64

Total Current Month's Charges \$33.64

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

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 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

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

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

Statement Date: January 15, 2026

Amount Due: \$78.73

Due Date: February 05, 2026

Account #: 211034856834

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$56.44
Payment(s) Received Since Last Statement	-\$56.44
Miscellaneous Credits	-\$1.01
Credit balance after payments and credits	-\$1.01
Current Month's Charges	\$79.74

Amount Due by February 05, 2026 **\$78.73**

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 **100% higher** than it was in your previous period.



Scan here to view your account online.

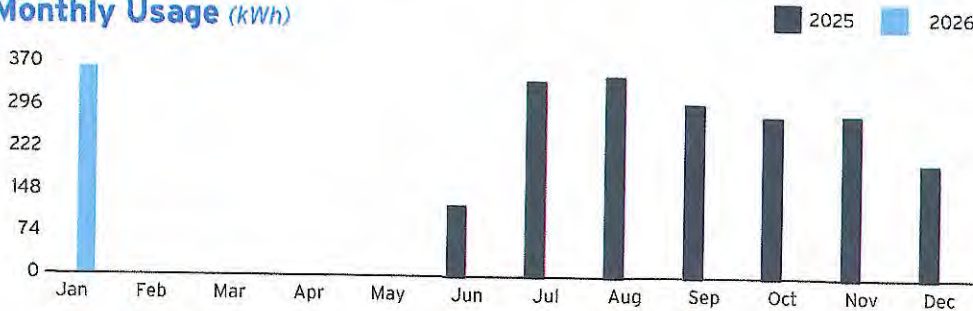
2025

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Monthly Usage (kWh)



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Account #: 211034856834

Due Date: February 05, 2026



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Amount Due: \$78.73

Payment Amount: \$ _____

687186743881

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.

143 687186743881211034856834000000078736

00000016-0000301-Page 21 of 42



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

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

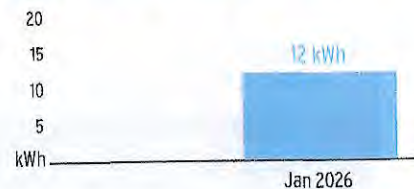
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000939675	01/09/2026	2,417	2,055	362 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	362 kWh @ \$0.09202/kWh	\$33.31
Fuel Charge	362 kWh @ \$0.03516/kWh	\$12.73
Storm Protection Charge	362 kWh @ \$0.00568/kWh	\$2.06
Clean Energy Transition Mechanism	362 kWh @ \$0.00418/kWh	\$1.51
Storm Surcharge	362 kWh @ \$0.02121/kWh	\$7.68
Florida Gross Receipt Tax		\$1.99
Electric Service Cost		\$79.74

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges **\$79.74**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.01
Total Current Month's Credits	-\$1.01

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

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 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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 P.O. Box 111
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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
 2429 WISE RIVER LN
 ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$32.02

Due Date: February 05, 2026

Account #: 211035125395

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026	
Previous Amount Due	\$42.45
Payment(s) Received Since Last Statement	-\$42.45
Current Month's Charges	\$32.02
Amount Due by February 05, 2026 \$32.02	

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 **33,33% lower** than it was in your previous period.



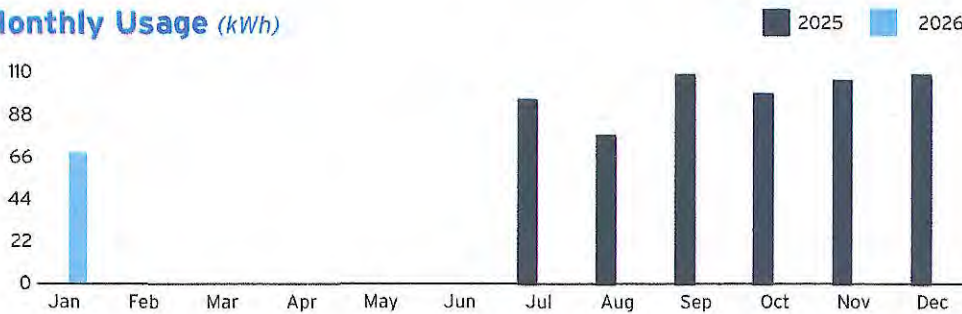
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Monthly Usage (kWh)



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

Account #: 211035125395

Due Date: February 05, 2026

JAN 21 2026

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

Amount Due: \$32.02

Payment Amount: \$ _____

632866038118

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:
2429 WISE RIVER LN
ZEPHYRHILLS, FL 33541

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

Meter Read

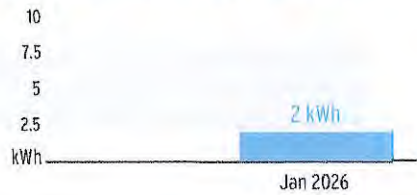
Service Period: Dec 10, 2025 - Jan 09, 2026 Rate Schedule: General Service - Non Demand

Table with 7 columns: Meter Number, Read Date, Current Reading, Previous Reading, Total Used, Multiplier, Billing Period. Row 1: 1000939709, 01/09/2026, 834, 766, 68 kWh, 1, 31 Days

Charge Details

Avg kWh Used Per Day

Table of Electric Charges: Daily Basic Service Charge (\$20.46), Energy Charge (\$6.26), Fuel Charge (\$2.39), Storm Protection Charge (\$0.39), Clean Energy Transition Mechanism (\$0.28), Storm Surcharge (\$1.44), Florida Gross Receipt Tax (\$0.80), Total Electric Service Cost (\$32.02)



Total Current Month's Charges \$32.02

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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, In-Person, Mail A Check, Credit or Debit Card, Phone. Includes details for each payment method and contact information for Tampa Electric.

Contact Us

Online: TampaElectric.com
Phone: Commercial Customer Care: 866-832-6249, Residential Customer Care: 813-223-0800, 863-299-0800, 888-223-0800
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.



TWO RIVERS WEST CDD
 2483 SUTTONSET TRL
 ZEPHYRHILLS, FL 33541

Statement Date: January 15, 2026

Amount Due: \$38.03

Due Date: February 05, 2026

Account #: 211035135774

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$42.45
Payment(s) Received Since Last Statement	-\$42.45
Current Month's Charges	\$38.03

Amount Due by February 05, 2026 \$38.03

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

Your Energy Insight



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



Scan here to view your account online.

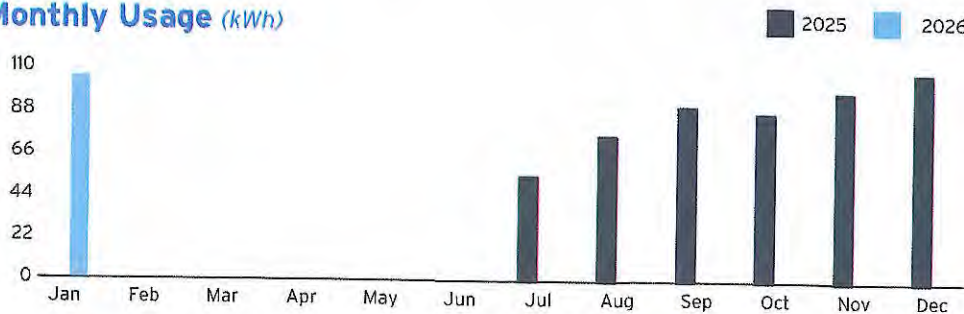


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Monthly Usage (kWh)



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

Account #: 211035135774

Due Date: February 05, 2026



Pay your bill online at TampaElectric.com

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Amount Due: \$38.03

Payment Amount: \$ _____

632866038119

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.

147 6328660381192110351357740000000038037

00000016-000295-Page 9 of 42



Service For:
 2483 SUTTONSET TRL
 ZEPHYRHILLS, FL 33541

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

Meter Read

Meter Location: MAIL KIOSK

Service Period: Dec 10, 2025 - Jan 09, 2026

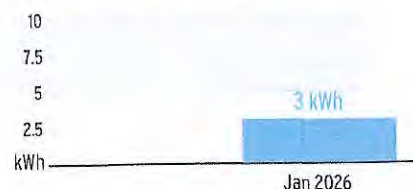
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000916374	01/09/2026	825	720	105 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	105 kWh @ \$0.09202/kWh	\$9.66
Fuel Charge	105 kWh @ \$0.03516/kWh	\$3.69
Storm Protection Charge	105 kWh @ \$0.00568/kWh	\$0.60
Clean Energy Transition Mechanism	105 kWh @ \$0.00418/kWh	\$0.44
Storm Surcharge	105 kWh @ \$0.02121/kWh	\$2.23
Florida Gross Receipt Tax		\$0.95
Electric Service Cost		\$38.03

Avg kWh Used Per Day



Total Current Month's Charges

\$38.03

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

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 888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
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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: January 15, 2026

Amount Due: \$37.22

Due Date: February 05, 2026

Account #: 211035174120

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$41.22
Payment(s) Received Since Last Statement	-\$41.22

Current Month's Charges	\$37.22
--------------------------------	----------------

Amount Due by February 05, 2026 **\$37.22**

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

Your Energy Insight



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



Scan here to view your account online.

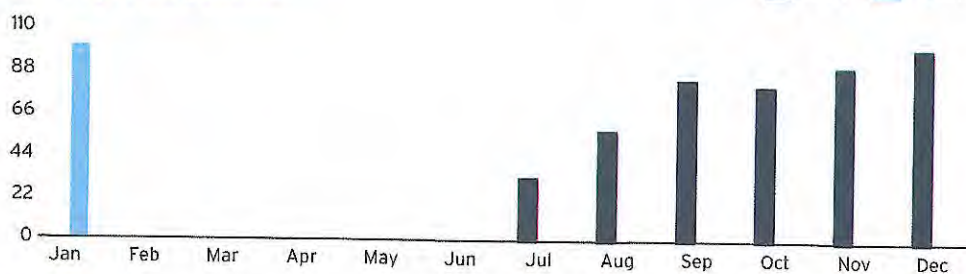


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Monthly Usage (kWh)



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Account #: 211035174120

Due Date: February 05, 2026



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Amount Due: \$37.22

Payment Amount: \$ _____

632866038121

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.

149 632866038121211035174120000000037223

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

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

Meter Read

Meter Location: SIGN LIGHTING

Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000931228	01/09/2026	550	450	100 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	100 kWh @ \$0.09202/kWh	\$9.20
Fuel Charge	100 kWh @ \$0.03516/kWh	\$3.52
Storm Protection Charge	100 kWh @ \$0.00568/kWh	\$0.57
Clean Energy Transition Mechanism	100 kWh @ \$0.00418/kWh	\$0.42
Storm Surcharge	100 kWh @ \$0.02121/kWh	\$2.12
Florida Gross Receipt Tax		\$0.93
Electric Service Cost		\$37.22

Avg kWh Used Per Day



Total Current Month's Charges \$37.22

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

Statement Date: January 15, 2026

Amount Due: \$34.37

Due Date: February 05, 2026
Account #: 211034856826

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$39.35
Payment(s) Received Since Last Statement	-\$39.35
Miscellaneous Credits	-\$1.22
Credit balance after payments and credits	-\$1.22
Current Month's Charges	\$35.59
Amount Due by February 05, 2026 \$34.37	

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.



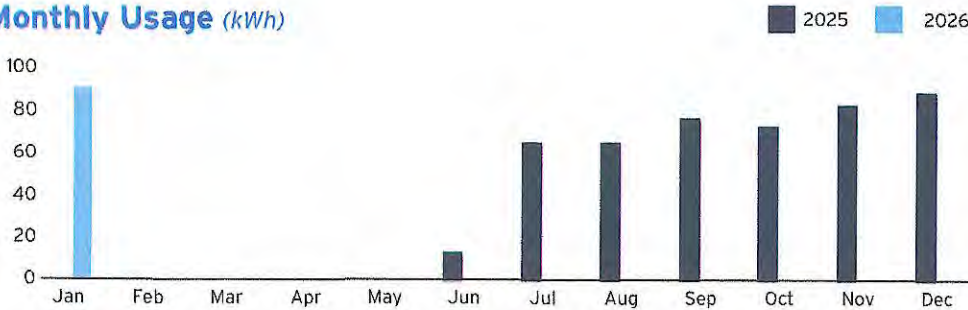
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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211034856826
Due Date: February 05, 2026

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Amount Due: \$34.37

Payment Amount: \$ _____

687186743880

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.

151 6871867438802110348568260000000034372

00000016-0000308-Page 35 of 42



Service For:
 2113 N DRUMMOND POINT
 ZEPHYRHILLS, FL 33541

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000933946	01/09/2026	554	464	90 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	90 kWh @ \$0.09202/kWh	\$8.28
Fuel Charge	90 kWh @ \$0.03516/kWh	\$3.16
Storm Protection Charge	90 kWh @ \$0.00568/kWh	\$0.51
Clean Energy Transition Mechanism	90 kWh @ \$0.00418/kWh	\$0.38
Storm Surcharge	90 kWh @ \$0.02121/kWh	\$1.91
Florida Gross Receipt Tax		\$0.89
Electric Service Cost		\$35.59

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges **\$35.59**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.22
Total Current Month's Credits	-\$1.22

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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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0000016-0000008-Page 35 of 42



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

Statement Date: January 15, 2026

Amount Due: \$38.98

Due Date: February 05, 2026

Account #: 211035097206

Account Summary



Current Service Period: December 10, 2025 - January 09, 2026

Previous Amount Due	\$43.40
Payment(s) Received Since Last Statement	-\$43.40
Current Month's Charges	\$38.98

Amount Due by February 05, 2026 \$38.98

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.

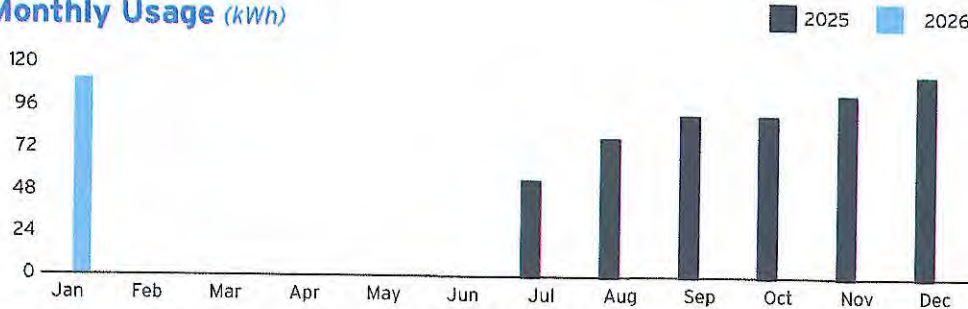


New Year, New Ways to Simplify

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

Monthly Usage (kWh)



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



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

Account #: 211035097206

Due Date: February 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$38.98

Payment Amount: \$ _____

615582140505

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.

153 615582140505211035097206000000038985

00000016-0000309-Page 37 of 42



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

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

Meter Read

Service Period: Dec 10, 2025 - Jan 09, 2026

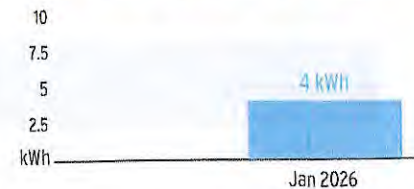
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916314	01/09/2026	1,012	901		111 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	111 kWh @ \$0.09202/kWh	\$10.21
Fuel Charge	111 kWh @ \$0.03516/kWh	\$3.90
Storm Protection Charge	111 kWh @ \$0.00568/kWh	\$0.63
Clean Energy Transition Mechanism	111 kWh @ \$0.00418/kWh	\$0.46
Storm Surcharge	111 kWh @ \$0.02121/kWh	\$2.35
Florida Gross Receipt Tax		\$0.97
Electric Service Cost		\$38.98

Avg kWh Used Per Day



0000016-0000309-Page 38 of 42

Total Current Month's Charges \$38.98

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
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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

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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
COLSTON AVE/TRAILHEAD LN, TWORVRPHD4
ZEPHYRHILLS, FL 33541

Statement Date: January 21, 2026

Amount Due: \$2,838.56

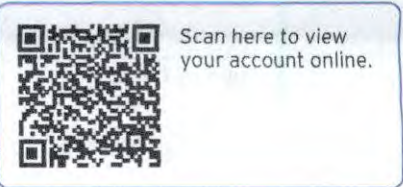
Due Date: February 11, 2026

Account #: 221009530827

Account Summary

Current Service Period: December 13, 2025 - January 14, 2026	
Previous Amount Due	\$2,837.66
Payment(s) Received Since Last Statement	-\$2,837.66
Current Month's Charges	\$2,838.56
Amount Due by February 11, 2026	\$2,838.56

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



Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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



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

Pay your bill online at TampaElectric.com
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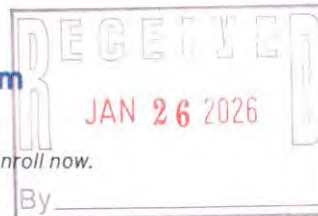
Account #: 221009530827

Due Date: February 11, 2026

Amount Due: \$2,838.56

Payment Amount: \$ _____

681013964277



00004940 FTECO101212622583810 00000 02 01000000 11709 001

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.

00004940-0010754-Page 1 of 2





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

Account #: 221009530827
Statement Date: January 21, 2026
Charges Due: February 11, 2026

Service Period: Dec 13, 2025 - Jan 14, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 33 days		
Lighting Energy Charge	855 kWh @ \$0.03411/kWh	\$29.16
Monthly Charge		\$2762.18
Lighting Fuel Charge	855 kWh @ \$0.03452/kWh	\$29.51
Storm Protection Charge	855 kWh @ \$0.00574/kWh	\$4.91
Clean Energy Transition Mechanism	855 kWh @ \$0.00043/kWh	\$0.37
Storm Surcharge	855 kWh @ \$0.01230/kWh	\$10.52
Florida Gross Receipt Tax		\$1.91
Lighting Charges		\$2,838.56

Total Current Month's Charges **\$2,838.56**

00004940-0010754-Page 2 of 2

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

Ways To Pay Your Bill

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- In-Person**
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- Mail A Check**
Payments:
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 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
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Online: TampaElectric.com
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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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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: January 20, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Thomas Spence	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Nick Dister	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 1/20/2026 13:00

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: January 20, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	x	\$200.00
2 Thomas Spence	x	\$200.00
3 Angie Grunwald	x	\$200.00
4 Nick Dister	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 1/20/2026 13:00



Down to Earth Landscape & Irrigation
 PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 228-5717

Invoice: #164955

January 2026

Customer Address

Inframark Management Services
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, FL 33544

Property / Project Address

Two Rivers West
 35072 Big Hawk Drive
 Zephyrhills, FL 33541

Service Branch

Tampa

Account Manager

Santiago Hernandez

Job Name

Two rivers Blvd Mulch

Date Issued

1/23/2026

Date Due

2/7/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Quantity	Rate	Amount
LCE018: Mulch Installation			
Subcontracted Mulch (Sub)	1.00	\$31,782.86	\$31,782.86

Previously Held Retainage	\$0.00
Current Retainage	\$0.00

Billing Questions
 Theresa.Koglin@Down2earthinc.com
 (321) 228-5717
 Visit us at <https://dtlandscape.com> for all other questions or concerns.
 To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$31,782.86
Sales Tax	\$0.00
Total	\$31,782.86
Credits/Payments	(\$0.00)
Balance Due	\$31,782.86

All payment are due with in terms. Late Payments are subject to a 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, for all other Terms & Conditions please visit <https://dtlandscape.com/terms-and-conditions/>.



Down to Earth Landscape & Irrigation

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

Estimate: #132861

Customer Address

Inframark
Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Inframark CCD
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Physical Job Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Two rivers Blvd Mulch	December 1, 2025	Christopher J Labenz	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Mulch Installation				
Subcontracted Mulch	3 Cubic Foot Bag	1	\$31,782.86	\$31,782.86
			Subtotal	\$31,782.86
			Estimated Tax	\$0.00
			Job Total	\$31,782.86

Brown

- Re-mulch main Blvd. on both sides of road (East and West) in addition to the center island up to the roundabout on Two Rivers Blvd.

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



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

Proposed By:

Christopher J Labenz
Down to Earth

11/10/2025
Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane
1F3BE9E795D0415

12/26/2025

Inframark

Date

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(321) 263-2700

Estimate: #132861

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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>
Two rivers Blvd Mulch	December 1, 2025	Christopher J Labenz	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Mulch Installation				
Subcontracted Mulch	3 Cubic Foot Bag	1	\$31,782.86	\$31,782.86
			Subtotal	\$31,782.86
			Estimated Tax	\$0.00
			Job Total	\$31,782.86

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

Proposed By:

Christopher J Labenz
Down to Earth

11/10/2025
Date

Agreed & Accepted By:

Signed by:
Kollamay Turkoane
1F3BE9E795D0415

12/26/2025

Inframark

Date

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Down to Earth Landscape & Irrigation

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



Invoice: #164956

January 2026

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

Pulte plant replacement and mulch refresh
Estimate # 137516

Invoice Date

1/23/2026

Date Due

2/7/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#137516 - Pulte plant replacement and mulch refresh				\$5,242.46

Entrance

- Front entryway to Delyle (Pulte) refresh (top dress) coco mulch on both side of entrance. 2 pallets
- Fill in missing confederate Jasmin that were damaged from resent electrical installation.

Mail Box

- Install #3 6 firebush near lift station to the right of the mailbox area.
- Install #45 1 slash pine on opposite side of lift station along pvc fence and homeowners yard.
- Install #3 5 white mulie grass, replacing the simpson stopper
- Install #7 2 wax murtles in front of lift station
- Install #3 10 walters viburnum on the right side of mailbox to fill in.
- Top dress pine nuggets 2 pallets

Dead-end pocket park

- Remove dead fire bush
- Flush cut small pine tree
- Install #12 3 white mulie in place of firebush
- Top dress pine nuggets 20 bags

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

LCE025: Tree/Plant Installation				\$5,022.46
Site Prep, Removal, & Disposal (E) (Labor)				\$975.00
Confederate Jasmine Installed (E) (Kit)	1 Gallon Plant	6.00	\$8.25	\$49.50
Firebush Installed (E) (Kit)	3 Gallon Plant	6.00	\$19.00	\$114.00

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dte4.com/terms-and-conditions/>.

Muhly Grass "white" Installed (E) (Kit)	3 Gallon Plant	17.00	\$17.50	\$297.50
Viburnum Obovatum "Walters Viburnum" Installed (E) (Kit)	3 Gallon Plant	10.00	\$19.00	\$190.00
Wax Myrtle Installed (E) (Kit)	15 Gallon Plant	2.00	\$232.98	\$465.96
Cocoa Mulch Installed (E) (Kit)	2 Cubic Foot Bag	150.00	\$7.85	\$1177.50
Pine Bark Mulch (Dyed) Installed (E) (Kit)	3 Cubic Foot Bag	120.00	\$9.65	\$1158.00
Slash Pine installed (E) (Kit)	45 Gallon Plant	1.00	\$595.00	\$595.00

LCE005: Irrigation Installation				\$220.00
--	--	--	--	-----------------

Irrigation Labor (Hide) (Labor)				\$170.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$50.00	\$50.00

Billing Questions

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$5,242.46
Sales Tax	\$0.00
Total	\$5,242.46
Credits/Payments	(\$0.00)
Balance Due	\$5,242.46

Entrance

- Front entryway to Delyle (Pulte) refresh (top dress) coco mulch on both side of entrance. 2 pallets
- Fill in missing confederate Jasmin that were damaged from resent electrical installation.

Mail Box

- Install #3 6 firebush near lift station to the right of the mailbox area.
- Install #45 1 slash pine on opposite side of lift station along pvc fence and homeowners yard.
- Install #3 5 white mulie grass, replacing the simpson stopper
- Install #7 2 wax murtles in front of lift station
- Install #3 10 walters viburnum on the right side of mailbox to fill in.
- Top dress pine nuggets 2 pallets

Dead-end pocket park

- Remove dead fire bush
- Flush cut small pine tree
- Install #12 3 white mulie in place of firebush
- Top dress pine nuggets 20 bags

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

Proposed By:

Dave Towsley
Down to Earth

01/07/2026
Date

Agreed & Accepted By:

Signed by:
Rollamay Turkoane
1F3BE9E795D0415

Inframark

1/12/2026
Date

Entrance

- Front entryway to Delyle (Pulte) refresh (top dress) coco mulch on both side of entrance. 2 pallets
- Fill in missing confederate Jasmin that were damaged from resent electrical installation.

Mail Box

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

Proposed By:

Dave Towsley
Down to Earth

01/07/2026
Date

Agreed & Accepted By:

Signed by:
Rollamay Turkoane
1F3BE9E795D0415

1/12/2026

Inframark

Date

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: January 20, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Thomas Spence	x	\$200.00
3	Angie Grunwald	x	\$200.00
4	Nick Dister	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 1/20/2026 13:00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: January 20, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
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4	Nick Dister	x	\$200.00
5	Ryan Motko	x	\$200.00

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Date

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REVISED 1/20/2026 13:00

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers West CDD

Board Meeting Date: January 20, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
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3	Angie Grunwald	x	\$200.00
4	Nick Dister	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 1/20/2026 13:00

Down to Earth Landscape & Irrigation

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



Invoice: #162947

December 2025

Customer

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

Property / Project Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Wesley Chapel, FL 33544

Project/Job

Seasonal flower change.
Estimate # 134667

Invoice Date

12/26/2025

Date Due

1/10/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#134667 - Seasonal flower change.				\$2,926.44
<ul style="list-style-type: none"> 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.

LCE017: Annual Installation				\$2,698.94
Annuals (Material)	4"	600.00	\$3.96	\$2376.00
POTTING SOIL MIX (50% COMPOST AND 50% HARDWOOD FINES) (Material)	Each	1.00	\$97.94	\$97.94
Site Prep, Removal, & Disposal (E) (Labor)				\$225.00
LCE005: Irrigation Installation				\$227.50
Irrigation Labor (Hide) (Labor)				\$127.50
Miscellaneous Fertilizer (Material)	Each	1.00	\$50.00	\$50.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$50.00	\$50.00

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$2,926.44
Sales Tax	\$0.00
Total	\$2,926.44
Credits/Payments	(\$0.00)

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

Balance Due **\$2,926.44**

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://d1621dscap.com/terms-and-conditions/>.

Down to Earth Landscape & Irrigation

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

Estimate: #134667

Customer Address

Inframark
Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Inframark CCD
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Physical Job Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Job

Seasonal flower change.

Estimated Job Start Date

December 12, 2025

Proposed By

Brent T Franklin

Due Date

<u>Estimate Details</u>				
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:

Brent T Franklin
Down to Earth

12/03/2025

Date

Agreed & Accepted By:



Inframark

12/15/2025

Date

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

Two Rivers West

DISTRICT CHECK REQUEST

Today's Date 1/5/2026
Check Amount \$1,624.56
Payable To Two Rivers West CDD
Check Description FY 25 Off-Roll Debt Service Assessments *Series 2022*
Code: 200.103200.1000

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

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

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

Authorization
Eric

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Date: 1/5/2026
 To: Teresa
 From: Eric
 RE: Off-Roll: Deposit to O&M Account_FY 2025

I. Please deposit to O&M account

	<u>Check</u>		Date		Amount
		2022			
		2023			
Homeowner	599900369		12/24/2025	\$	223.91
0	0		1/0/1900	\$	-
0	0		1/0/1900	\$	-
0	0		1/0/1900	\$	-
0	0		1/0/1900	\$	-
0	0		1/0/1900	\$	-
0	0		1/0/1900	\$	-
0	0		1/0/1900	\$	-
		2024			

	Total Deposit from Closings: \$ 223.91
--	---

			2022				
Chk Date	Unit	Lot #		Address		FY 25 O&M Assessment	Total
		/					
		/					
		/					
		/					
			2023				
12/24/2025	13	4		2318 Wise River Lane	\$	223.91	
1/0/1900	0	0		0	\$	-	
1/0/1900	0	0		0	\$	-	
1/0/1900	0	0		0	\$	-	
1/0/1900	0	0		0	\$	-	
			2024				
		/					
		/					
		/					
					\$	223.91	\$ -

TWO RIVERS WEST CDD

DISTRICT CHECK REQUEST

Today's Date 1/9/2026

Payable To Two Rivers West CDD

Total Check Amount \$25,171.09

Check Description Series 2022 FY 26 DS Portion of Tax Collector Distributions
\$21,935.12
201-103200-1000

Check Description Series 2024 FY 26 DS Portion of Tax Collector Distributions
\$3,235.97
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 Percentages	
Net O&M	\$ 2,146,227.78	45.51%	0.455100
Net DS 22	\$ 1,410,770.96	29.92%	0.299200
Net DS 23	\$ 802,856.89	17.03%	0.170300
Net DS 24	\$ 355,789.38	7.54%	0.075400
Net Total	4,715,645.01	100.00%	100.00%

68.43%

Date Received	Amount Received	45.51%	29.92%	17.03%	7.54%	Proof	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
		Raw Numbers Operations Revenue	Raw Numbers 2022 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue				
11/5/2025	230.29	230.29	-	-	-	-		1129	Interest
11/13/2025	12,533.40	5,704.32	3,749.59	2,133.86	945.63	-	TRWEST11132025 11/17/2025	1129	
11/15/2025	54,333.11	24,728.59	16,254.74	9,250.42	4,099.36	-	TRWEST11152025 11/24/2025	1145	
11/25/2025	65,054.24	29,608.08	19,462.16	11,075.74	4,908.26	-	TRWEST11252025 12/05/2025	Wire 12/10/2025	
12/4/2025	2,417,798.90	1,100,410.90	723,328.51	411,639.66	182,419.83	-	TRWEST12042025 12/05/2025	Wire 12/10/2025	
12/11/2025	70,436.58	32,057.75	21,072.38	11,992.10	5,314.35	-	TRWEST12112025 12/15/2025	1162	
12/17/2025	566,489.60	257,825.95	169,475.67	96,447.06	42,740.92	-	TRWEST12172025 12/18/2025		
1/8/2026	40,403.99	18,389.03	12,087.59	6,878.94	3,048.43	-	TRWEST01082026		
1/8/2026	2,485.62	1,131.27	743.62	423.19	187.54	-	TRWEST01082026 INT		Interest
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
		-	-	-	-	-			
TOTAL	3,229,765.73	1,470,086.18	966,174.26	549,840.96	243,664.32	793,505.29			
Net Total on Roll	4,715,645.01								
Collection Surplus / (Deficit)	(1,488,595.19)					(1,422,838.47)			

*Two Rivers West
Community
Development
District*

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 (PROJECT)	SERIES 2023 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	
ASSETS										
Cash In Bank	\$ 1,610,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,610,610
Accounts Receivable - Off-Roll	127,290	161,577	95,762	16,627	-	-	-	-	-	401,256
Due From Developer	34,289	-	-	-	-	-	-	-	-	34,289
Due From Other Funds	-	-	-	223,222	-	-	1,169	-	-	224,391
Investments:										
Acq. & Const. (Offsite Project)	-	-	-	-	2,088	-	-	-	-	2,088
Acquisition & Construction Account	-	-	-	-	1,784	1,199	29,696	-	-	32,679
Interest Account	-	-	-	-	680,206	-	-	-	-	680,206
Prepayment Account	-	21,809	-	-	-	-	-	-	-	21,809
Reserve Fund	-	719,844	415,488	1,282,791	-	-	-	-	-	2,418,123
Revenue Fund	-	1,026,398	762,137	531,050	-	-	-	-	-	2,319,585
Deposits - Electric	580	-	-	-	-	-	-	-	-	580
Deposits - Water	10,741	-	-	-	-	-	-	-	-	10,741
Utility Deposits	8,878	-	-	-	-	-	-	-	-	8,878
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	40,218,733	-	40,218,733
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	5,228,495	5,228,495
Amount To Be Provided	-	-	-	-	-	-	-	-	43,441,505	43,441,505
TOTAL ASSETS	\$ 1,792,388	\$ 1,929,628	\$ 1,273,387	\$ 2,053,690	\$ 684,078	\$ 1,199	\$ 30,865	\$ 40,218,733	\$ 48,670,000	\$ 96,653,968
LIABILITIES										
Accounts Payable	\$ 50,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,412
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	222,353	466	1,571	-	-	-	-	-	-	224,390
Loans Payable - Valley LOC	-	-	-	-	-	-	-	-	300,000	300,000
TOTAL LIABILITIES	277,965	466	1,571	-	-	-	-	-	48,670,000	48,950,002

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(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	
FUND BALANCES										
Restricted for:										
Debt Service	-	1,929,162	1,271,816	2,053,690	-	-	-	-	-	5,254,668
Capital Projects	-	-	-	-	684,078	1,199	30,865	-	-	716,142
Unassigned:	1,514,423	-	-	-	-	-	-	40,218,733	-	41,733,156
TOTAL FUND BALANCES	1,514,423	1,929,162	1,271,816	2,053,690	684,078	1,199	30,865	40,218,733	-	47,703,966
TOTAL LIABILITIES & FUND BALANCES	\$ 1,792,388	\$ 1,929,628	\$ 1,273,387	\$ 2,053,690	\$ 684,078	\$ 1,199	\$ 30,865	\$ 40,218,733	\$ 48,670,000	\$ 96,653,968

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 9,301	\$ 9,301	0.00%
Special Assmnts- Tax Collector	-	1,470,012	1,470,012	0.00%
Special Assmnts- CDD Collected	3,157,059	799,342	(2,357,717)	25.32%
Developer Estimated Contribution	-	200,495	200,495	0.00%
Other Miscellaneous Revenues	-	2,099	2,099	0.00%
TOTAL REVENUES	3,157,059	2,481,249	(675,810)	78.59%

EXPENDITURES

Administration

Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ - Construction Accounting	6,000	1,000	5,000	16.67%
ProfServ - Dissemination Agent/Reporting	5,000	6,250	(1,250)	125.00%
ProfServ - Field Management	16,000	4,000	12,000	25.00%
ProfServ - Technology Data Storage	600	150	450	25.00%
ProfServ - Recording Secretary	2,400	600	1,800	25.00%
Trustees Fees	6,500	7,094	(594)	109.14%
District Counsel	15,000	14,045	955	93.63%
District Engineer	12,500	3,726	8,774	29.81%
ProfServ - Administration	4,500	1,125	3,375	25.00%
ProfServ - District Management	25,000	6,250	18,750	25.00%
ProfServ - Accounting Services	9,000	2,750	6,250	30.56%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	40	460	8.00%
ProfServ - Rental and Leases	600	150	450	25.00%
General Liability	3,846	3,652	194	94.96%
Public Officials Insurance	2,738	2,580	158	94.23%
Property & Casualty Insurance	30,000	-	30,000	0.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	141	3,359	4.03%
ProfServ - Financial/Revenue Collections	5,000	1,250	3,750	25.00%
Meeting Expense	500	-	500	0.00%
ProfServ - Website Admin Services	1,200	300	900	25.00%
Dues, Licenses & Fees	175	175	-	100.00%
Loan Repayment	100,000	-	100,000	0.00%
Loan Interest Expense	21,000	8,179	12,821	38.95%
Total Administration	293,659	67,457	226,202	22.97%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	94,481	405,519	18.90%
Water/Waste	85,000	24,422	60,578	28.73%
Total Utility Services	585,000	118,903	466,097	20.33%
<u>Other Physical Environment</u>				
Aquatics - Contract	157,000	53,996	103,004	34.39%
Irrigation Maintenance & Repairs	60,000	491	59,509	0.82%
Landscaping - Annuals	24,000	6,022	17,978	25.09%
Landscaping - Mulch	100,000	32,941	67,059	32.94%
Landscape Maintenance - Contract	1,800,000	365,699	1,434,301	20.32%
Landscaping - Plant Replacement Program	100,000	17,766	82,234	17.77%
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	476,915	1,801,485	20.93%
TOTAL EXPENDITURES	3,157,059	663,275	2,493,784	21.01%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,817,974	1,817,974	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(303,551)		
FUND BALANCE, ENDING		\$ 1,514,423		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 14,265	\$ 14,265	0.00%
Special Assmnts- Tax Collector	-	966,255	966,255	0.00%
Special Assmnts- Prepayment	-	21,718	21,718	0.00%
Special Assmnts- CDD Collected	1,439,688	301,991	(1,137,697)	20.98%
TOTAL REVENUES	1,439,688	1,304,229	(135,459)	90.59%
EXPENDITURES				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	-	80,000	0.00%
Interest Expense	671,531	580,963	90,568	86.51%
Total Debt Service	751,531	580,963	170,568	77.30%
TOTAL EXPENDITURES	751,531	580,963	170,568	77.30%
Excess (deficiency) of revenues Over (under) expenditures	688,157	723,266	35,109	105.10%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	688,157	-	(688,157)	0.00%
TOTAL FINANCING SOURCES (USES)	688,157	-	(688,157)	0.00%
Net change in fund balance	\$ 688,157	\$ 723,266	\$ (1,341,205)	105.10%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,205,896		
FUND BALANCE, ENDING		\$ 1,929,162		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 9,759	\$ 9,759	0.00%
Special Assmnts- Tax Collector	-	549,958	549,958	0.00%
Special Assmnts- CDD Collected	-	415,223	415,223	0.00%
TOTAL REVENUES	-	974,940	974,940	0.00%
EXPENDITURES				
<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	-	480,199	480,199	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		791,617		
FUND BALANCE, ENDING		\$ 1,271,816		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 20,024	\$ 20,024	0.00%
Special Assmnts- Tax Collector	-	243,541	243,541	0.00%
Special Assmnts- CDD Collected	-	379,145	379,145	0.00%
TOTAL REVENUES	-	642,710	642,710	0.00%
EXPENDITURES				
<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	-	130,747	130,747	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,922,943		
FUND BALANCE, ENDING		<u>\$ 2,053,690</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 8,272	\$ 8,272	0.00%
TOTAL REVENUES	-	8,272	8,272	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,272	8,272	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		675,806		
FUND BALANCE, ENDING		<u>\$ 684,078</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 15	\$ 15	0.00%
TOTAL REVENUES	-	15	15	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	15	15	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,184		
FUND BALANCE, ENDING		<u>\$ 1,199</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 359	\$ 359	0.00%
TOTAL REVENUES	-	359	359	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	359	359	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		30,506		
FUND BALANCE, ENDING		<u>\$ 30,865</u>		

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906
Statement No. 26-01

Statement Date 01/31/2026

G/L Account No. 101002 Balance	1,610,610.31	Statement Balance	1,625,139.19
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	1,625,139.19
Subtotal	1,610,610.31	Outstanding Checks	-14,528.88
Negative Adjustments	0.00	Ending Balance	1,610,610.31
Ending G/L Balance	1,610,610.31		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/05/2026		JE001076	Special Assmnts-CDD Collected	Fidelity National Title of Florida - Ck #599900369 12	1,848.47	1,848.47	0.00
01/08/2026		JE001117	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	40,403.99	40,403.99	0.00
01/08/2026		JE001118	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Interest	2,485.62	2,485.62	0.00
01/22/2026		JE001123	Receivable - Off-Roll	Homes by West Bay - ACH #000802 01/22/2026 - TRW100125DS-DRP	412,659.83	412,659.83	0.00
01/31/2026		JE001124	Interest - Investments	Interest Earned	4,339.92	4,339.92	0.00
Total Deposits					461,737.83	461,737.83	0.00
Checks							
							0.00
12/17/2025	Payment	1170	STRALEY ROBIN VERICKER	Check for Vendor V00040	-5,783.00	-5,783.00	0.00
12/22/2025	Payment	1172	PASCO COUNTY UTILITIES BAYHEAD	Check for Vendor V00031	-61.61	-61.61	0.00
12/30/2025	Payment	1197	ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00049	-1,600.00	-1,600.00	0.00
12/30/2025	Payment	1198	Down To Earth JUNIPER	Check for Vendor V00043	-78,649.21	-78,649.21	0.00
12/30/2025	Payment	1199	LANDSCAPING OF FLORIDA LLC	Check for Vendor V00056	-16,936.75	-16,936.75	0.00
12/30/2025	Payment	1200	SITEX AQUATICS LLC	Check for Vendor V00035	-26,998.00	-26,998.00	0.00
12/30/2025	Payment	DD101	PASCO COUNTY UTILITIES	Payment of Invoice 001092	-250.88	-250.88	0.00
12/30/2025	Payment	DD102	PASCO COUNTY UTILITIES	Payment of Invoice 001093	-28.57	-28.57	0.00
12/30/2025	Payment	DD103	PASCO COUNTY UTILITIES	Payment of Invoice 001094	-735.38	-735.38	0.00
12/30/2025	Payment	DD104	PASCO COUNTY UTILITIES	Payment of Invoice 001095	-5.63	-5.63	0.00

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906

Statement No. 26-01

Statement Date

01/31/2026

Date	Type	Account No.	Description	Transaction Description	Debit	Credit	Balance
12/30/2025	Payment	DD105	PASCO COUNTY UTILITIES	Payment of Invoice 001096	-41.31		0.00
12/30/2025	Payment	DD106	PASCO COUNTY UTILITIES	Payment of Invoice 001097	-386.22		0.00
12/30/2025	Payment	DD107	PASCO COUNTY UTILITIES	Payment of Invoice 001098	-230.28		0.00
12/30/2025	Payment	DD108	PASCO COUNTY UTILITIES	Payment of Invoice 001099	-662.46		0.00
12/30/2025	Payment	DD109	PASCO COUNTY UTILITIES	Payment of Invoice 001100	-2.02		0.00
12/30/2025	Payment	DD110	PASCO COUNTY UTILITIES	Payment of Invoice 001101	-148.27		0.00
12/30/2025	Payment	DD111	PASCO COUNTY UTILITIES	Payment of Invoice 001102	-68.68		0.00
12/30/2025	Payment	DD112	PASCO COUNTY UTILITIES	Payment of Invoice 001111	-102.72		0.00
12/30/2025	Payment	DD113	PASCO COUNTY UTILITIES	Payment of Invoice 001112	-69.79		0.00
12/30/2025	Payment	DD114	PASCO COUNTY UTILITIES	Payment of Invoice 001113	-67.17		0.00
12/30/2025	Payment	DD115	PASCO COUNTY UTILITIES	Payment of Invoice 001114	-20.81		0.00
12/30/2025	Payment	DD116	PASCO COUNTY UTILITIES	Payment of Invoice 001115	-12.12		0.00
12/30/2025	Payment	DD117	PASCO COUNTY UTILITIES	Payment of Invoice 001116	-373.40		0.00
12/30/2025	Payment	DD118	PASCO COUNTY UTILITIES	Payment of Invoice 001117	-180.69		0.00
12/30/2025	Payment	DD119	PASCO COUNTY UTILITIES	Payment of Invoice 001118	-85.24		0.00
12/30/2025	Payment	DD120	PASCO COUNTY UTILITIES	Payment of Invoice 001134	-1,828.00		0.00
12/30/2025	Payment	DD121	PASCO COUNTY UTILITIES	Payment of Invoice 001135	-289.70		0.00
12/30/2025	Payment	DD122	PASCO COUNTY UTILITIES	Payment of Invoice 001136	-545.00		0.00
12/30/2025	Payment	DD123	PASCO COUNTY UTILITIES	Payment of Invoice 001137	-545.00		0.00
12/30/2025	Payment	DD124	PASCO COUNTY UTILITIES	Payment of Invoice 001138	-364.00		0.00
12/30/2025	Payment	DD125	PASCO COUNTY UTILITIES	Payment of Invoice 001139	-155.64		0.00
12/31/2025	Payment	1202	PASCO COUNTY UTILITIES	Check for Vendor V00031	-34.76		0.00
01/05/2026	Payment	1203	TWO RIVERS WEST CDD	Check for Vendor V00009	-1,624.56		0.00
01/07/2026	Payment	1204	PASCO COUNTY UTILITIES	Check for Vendor V00031	-181.88		0.00
01/07/2026	Payment	1205	TAMPA ELECTRIC	Check for Vendor V00047	-31,774.88		0.00
01/12/2026	Payment	1206	TWO RIVERS WEST CDD	Check for Vendor V00009	-25,171.09		0.00
12/30/2025	Payment	DD126	PASCO COUNTY UTILITIES	Payment of Invoice 001141	-1.85		0.00
01/14/2026	Payment	1207	Down To Earth JUNIPER	Check for Vendor V00043	-84,209.97		0.00
01/14/2026	Payment	1208	LANDSCAPING OF FLORIDA LLC	Check for Vendor V00056	-8,130.41		0.00

Bank Account Statement

Two Rivers West CDD

Bank Account No. 8906
Statement No. 26-01

Statement Date 01/31/2026

Date	Type	Check No.	Vendor Name	Description	Debit	Credit	Balance
01/14/2026	Payment	1209	SITEX AQUATICS LLC	Check for Vendor V00035	-13,499.00	-13,499.00	0.00
01/21/2026	Payment	1210	ANGIE GRUNWALD	Check for Vendor V00048	-200.00	-200.00	0.00
01/21/2026	Payment	1211	CARLOS DE LA OSSA	Check for Vendor V00021	-200.00	-200.00	0.00
01/21/2026	Payment	1212	Down To Earth	Check for Vendor V00043	-3,251.00	-3,251.00	0.00
01/21/2026	Payment	1214	RYAN MOTKO	Check for Vendor V00016	-200.00	-200.00	0.00
01/21/2026	Payment	1215	STRALEY ROBIN VERICKER	Check for Vendor V00040	-2,697.25	-2,697.25	0.00
01/21/2026	Payment	1216	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
01/27/2026	Payment	1217	INFRAMARK LLC	Check for Vendor V00015	-16.28	-16.28	0.00
Total Checks					-308,620.48	-308,620.48	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
01/21/2026	Payment	1213	NICHOLAS J. DISTER	Check for Vendor V00010			-200.00
01/27/2026	Payment	1218	PASCO COUNTY UTILITIES	Check for Vendor V00031			-142.30
01/27/2026	Payment	1219	STANTEC CONSULTING	Check for Vendor V00020			-3,726.25
01/28/2026	Payment	1220	TAMPA ELECTRIC	Check for Vendor V00047			-470.32
01/28/2026	Payment	1221	TAMPA ELECTRIC	Check for Vendor V00047			-216.83
01/28/2026	Payment	1222	TAMPA ELECTRIC	Check for Vendor V00047			-313.97
01/29/2026	Payment	1223	PASCO COUNTY UTILITIES	Check for Vendor V00031			-2,129.08
01/29/2026	Payment	1224	TAMPA ELECTRIC	Check for Vendor V00047			-2,838.56
01/29/2026	Payment	1225	PASCO COUNTY UTILITIES	Check for Vendor V00031			-673.26
01/29/2026	Payment	1226	PASCO COUNTY UTILITIES	Check for Vendor V00031			-906.37
01/29/2026	Payment	1227	PASCO COUNTY UTILITIES	Check for Vendor V00031			-1,843.25
Total Outstanding Checks							-14,528.88

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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	1204	01/07/26	V00031	PASCO COUNTY UTILITIES	23627106	WATER 11/05/25-12/05/25	Water/Waste	543021-53150	\$6.06
001	1204	01/07/26	V00031	PASCO COUNTY UTILITIES	23627107	WATER 11/05/25-12/05/25	SERVICE 11/05/25-12/05/25	543021-53150	\$35.35
001	1204	01/07/26	V00031	PASCO COUNTY UTILITIES	23627340	WATER 11/05/25-12/05/25	Water/Waste	543021-53150	\$34.76
001	1204	01/07/26	V00031	PASCO COUNTY UTILITIES	23627612	WATER 11/05/25-12/05/25	Water/Waste	543021-53150	\$105.71
001	1205	01/07/26	V00047	TAMPA ELECTRIC	122625-4216	ELECTRIC 11/19/25-12/18/25	ELECTRIC	543006-53150	\$7,540.83
001	1205	01/07/26	V00047	TAMPA ELECTRIC	122625-8668	ELECTRIC 11/19/25-12/18/25	ELECTRIC	543006-53150	\$22,315.91
001	1205	01/07/26	V00047	TAMPA ELECTRIC	122925-3866	ELECTRIC 11/19/25-12/18/25	ELECTRIC	543006-53150	\$799.23
001	1205	01/07/26	V00047	TAMPA ELECTRIC	122925-4051	ELECTRIC 12/04/25-11/18/25	ELECTRIC	543006-53150	\$1,118.91
001	1207	01/14/26	V00043	Down To Earth	162947	SEASONAL FLOWER CHANGE	Landscaping - Annuals	546244-53908	\$2,926.44
001	1207	01/14/26	V00043	Down To Earth	163823	JAN 26-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT	546300-53908	\$78,649.21
001	1207	01/14/26	V00043	Down To Earth	163838	JAN 26-LANDSCAPE CONTRACT	LANDSCAPE CONTRACT C1A AND B3 ADDITIONS	546300-53908	\$2,634.32
001	1208	01/14/26	V00056	JUNIPER LANDSCAPING OF FLORIDA LLC	375625	JAN 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE CONTRACT	546300-53908	\$8,130.41
001	1209	01/14/26	V00035	SITEX AQUATICS LLC	10633-B	JAN 2026 - AQUATIC MAINTENANCE	AQUATIC MAINTENANCE	534067-53908	\$13,499.00
001	1210	01/21/26	V00048	ANGIE GRUNWALD	AG-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1211	01/21/26	V00021	CARLOS DE LA OSSA	CO-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1212	01/21/26	V00043	Down To Earth	164415	JAN 26-LANDSCAPE SERVICES	LANDSCAPE SERVICES	546468-53908	\$2,980.00
001	1212	01/21/26	V00043	Down To Earth	164416	DEC 25-IRRIGATION REPAIRS	IRRIGATIONS REPAIRS	546179-53908	\$271.00
001	1213	01/21/26	V00010	NICHOLAS J. DISTER	ND-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1214	01/21/26	V00016	RYAN MOTKO	RM-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1215	01/21/26	V00040	STRALEY ROBIN VERICKER	27844	DEC 25-DISTRICT COUNSEL THROUGH 12/31/25	PROFESSIONAL SERVICES	531146-51301	\$2,697.25
001	1216	01/21/26	V00013	THOMAS R. SPENCE	TS-012026	BOARD 01/20/26	Supervisor Fees	511100-51301	\$200.00
001	1217	01/27/26	V00015	INFRAMARK LLC	169085	DEC 25-POSTAGE	POSTAGE	541024-51301	\$16.28
001	1218	01/27/26	V00031	PASCO COUNTY UTILITIES	23769877	WATER 11/28/25-12/30/25	WATER	543021-53150	\$71.27
001	1218	01/27/26	V00031	PASCO COUNTY UTILITIES	23769858	WATER 11/28/25-12/30/25	WATER	543021-53150	\$71.03
001	1219	01/27/26	V00020	STANTEC CONSULTING	2511232	ENGINEERING SERVICES THRU 01/14/26	ENGINEERING SERVICES	531147-51301	\$3,726.25
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011326-211035616468	ELECTRIC 12/06/25-01/07/26	ELECTRIC	543006-53150	\$204.29
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-221009539331	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$20.98
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-221009418650	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$82.24
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-211036592312	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$21.28
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-211036317181	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$36.46
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-211036166943	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$63.52
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-211036337031	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$18.72
001	1220	01/28/26	V00047	TAMPA ELECTRIC	011526-211036287970	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$22.83
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036116740	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$31.22
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036147331	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$30.40
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036089145	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$35.59
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036089111	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$20.98
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036127242	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$32.34
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211036297391	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$31.52
001	1221	01/28/26	V00047	TAMPA ELECTRIC	011526-211035184756	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$34.78
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035858003	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$20.98
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035150245	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$33.64
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211034856834	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$78.73
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035125395	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$32.02
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035135774	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$38.03
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035174120	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$37.22
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211034856826	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$34.37
001	1222	01/28/26	V00047	TAMPA ELECTRIC	011526-211035097206	ELECTRIC 12/10/25-01/09/26	ELECTRIC	543006-53150	\$38.98
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805281	WATER 12/05/25-01/06/26	WATER	543021-53150	\$388.85
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805975	WATER 12/05/25-01/06/26	WATER	543021-53150	\$476.72
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805291	WATER 12/05/25-01/06/26	WATER	543021-53150	\$265.63
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805287	WATER 12/05/25-01/06/26	WATER	543021-53150	\$81.81
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805286	WATER 12/05/25-01/06/26	WATER	543021-53150	\$74.74
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805285	WATER 12/05/25-01/06/26	WATER	543021-53150	\$128.27
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23805284	WATER 12/05/25-01/06/26	WATER	543021-53150	\$424.20
001	1223	01/29/26	V00031	PASCO COUNTY UTILITIES	23804674	WATER 12/05/25-01/06/26	WATER	543021-53150	\$288.86
001	1224	01/29/26	V00047	TAMPA ELECTRIC	012126-221009530827	ELECTRIC 12/13/25-01/14/26	ELECTRIC	543006-53150	\$2,838.56
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806609	WATER 12/05/25-01/06/26	WATER	543021-53150	\$60.60
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23809336	SERVICE 12/05/25 - 01/09/26	Utility - Water	543018-53150	\$11.00
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806143	SERVICE 12/05/25 - 01/06/26	Water/Waste	543021-53150	\$12.10
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806416	SERVICE 12/05/25 - 01/06/26	Water/Waste	543021-53150	\$298.68
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806623	WATER 12/05/25-01/06/26	WATER	543021-53150	\$143.42
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806610	WATER 12/05/25-01/06/26	WATER	543021-53150	\$43.43

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23806414	WATER 12/05/25-01/06/26	WATER	543021-53150	\$20.20
001	1225	01/29/26	V00031	PASCO COUNTY UTILITIES	23805977	WATER 12/05/25-01/06/26	WATER	543021-53150	\$83.83
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23805976	WATER 12/05/25-01/06/26	WATER	543021-53150	\$13.13
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23805911	WATER 12/05/25-01/06/26	WATER	543021-53150	\$687.20
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23805057	SERVICE 12/05/25 - 01/06/26	Water/Waste	543021-53150	\$156.55
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23804942	WATER 12/05/25-01/06/26	WATER	543021-53150	\$16.16
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23804676	WATER 12/05/25-01/06/26	WATER	543021-53150	\$30.30
001	1226	01/29/26	V00031	PASCO COUNTY UTILITIES	23804673	WATER 12/05/25-01/06/26	WATER	543021-53150	\$3.03
001	1227	01/29/26	V00031	PASCO COUNTY UTILITIES	23804610	WATER 12/05/25-01/06/26	WATER	543021-53150	\$152.51
001	1227	01/29/26	V00031	PASCO COUNTY UTILITIES	23804609	WATER 12/05/25-01/06/26	WATER	543021-53150	\$1,311.99
001	1227	01/29/26	V00031	PASCO COUNTY UTILITIES	23804602	WATER 12/05/25-01/06/26	WATER	543021-53150	\$183.82
001	1227	01/29/26	V00031	PASCO COUNTY UTILITIES	23805283	WATER 12/05/25-01/06/26	WATER	543021-53150	\$180.79
001	1227	01/29/26	V00031	PASCO COUNTY UTILITIES	23805282	WATER 12/05/25-01/06/26	WATER	543021-53150	\$14.14
Fund Total									\$158,020.86

SERIES 2022 (PROJECT) DEBT SERVICE FUND - 201

201	1203	01/05/26	V00009	TWO RIVERS WEST CDD	01052026-0105	SERIES 2022 FY26 OFF ROLL DS	SERIES 2022 FY26 DS	103200	\$1,624.56
201	1206	01/12/26	V00009	TWO RIVERS WEST CDD	01092026-0109	SERIES 2022 AND SERIES 2024 FY26 DS	SERIES 2022 FY26 DS	103200	\$21,935.12
Fund Total									\$23,559.68

SERIES 2024 DEBT SERVICE FUND - 203

203	1206	01/12/26	V00009	TWO RIVERS WEST CDD	01092026-0109	SERIES 2022 AND SERIES 2024 FY26 DS	SERIES 2024 FY26 DS	103200	\$3,235.97
Fund Total									\$3,235.97

Total Checks Paid	\$184,816.51
--------------------------	---------------------

Kings Power Washing Services
 1735 Rumar Ln
 Holiday, FL 34691 USA
 info@kingspowerwasher.com
 http://www.kingspowerwasher.com

Estimate 10232



ADDRESS Two Rivers West C/o Inframark 2005 Pan Am Cir Suite 300 Tampa FL 33607	DATE	TOTAL
	01/22/2026	\$6,903.00

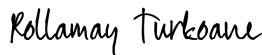
DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Gutters/curbing	8200 linear feet of curbing along Two Rivers Blvd. will be pressure washed. (Highlighted in red)	8,200	0.59	4,838.00
	Gutters/curbing	5800 linear feet of curbing will be rinsed of all dirt and debris along Two Rivers Blvd. (Highlighted in blue)	5,800	0.30	1,740.00
	Asphalt cleaning	Asphalt that is directly after the first traffic island as you enter the community will be cleaned. See attached photo. (This can be removed from the estimate if it is unwanted)	1	325.00	325.00

Checks are the preferred method of payment, but a bank transfer is adequate. Checks can be sent to 1735 Rumar Ln Holiday, FL 34691

SUBTOTAL	6,903.00
TAX	0.00
TOTAL	\$6,903.00

THANK YOU.

Accepted By

Signed by:

 1F3BE9E795D0415...

Accepted Date

1/23/2026



Down to Earth Landscape & Irrigation

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

Estimate: #139821

Customer Address

Inframark
Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Inframark CCD
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544

Physical Job Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Job
sod for wash out

Estimated Job Start Date
February 20, 2026

Proposed By
Nick Padgett

Due Date

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$325.00
Bahia Sod	Pallet	1	\$333.75	\$333.75
Subtotal				\$658.75
Estimated Tax				\$0.00
Job Total				\$658.75



- prior to talking to Arturo
- laying sod behind a house due to wash out

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

02/03/2026

Date

Agreed & Accepted By:

Signed by:

Rollamay Turkoane

1E3BE9E795D0415

2/3/2026

Inframark

Date

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



TWO RIVERS WEST CDD

FEBRUARY FIELD INSPECTION- DOWN TO EARTH

Monday, February 2, 2026

Prepared For Board Of Supervisors

18 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed
Scheduled/Monitoring
No response/Not completed

Fert is scheduled for the week of 2/9/26

Item 1- 2 Rivers Blvd Plant Material

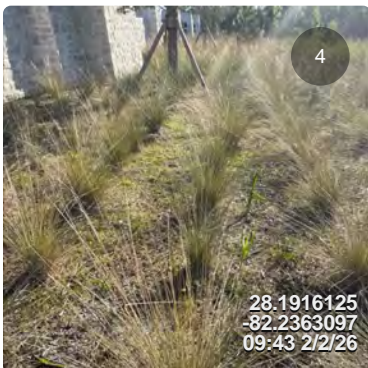
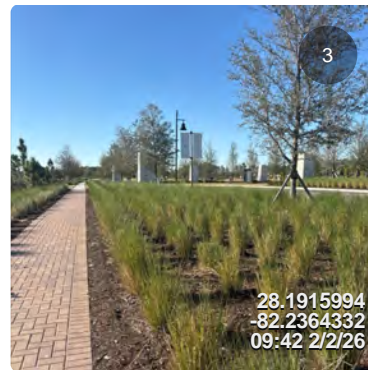
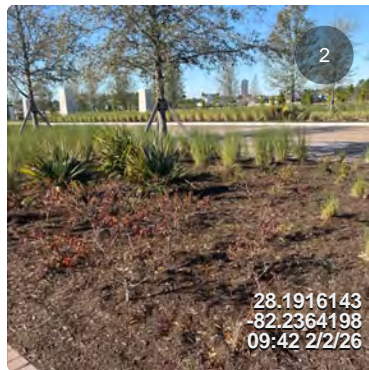
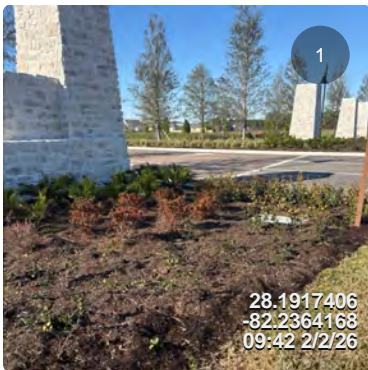
Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Plant material located at the entrance of Two Rivers BLVD off of State Road 56 sustained severe damage due to the recent cold front.
- Down To Earth will evaluate the affected plant material to determine whether cutbacks are sufficient or if full replacement is required.

Interior Community Landscaping

- Firebush throughout the community shows cold-related damage following the recent cold front.
- Ornamental grasses have been recently trimmed and are exhibiting healthy green coloration and uniform growth.
- Additional plant material, including azaleas, firebush, and Walter's viburnum, sustained damage associated with the cold front.

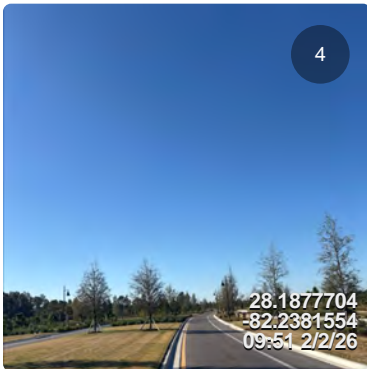
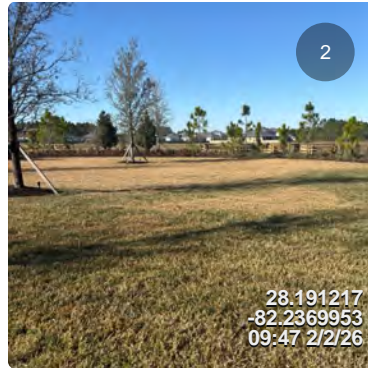
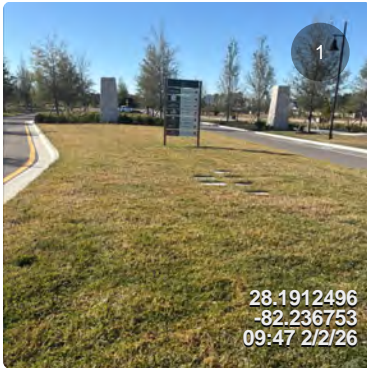


Item 2- 2 Rivers Blvd (Turf)

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Turf areas throughout the community sustained cold-related damage due to the recent cold front.
- Portions of the turf remain less affected, with some areas showing limited impact from the weather event.
- Down to Earth will continue to monitor turf conditions, ensure proper irrigation coverage, and address any areas requiring additional attention.
- Turf maintenance and treatment are scheduled to be performed during the month of February.

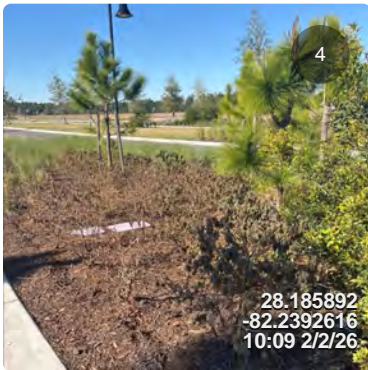
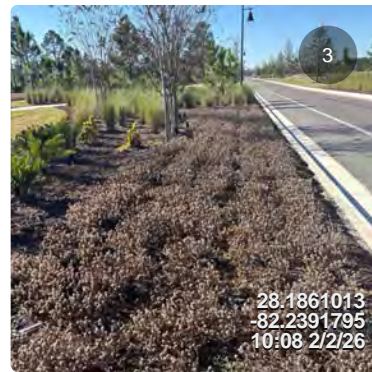
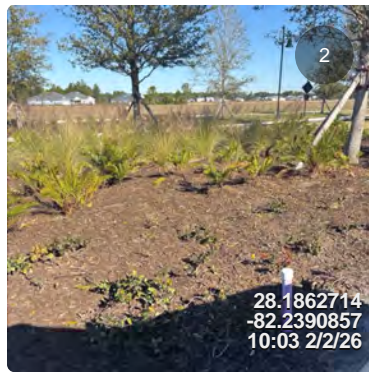


Item 3- 2 Rivers Blvd (Plant Material)

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Landscape beds along Two Rivers Boulevard extending to Colston Avenue sustained cold-related damage due to the recent weather event.
- Various plant material, including azaleas, firebush, coontie palms, lilies, and other ornamental plantings, were impacted by the cold front.
- Affected plant material will be monitored to determine recovery, with cutbacks or replacement to be evaluated as needed.

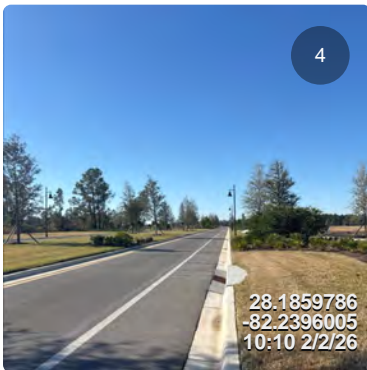
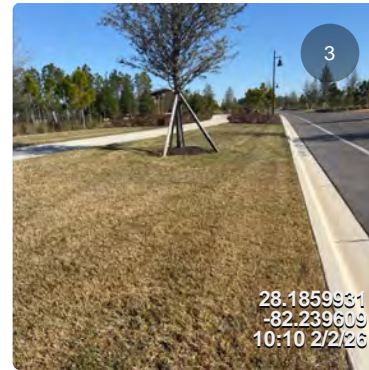
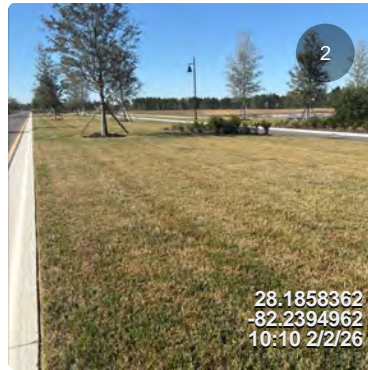
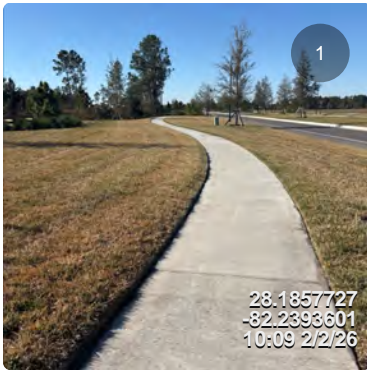


Item 4- 2 Rivers Blvd (Turf)

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Turf areas along Two Rivers Boulevard sustained cold-related damage due to the recent cold front, with varying levels of impact observed throughout the corridor.
- Down to Earth will continue to monitor turf conditions, ensure proper irrigation coverage, and adjust maintenance practices as needed.
- Turf fertilization is scheduled for the month of February to support recovery and promote uniform growth.

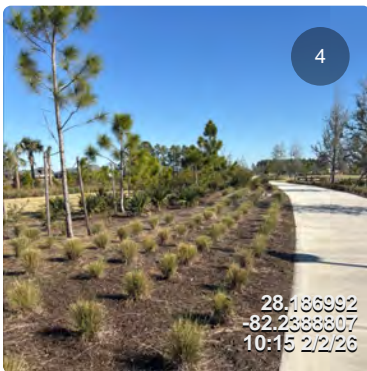
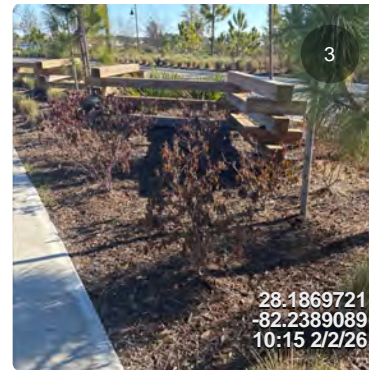
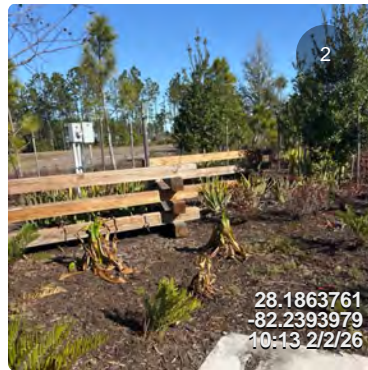
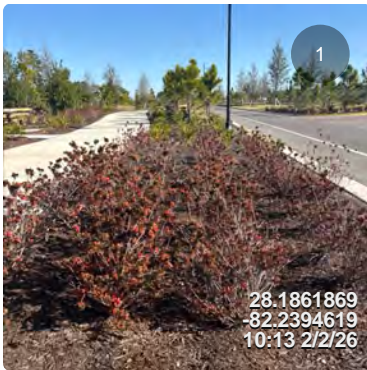


Item 5- 2 Rivers Blvd (Plant Material)

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

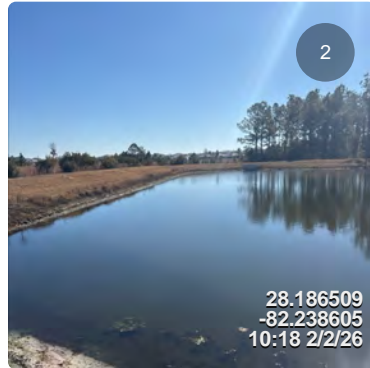
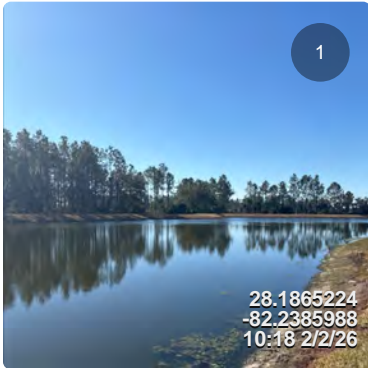
- Additional plant material along Two Rivers Boulevard sustained cold-related damage due to the recent cold front.
- Ornamental grasses have maintained structure following recent cutbacks and are exhibiting consistent growth.
- Landscape beds show effective weed control measures, with limited weed presence observed in the photographed areas.
- Mulch has been recently installed, contributing to moisture retention and bed definition.
- Down to Earth will continue routine weed management and landscape maintenance throughout the corridor.



Item 6- Pond

Assigned To: Sitex Aquatic

Pond is well maintained

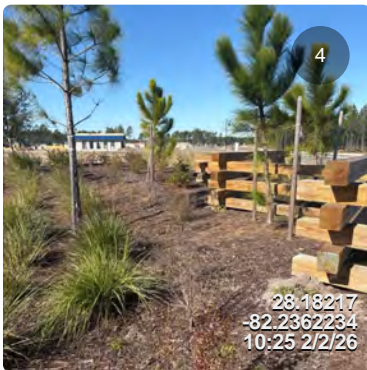
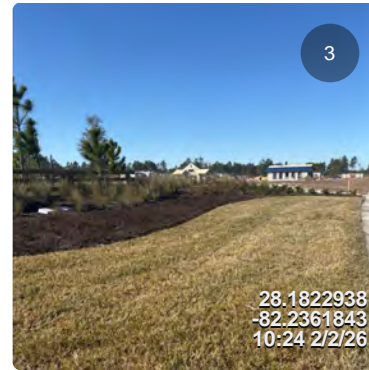
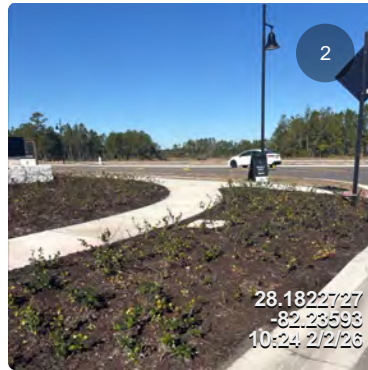


Item 7- Delyle (Plant And Turf)

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Plant material at the Delyle entrance sustained damage due to the recent cold front.
- Some Walters have died and will require replacement. Overall, affected plant material will be monitored by Down to Earth to determine whether cutbacks are sufficient or replacement is necessary.
- Turf areas also sustained cold-related damage. Down to Earth will ensure proper irrigation coverage and apply scheduled fertilization to support recovery.

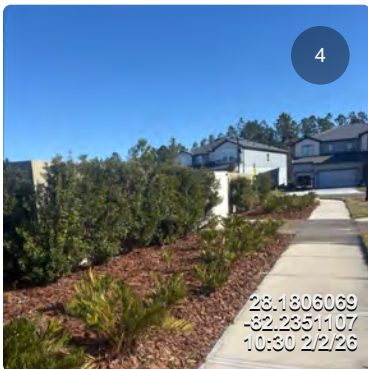
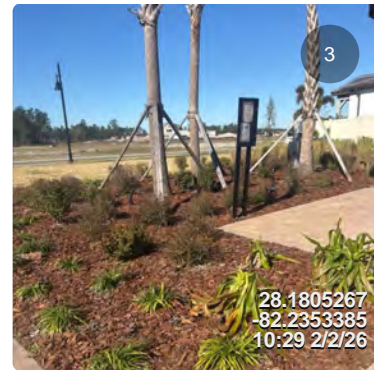
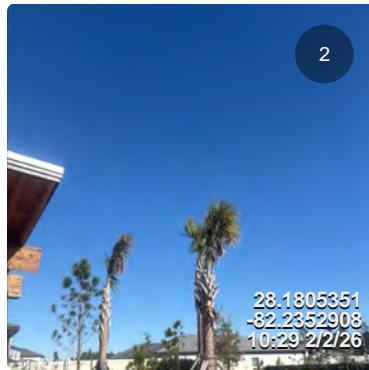
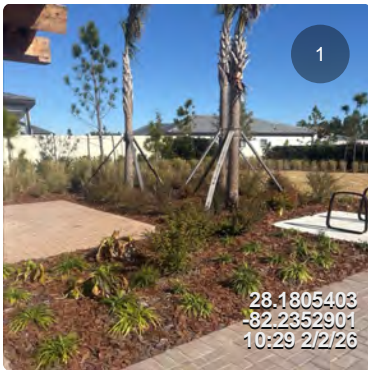


Item 8- Colstrip Trl (Mail Kiosk)

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

- Plant material in the area surrounding the mail kiosk and lift station sustained some damage due to the recent cold front, though more cold-tolerant plants were less impacted.
- Mulch has been recently applied, improving overall bed definition and appearance.
- The area is being maintained regularly, and Down to Earth will continue monitoring plant health and performing routine maintenance as needed.

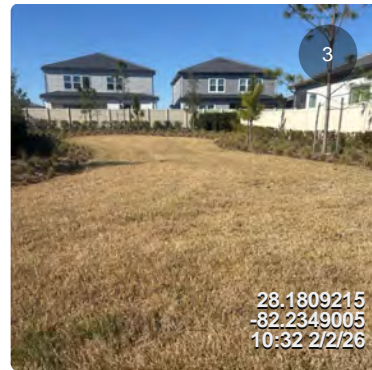
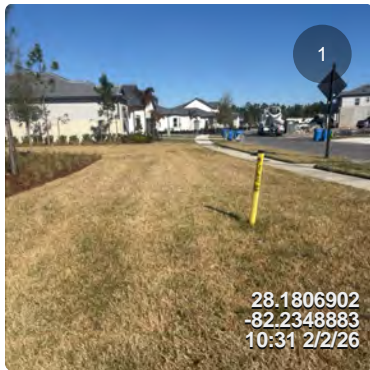


Item 9- Colstrip Trl (Turf)

Due By: Tuesday, February 17, 2026

Assigned To: Down To Earth

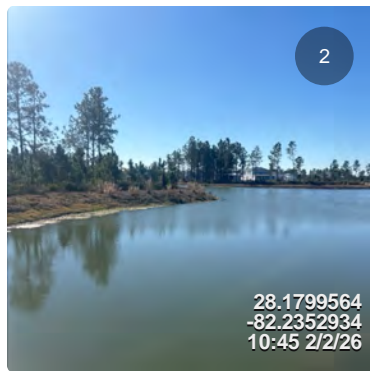
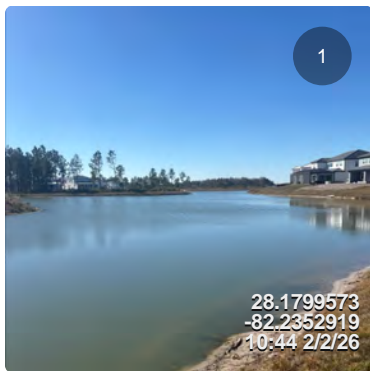
- Turf located near the mail kiosk and lift station at the corner of Colstrip TRL and Valier PT sustained severe damage due to the recent cold front.
- Down to Earth will continue to monitor turf conditions and ensure proper irrigation coverage.
- Turf fertilization is scheduled for the month of February to support recovery.



Item 10- Pond

Assigned To: Sitex Aquatic

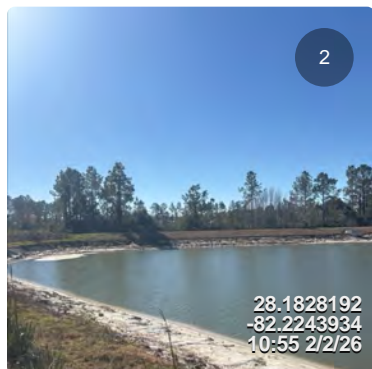
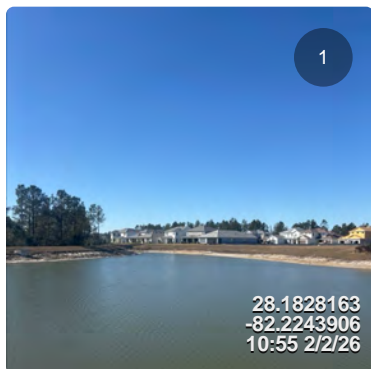
The pond was recently treated for filament's algae, which has now died off overall the pond is well maintained



Item 11- Pond

Assigned To: Sitex Aquatic

The pond is well maintained.



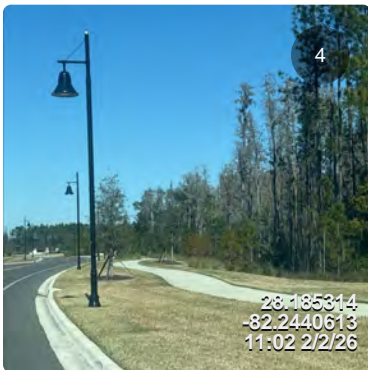
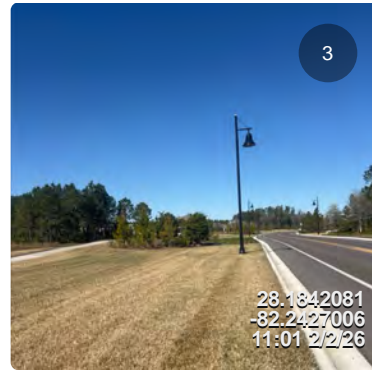
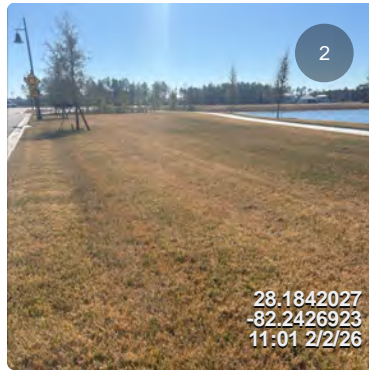
Item 12- Colston Ave

Due By: Tuesday, February 17, 2026

Assigned To: Juniper

Colston Side Turf Inspection:

The turf on the Colston side, managed by Juniper, sustained significant damage due to the recent cold front. Juniper will continue to monitor the turf's recovery and apply fertilizer to support its regrowth and overall health. Fertilization is scheduled for this month, February, as per the maintenance plan.

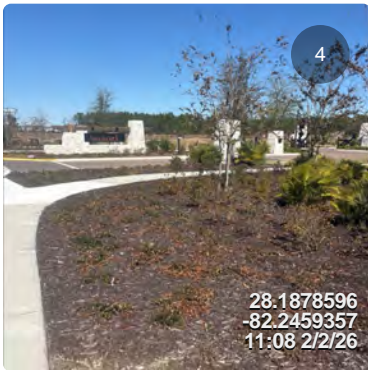
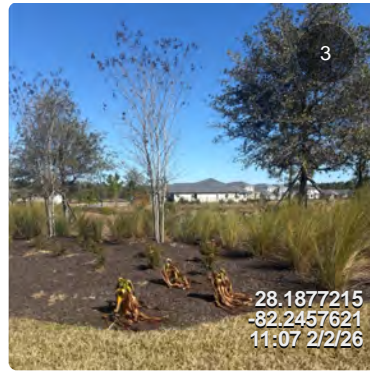
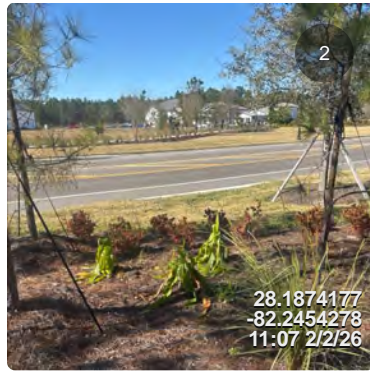
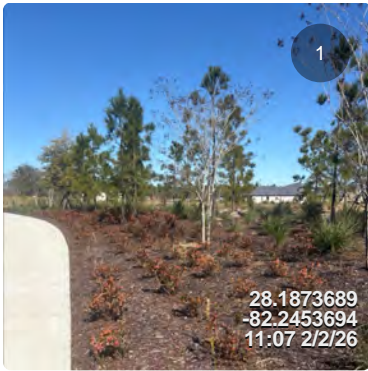


Item 13- Colston Ave (Plant Material)

Due By: Tuesday, February 17, 2026

Assigned To: Juniper

The plant material was damaged due to the recent cold front. Juniper will monitor the plants and determine what can be cut back and what will need to be replaced.

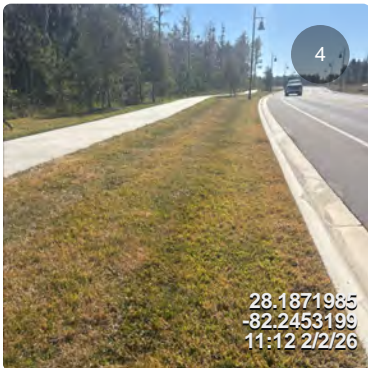
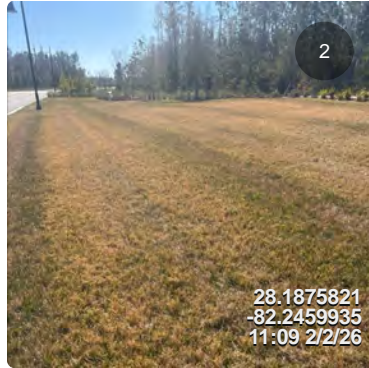
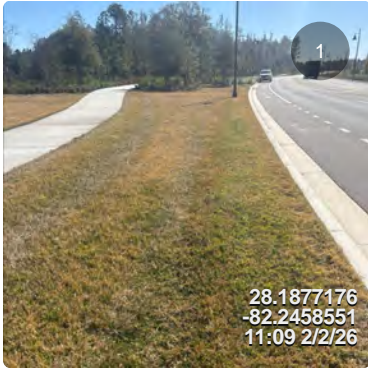


Item 14- Colston Ave (Turf)

Due By: Tuesday, February 17, 2026

Assigned To: Juniper

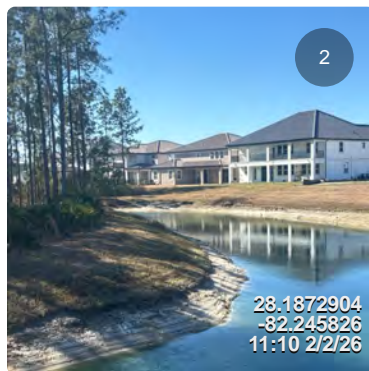
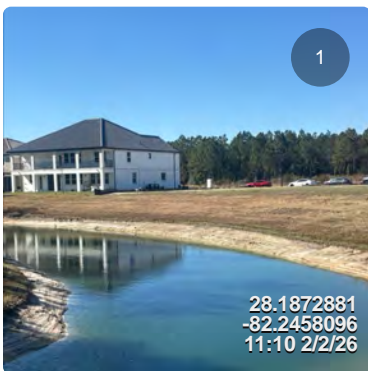
The turf sustained significant damage due to the recent cold front. Juniper will continue to monitor the turf and apply fertilizer this month to support recovery.



Item 15- Pond

Assigned To: Sitex Aquatic

The pond is well maintained.

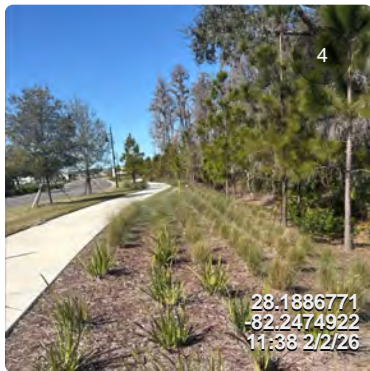
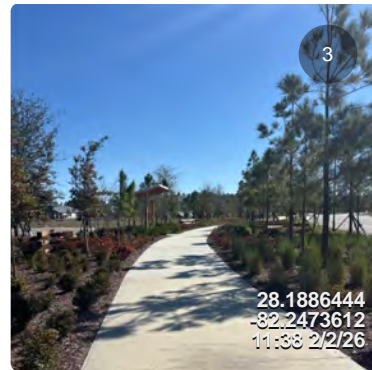
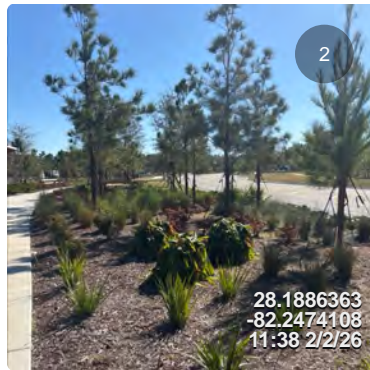
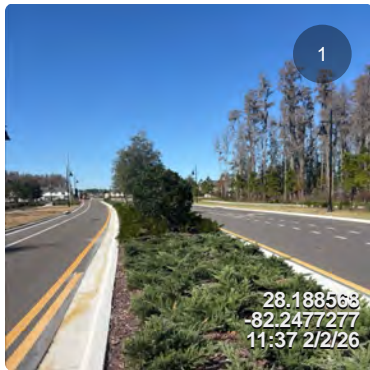


Item 16- Colston Ave (Plant Material)

Due By: Tuesday, February 17, 2026

Assigned To: Juniper

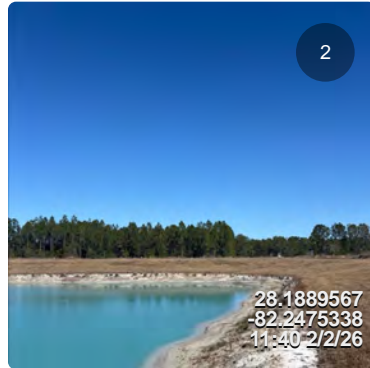
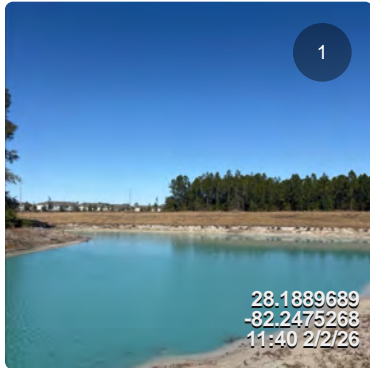
On the center island, the plant material is generally green and healthy, with only minor damage from the recent cold front. However, throughout the landscape beds on Colston Ave, some plant material was severely damaged. Juniper will continue to monitor the affected plants and determine what can be cut back and what will need to be replaced.



Item 17- Pond

Assigned To: Sitex Aquatic

The pond is well maintained.



Item 18- Colston Ave (Plant Material)

Due By: Tuesday, February 17, 2026

Assigned To: Juniper

Some plant material was damaged due to the recent cold front. Juniper will monitor the affected plants and determine what can be cut back and what needs to be replaced.

