

# *Two Rivers West Community Development District*

**May 19, 2026**  
**Agenda Package**

**TEAMS MEETING INFORMATION**

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

2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FLORIDA 33607

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



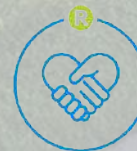
**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# Two Rivers West Community Development

## Board of Supervisors

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

## District Staff

Brian Lamb, District Secretary  
Jayna Cooper, District Manager  
Rollamay Turkoane, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Arturo Gandarilla, Field Manager  
Brooke (Chapman) Jones, District Manager

## Regular Meetings Agenda

Tuesday, May 19, 2026, at 11:00 a.m.

The Regular Meeting of Two Rivers West Community Development District will be held on **May 19, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

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

**Meeting ID:** 224 779 961 996 3  
**Passcode:** F7AZ3qT6

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

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS

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

### 3. BUSINESS ITEM

- A. Announcing the Number of Registered Voter Count
- B. Presentation of FY 2027 Proposed Budget
- C. Consideration of Resolution 2026-04 Approving Fiscal Year 2027 Proposed Budget & Setting Public Hearing
- D. Consideration of Resolution 2026-05 Setting Landowner Election and Meeting

### 4. CONSENT AGENDA

- A. Approval of the Regular Meeting Minutes of April 2026
- B. Consideration of Operation and Maintenance Expenditures April 2026
- C. Acceptance of the Financials and Approval of the Check Register for April 2026
- D. Acceptance of the Annual Arbitrage Reports Series 2022, 2023, 2024
- E. Ratification of the Brown & Brown Insurance Proposal
- F. Ratification of the Down to Earth Landscape & Irrigation Proposal 147272
- G. Ratification of the Landscape and Irrigation Phase D1 & D6 Maintenance Agreement with Sperber

### 5. STAFF REPORTS

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

**6. BOARD MEMBERS' COMMENTS**

**7. ADJOURNMENT**

April 17, 2026

Jayna Cooper  
District Manager  
Inframark  
2005 Pan Am Circle Suite 300  
Tampa FL 33607

Dear Jayna Cooper:

Pursuant to your request, the following voter registration statistics are provided for their respective community development districts as of April 15, 2026.

- Hillcrest Preserve Community Development District 0
- Meadow Pointe II Community Development District 3,208
- Palmetto Ridge Community Development District 0
- Two Rivers East Community Development District 246
- Two Rivers North Community Development District 874
- Two Rivers West Community Development District 251

As always, please call me if you have any questions or need additional information.

Sincerely,

Tiffannie A. Alligood  
Chief Administrative Officer

*Two Rivers West*  
*Community Development District*

**FISCAL YEAR 2027**  
**PROPOSED BUDGET**  
**MAY 19, 2026**

**CLEAR PARTNERSHIPS**



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**Two Rivers West**  
Community Development District

**Operating Budget**  
FY 2027

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
<b>REVENUES</b>		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$3,387,726.71
Special Assmnts- Discounts	\$0.00	-\$135,509.07
Special Assmnts- CDD Collected	\$3,157,059.00	\$1,595,552.89
Other Miscellaneous Revenues	\$0.00	\$0.00
<b>TOTAL REVENUES</b>	<b>\$3,157,059.00</b>	<b>\$4,847,770.53</b>

**EXPENDITURES**

*Administrative*

Supervisor Fees	\$12,000.00	\$12,000.00
ProfServ - District Management	\$25,000.00	\$25,000.00
ProfServ - Field Management	\$16,000.00	\$64,000.00
ProfServ - Administration	\$4,500.00	\$4,500.00
ProfServ - Recording Secretary	\$2,400.00	\$2,400.00
ProfServ - Construction Accounting	\$6,000.00	\$6,000.00
Profserv - Financial/Revenue Collections	\$5,000.00	\$5,000.00
Profserv - Rental and Leases	\$600.00	\$600.00
ProfServ - Technology Data Storage	\$600.00	\$600.00
Profserv - Accounting Services	\$9,000.00	\$9,000.00
ProfServ - Dissemination Agent/Reporting	\$5,000.00	\$20,000.00
Profserv - Website Admin Services	\$1,200.00	\$1,200.00
District Engineer	\$12,500.00	\$15,000.00
District Counsel	\$15,000.00	\$35,000.00
Trustee Fees	\$6,500.00	\$13,000.00
Auditing Services	\$6,000.00	\$8,200.00
Postage, Phone, Faxes, Copies	\$500.00	\$500.00
Legal Advertising	\$3,500.00	\$3,500.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00
Website ADA Compliance	\$1,600.00	\$1,613.00
Meeting Expense	\$500.00	\$500.00
Loan Interest Expense	\$21,000.00	\$21,000.00
Loan Repayment	\$100,000.00	\$100,000.00
Misc-Assessment Collection Cost	\$0.00	\$67,754.53
DTS - Continuing Disclosure Software Subscriptio	\$0.00	\$5,000.00
Arbitrage Reporting	\$0.00	\$1,200.00
<b>Total Administrative</b>	<b>\$254,575.00</b>	<b>\$422,742.53</b>

*Insurance*

General Liability	\$3,846.00	\$0.00
Public Officials Insurance	\$2,738.00	\$0.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Property & Casualty Insurance	\$30,000.00	\$0.00
Deductible	\$2,500.00	\$2,500.00
Total Insurance	\$0.00	\$35,000.00
<b>Total Insurance</b>	<b>\$39,084.00</b>	<b>\$37,500.00</b>
<b>Utility Services</b>		
Electric Utility Services	\$500,000.00	\$600,000.00
Water/Waste	\$85,000.00	\$150,000.00
<b>Total Utility Services</b>	<b>\$585,000.00</b>	<b>\$750,000.00</b>
<b>Other Physical Environment</b>		
Landscape Maintenance - Contract	\$1,800,000.00	\$2,700,000.00
Landscaping - Mulch	\$100,000.00	\$100,000.00
Landscaping - Annuals	\$24,000.00	\$24,000.00
Landscaping - Plant Replacement Program	\$100,000.00	\$150,000.00
Irrigation Maintenance & Repairs	\$60,000.00	\$60,000.00
Aquatics - Contract	\$157,000.00	\$157,000.00
Dog Station Service & Supplies	\$2,400.00	\$2,600.00
Storm Cleanup Contingency	\$35,000.00	\$50,000.00
Tree Trimming	\$0.00	\$30,000.00
Trail Maintenance	\$0.00	\$25,000.00
R&M-Boundary Walls/Fences/Monuments	\$0.00	\$20,000.00
Wildlife Management Service	\$0.00	\$16,200.00
Erosion Repair	\$0.00	\$15,000.00
Pressure Washing	\$0.00	\$30,000.00
Windmill R&M	\$0.00	\$25,000.00
Holiday Lights	\$0.00	\$25,000.00
TECO easement maintenance	\$0.00	\$70,000.00
Onsite Maintenance	\$0.00	\$7,728.00
Water Trucks	\$0.00	\$30,000.00
Well Installation	\$0.00	\$100,000.00
<b>Total Landscape and Pond Maintenance</b>	<b>\$2,278,400.00</b>	<b>\$3,637,528.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$3,157,059.00</b>	<b>\$4,847,770.53</b>
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>		
Contribution to (Use of) Fund Balance		\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		\$0.00

<u>ACCOUNT DESCRIPTION</u>	<u>ADOPTED BUDGET FY 2026</u>	<u>ANNUAL BUDGET FY 2027</u>
FUND BALANCE, BEGINNING	-\$303,551.00	\$2,394,274.42
FUND BALANCE, ENDING	<u><u>-\$303,551.00</u></u>	<u><u>\$2,394,274.42</u></u>



**Two Rivers West**  
Community Development District

**Budget Overview**  
FY 2027

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – CDD Collected/Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**ProfServ – District Management**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**ProfServ – Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**ProfServ – Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**ProfServ – Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**ProfServ – Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**ProfServ – Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**ProfServ – Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**ProfServ – Technology Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**ProfServ – Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**ProfServ – Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**ProfServ – Website Admin Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Dues, Licenses, Subscriptions**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Meeting Expense**

The district may incur expenses for the cost of meetings including but not limited to renting room space for district board meetings.

**Loan Interest Expense**

The district may incur interest expenses for the loan that was taken out.

**Loan Repayment**

The district is making payments on the loan that was taken out.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**DTS – Continuing Disclosure Software Subscription**

The District may incur charges for obtaining subscriptions for the software for Disclosure Technology.

**Arbitrage Reporting**

The district is required to annually calculate the arbitrage rebate liability on the Series 2023 bonds.

**Insurance**

**General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Deductible**

District's share of expenses for insured property when a claim is filed.

**Budget Narrative**  
Fiscal Year 2027

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Other Physical Environment**

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping – Mulch**

This is for the cost of mulch installation and services needed throughout the District.

**Landscaping – Annuals**

This is for the cost of annuals installation and services needed throughout the District.

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance & Repairs**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Dog Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**Storm Cleanup Contingency**

This is the cost of cleaning up after a storm and for the removal of knocked down trees and other debris.

**Tree Trimming**

This is the cost of tree trimming and replacement services needed throughout the District.

**Trail Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**R&M – Boundary Walls/Fences/Monuments**

Cost of repairs and regular maintenance for entryways, walls, fences, and monuments.

**Wildlife Management Service**

Management of wildlife on district property.

**Erosion Repair**

Cost of repairs and regular maintenance for erosion throughout the district.

**Pressure Washing**

Cost of pressure washing services throughout CDD property.

**Budget Narrative**  
Fiscal Year 2027

**Other Physical Environment** (continued)

**Windmill R&M**

Cost of maintenance and repairs for the windmill on CDD property.

**Holiday Lights**

Cost of decorations and lights for major holidays (i.e., Christmas)

**TECO Easement Maintenance**

This is for the cost of the landscape maintenance of the TECO easement on CDD property.

**Onsite Maintenance**

Cost of upkeep and repairs to all parks and recreational facilities throughout CDD property.

**Water Trucks**

Cost of repairs and regular maintenance of Water Trucks.

**Well Installation**

Cost of the installation of wells throughout CDD property.



**Two Rivers West**  
Community Development District

**Debt Service Budget**  
FY 2027

**Summary of Revenues Expenditures and Changes in Fund Balance**

Fiscal Year 2027 Budget

Series 2022 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
<b>REVENUES</b>		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$1,535,385.37
Special Assmnts- CDD Collected	\$1,439,688.00	\$1,624.56
Special Assmnts- Discounts	\$0.00	-\$61,415.41
<b>TOTAL REVENUES</b>	<b>\$1,439,688.00</b>	<b>\$1,475,594.52</b>
<b>EXPENDITURES</b>		
<i>Administration</i>		
Misc-Assessment Collection Cost	\$0.00	\$30,707.71
<b>Total Administration</b>	<b>\$0.00</b>	<b>\$30,707.71</b>
<i>Debt Service</i>		
Principal Debt Retirement	\$80,000.00	\$300,000.00
Interest Expense	\$671,532.00	\$1,146,962.50
<b>Total Debt Service</b>	<b>\$751,532.00</b>	<b>\$1,446,962.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$751,532.00</b>	<b>\$1,477,670.21</b>
Excess (deficiency) of revenues		
Over (under) expenditures	\$688,156.00	-\$2,075.69
<b>OTHER FINANCING SOURCES (USES)</b>		
Contribution to (Use of) Fund Balance		\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		-\$2,075.69
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$1,690,394.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$1,688,318.31</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>		
	11/1/2024	11/1/2027
<b>Series 2022 Bonds</b>	<b>\$19,495,000.00</b>	<b>\$18,640,000.00</b>

**Special Assessment Bonds, Series 2022 (Series 2022 Project)**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Annual Debt Service</b>
5/1/2023	\$19,750,000.00			\$472,490.87	\$472,490.87
11/1/2023	\$19,750,000.00			\$594,743.75	\$594,743.75
5/1/2024	\$19,750,000.00	\$255,000.00	5.250%	\$594,743.75	\$849,743.75
11/1/2024	\$19,495,000.00			\$588,050.00	\$588,050.00
5/1/2025	\$19,495,000.00	\$270,000.00	5.250%	\$588,050.00	\$858,050.00
11/1/2025	\$19,225,000.00			\$580,962.50	\$580,962.50
5/1/2026	\$19,225,000.00	\$285,000.00	5.250%	\$580,962.50	\$865,962.50
11/1/2026	\$18,940,000.00			\$573,481.25	\$573,481.25
5/1/2027	\$18,940,000.00	\$300,000.00	5.250%	\$573,481.25	\$873,481.25
11/1/2027	\$18,640,000.00			\$565,606.25	\$565,606.25
5/1/2028	\$18,640,000.00	\$315,000.00	5.250%	\$565,606.25	\$880,606.25
11/1/2028	\$18,325,000.00			\$557,337.50	\$557,337.50
5/1/2029	\$18,325,000.00	\$330,000.00	5.375%	\$557,337.50	\$887,337.50
11/1/2029	\$17,995,000.00			\$548,468.75	\$548,468.75
5/1/2030	\$17,995,000.00	\$350,000.00	5.375%	\$548,468.75	\$898,468.75
11/1/2030	\$17,645,000.00			\$539,062.50	\$539,062.50
5/1/2031	\$17,645,000.00	\$370,000.00	5.375%	\$539,062.50	\$909,062.50
11/1/2031	\$17,275,000.00			\$529,118.75	\$529,118.75
5/1/2032	\$17,275,000.00	\$390,000.00	5.375%	\$529,118.75	\$919,118.75
11/1/2032	\$16,885,000.00			\$518,637.50	\$518,637.50
5/1/2033	\$16,885,000.00	\$410,000.00	5.375%	\$518,637.50	\$928,637.50
11/1/2033	\$16,475,000.00			\$507,618.75	\$507,618.75
5/1/2034	\$16,475,000.00	\$435,000.00	6.000%	\$507,618.75	\$942,618.75
11/1/2034	\$16,040,000.00			\$494,568.75	\$494,568.75
5/1/2035	\$16,040,000.00	\$460,000.00	6.000%	\$494,568.75	\$954,568.75
11/1/2035	\$15,580,000.00			\$480,768.75	\$480,768.75
5/1/2036	\$15,580,000.00	\$490,000.00	6.000%	\$480,768.75	\$970,768.75
11/1/2036	\$15,090,000.00			\$466,068.75	\$466,068.75
5/1/2037	\$15,090,000.00	\$520,000.00	6.000%	\$466,068.75	\$986,068.75
11/1/2037	\$14,570,000.00			\$450,468.75	\$450,468.75
5/1/2038	\$14,570,000.00	\$555,000.00	6.000%	\$450,468.75	\$1,005,468.75
11/1/2038	\$14,015,000.00			\$433,818.75	\$433,818.75
5/1/2039	\$14,015,000.00	\$585,000.00	6.000%	\$433,818.75	\$1,018,818.75
11/1/2039	\$13,430,000.00			\$416,268.75	\$416,268.75
5/1/2040	\$13,430,000.00	\$625,000.00	6.000%	\$416,268.75	\$1,041,268.75
11/1/2040	\$12,805,000.00			\$397,518.75	\$397,518.75
5/1/2041	\$12,805,000.00	\$660,000.00	6.000%	\$397,518.75	\$1,057,518.75
11/1/2041	\$12,145,000.00			\$377,718.75	\$377,718.75
5/1/2042	\$12,145,000.00	\$705,000.00	6.000%	\$377,718.75	\$1,082,718.75
11/1/2042	\$11,440,000.00			\$356,568.75	\$356,568.75
5/1/2043	\$11,440,000.00	\$745,000.00	6.000%	\$356,568.75	\$1,101,568.75
11/1/2043	\$10,695,000.00			\$334,218.75	\$334,218.75
5/1/2044	\$10,695,000.00	\$795,000.00	6.250%	\$334,218.75	\$1,129,218.75
11/1/2044	\$9,900,000.00			\$309,375.00	\$309,375.00
5/1/2045	\$9,900,000.00	\$845,000.00	6.250%	\$309,375.00	\$1,154,375.00
11/1/2045	\$9,055,000.00			\$282,968.75	\$282,968.75
5/1/2046	\$9,055,000.00	\$900,000.00	6.250%	\$282,968.75	\$1,182,968.75
11/1/2046	\$8,155,000.00			\$254,843.75	\$254,843.75
5/1/2047	\$8,155,000.00	\$960,000.00	6.250%	\$254,843.75	\$1,214,843.75
11/1/2047	\$7,195,000.00			\$224,843.75	\$224,843.75
5/1/2048	\$7,195,000.00	\$1,020,000.00	6.250%	\$224,843.75	\$1,244,843.75
11/1/2048	\$6,175,000.00			\$192,968.75	\$192,968.75
5/1/2049	\$6,175,000.00	\$1,085,000.00	6.250%	\$192,968.75	\$1,277,968.75
11/1/2049	\$5,090,000.00			\$159,062.50	\$159,062.50
5/1/2050	\$5,090,000.00	\$1,155,000.00	6.250%	\$159,062.50	\$1,314,062.50
11/1/2050	\$3,935,000.00			\$122,968.75	\$122,968.75
5/1/2051	\$3,935,000.00	\$1,230,000.00	6.250%	\$122,968.75	\$1,352,968.75
11/1/2051	\$2,705,000.00			\$84,531.25	\$84,531.25
5/1/2052	\$2,705,000.00	\$1,310,000.00	6.250%	\$84,531.25	\$1,394,531.25
11/1/2052	\$1,395,000.00			\$43,593.75	\$43,593.75
5/1/2053	\$1,395,000.00	\$1,395,000.00	6.250%	\$43,593.75	\$1,438,593.75
		<b>\$19,750,000.00</b>		<b>\$24,444,953.37</b>	<b>\$44,194,953.37</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**

Fiscal Year 2027 Budget

Series 2023 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
<b>REVENUES</b>		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$824,723.07
Special Assmnts- CDD Collected	\$0.00	\$55,884.94
Special Assmnts- Discounts	\$0.00	-\$32,988.92
<b>TOTAL REVENUES</b>	<b>\$0.00</b>	<b>\$847,619.08</b>
<b>EXPENDITURES</b>		
<i>Administration</i>		
Misc-Assessment Collection Cost	\$0.00	\$16,494.46
<b>Total Administration</b>	<b>\$0.00</b>	<b>\$16,494.46</b>
<i>Debt Service</i>		
Principal Debt Retirement	\$0.00	\$175,000.00
Interest Expense	\$0.00	\$657,053.13
<b>Total Debt Service</b>	<b>\$0.00</b>	<b>\$832,053.13</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$848,547.59</b>
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	-\$928.51
<b>OTHER FINANCING SOURCES (USES)</b>		
Contribution to (Use of) Fund Balance		\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		-\$928.51
<b>FUND BALANCE, BEGINNING</b>		\$480,199.00
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$479,270.49</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>		
	11/1/2024	11/1/2027
<b>Series 2023 Bonds</b>	\$11,270,000.00	\$10,865,000.00

Special Assessment Bonds, Series 2023 (Series 2023 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2024	\$11,270,000.00			\$411,632.99	\$411,632.99
11/1/2024	\$11,270,000.00	\$80,000.00	5.125%	\$336,790.63	\$416,790.63
5/1/2025	\$11,190,000.00			\$334,740.63	\$334,740.63
11/1/2025	\$11,190,000.00	\$160,000.00	5.125%	\$334,740.63	\$494,740.63
5/1/2026	\$11,030,000.00			\$330,640.63	\$330,640.63
11/1/2026	\$11,030,000.00	\$165,000.00	5.125%	\$330,640.63	\$495,640.63
5/1/2027	\$10,865,000.00			\$326,412.50	\$326,412.50
11/1/2027	\$10,865,000.00	\$175,000.00	5.125%	\$326,412.50	\$501,412.50
5/1/2028	\$10,690,000.00			\$321,928.13	\$321,928.13
11/1/2028	\$10,690,000.00	\$185,000.00	5.125%	\$321,928.13	\$506,928.13
5/1/2029	\$10,505,000.00			\$317,187.50	\$317,187.50
11/1/2029	\$10,505,000.00	\$195,000.00	5.125%	\$317,187.50	\$512,187.50
5/1/2030	\$10,310,000.00			\$312,190.63	\$312,190.63
11/1/2030	\$10,310,000.00	\$205,000.00	5.125%	\$312,190.63	\$517,190.63
5/1/2031	\$10,105,000.00			\$306,937.50	\$306,937.50
11/1/2031	\$10,105,000.00	\$215,000.00	6.000%	\$306,937.50	\$521,937.50
5/1/2032	\$9,890,000.00			\$300,487.50	\$300,487.50
11/1/2032	\$9,890,000.00	\$230,000.00	6.000%	\$300,487.50	\$530,487.50
5/1/2033	\$9,660,000.00			\$293,587.50	\$293,587.50
11/1/2033	\$9,660,000.00	\$240,000.00	6.000%	\$293,587.50	\$533,587.50
5/1/2034	\$9,420,000.00			\$286,387.50	\$286,387.50
11/1/2034	\$9,420,000.00	\$255,000.00	6.000%	\$286,387.50	\$541,387.50
5/1/2035	\$9,165,000.00			\$278,737.50	\$278,737.50
11/1/2035	\$9,165,000.00	\$270,000.00	6.000%	\$278,737.50	\$548,737.50
5/1/2036	\$8,895,000.00			\$270,637.50	\$270,637.50
11/1/2036	\$8,895,000.00	\$285,000.00	6.000%	\$270,637.50	\$555,637.50
5/1/2037	\$8,610,000.00			\$262,087.50	\$262,087.50
11/1/2037	\$8,610,000.00	\$305,000.00	6.000%	\$262,087.50	\$567,087.50
5/1/2038	\$8,305,000.00			\$252,937.50	\$252,937.50
11/1/2038	\$8,305,000.00	\$325,000.00	6.000%	\$252,937.50	\$577,937.50
5/1/2039	\$7,980,000.00			\$243,187.50	\$243,187.50
11/1/2039	\$7,980,000.00	\$340,000.00	6.000%	\$243,187.50	\$583,187.50
5/1/2040	\$7,640,000.00			\$232,987.50	\$232,987.50
11/1/2040	\$7,640,000.00	\$360,000.00	6.000%	\$232,987.50	\$592,987.50
5/1/2041	\$7,280,000.00			\$222,187.50	\$222,187.50
11/1/2041	\$7,280,000.00	\$385,000.00	6.000%	\$222,187.50	\$607,187.50
5/1/2042	\$6,895,000.00			\$210,637.50	\$210,637.50
11/1/2042	\$6,895,000.00	\$405,000.00	6.000%	\$210,637.50	\$615,637.50
5/1/2043	\$6,490,000.00			\$198,487.50	\$198,487.50
11/1/2043	\$6,490,000.00	\$430,000.00	6.000%	\$198,487.50	\$628,487.50
5/1/2044	\$6,060,000.00			\$185,587.50	\$185,587.50
11/1/2044	\$6,060,000.00	\$455,000.00	6.125%	\$185,587.50	\$640,587.50
5/1/2045	\$5,605,000.00			\$171,653.13	\$171,653.13
11/1/2045	\$5,605,000.00	\$485,000.00	6.125%	\$171,653.13	\$656,653.13
5/1/2046	\$5,120,000.00			\$156,800.00	\$156,800.00
11/1/2046	\$5,120,000.00	\$515,000.00	6.125%	\$156,800.00	\$671,800.00
5/1/2047	\$4,605,000.00			\$141,028.13	\$141,028.13
11/1/2047	\$4,605,000.00	\$545,000.00	6.125%	\$141,028.13	\$686,028.13
5/1/2048	\$4,060,000.00			\$124,337.50	\$124,337.50
11/1/2048	\$4,060,000.00	\$580,000.00	6.125%	\$124,337.50	\$704,337.50
5/1/2049	\$3,480,000.00			\$106,575.00	\$106,575.00
11/1/2049	\$3,480,000.00	\$615,000.00	6.125%	\$106,575.00	\$721,575.00
5/1/2050	\$2,865,000.00			\$87,740.63	\$87,740.63
11/1/2050	\$2,865,000.00	\$655,000.00	6.125%	\$87,740.63	\$742,740.63
5/1/2051	\$2,210,000.00			\$67,681.25	\$67,681.25
11/1/2051	\$2,210,000.00	\$695,000.00	6.125%	\$67,681.25	\$762,681.25
5/1/2052	\$1,515,000.00			\$46,396.88	\$46,396.88
11/1/2052	\$1,515,000.00	\$735,000.00	6.125%	\$46,396.88	\$781,396.88
5/1/2053	\$780,000.00			\$23,887.50	\$23,887.50
11/1/2053	\$780,000.00	\$780,000.00	6.125%	\$23,887.50	\$803,887.50
		<b>\$11,270,000.00</b>		<b>\$13,576,573.70</b>	<b>\$24,846,573.70</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**

Fiscal Year 2027 Budget

Series 2024 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
<b>REVENUES</b>		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$378,499.34
Special Assmnts- CDD Collected	\$0.00	\$927,001.87
Special Assmnts- Discounts	\$0.00	-\$15,139.97
<b>TOTAL REVENUES</b>	<b>\$0.00</b>	<b>\$1,290,361.24</b>
<b>EXPENDITURES</b>		
<i>Administration</i>		
Misc-Assessment Collection Cost	\$0.00	\$7,569.99
<b>Total Administration</b>	<b>\$0.00</b>	<b>\$7,569.99</b>
<i>Debt Service</i>		
Principal Debt Retirement	\$0.00	\$275,000.00
Interest Expense	\$0.00	\$1,011,086.26
<b>Total Debt Service</b>	<b>\$0.00</b>	<b>\$1,286,086.26</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$1,293,656.25</b>
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	-\$3,295.01
<b>OTHER FINANCING SOURCES (USES)</b>		
Contribution to (Use of) Fund Balance		\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		-\$3,295.01
<b>FUND BALANCE, BEGINNING</b>		<b>\$130,747.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$127,451.99</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>		
	11/1/2024	11/1/2027
Series 2024 Bonds	\$18,285,000.00	\$17,495,000.00

**Special Assessment Bonds, Series 2024**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Outstanding Balance</b>
11/1/2024			\$460,411.67	\$460,411.67	\$460,411.67	\$18,285,000.00
5/1/2025	\$250,000.00		\$514,963.13	\$764,963.13		\$18,035,000.00
11/1/2025			\$514,963.13	\$514,963.13	\$1,279,926.26	\$18,035,000.00
5/1/2026	\$265,000.00	2.600%	\$508,783.13	\$773,783.13		\$17,770,000.00
11/1/2026			\$508,783.13	\$508,783.13	\$1,282,566.26	\$17,770,000.00
5/1/2027	\$275,000.00	2.600%	\$502,303.13	\$777,303.13		\$17,495,000.00
11/1/2027			\$502,303.13	\$502,303.13	\$1,279,606.26	\$17,495,000.00
5/1/2028	\$290,000.00	2.600%	\$495,523.13	\$785,523.13		\$17,205,000.00
11/1/2028			\$495,523.13	\$495,523.13	\$1,281,046.26	\$17,205,000.00
5/1/2029	\$305,000.00	2.600%	\$488,383.13	\$793,383.13		\$16,900,000.00
11/1/2029			\$488,383.13	\$488,383.13	\$1,281,766.26	\$16,900,000.00
5/1/2030	\$320,000.00	3.125%	\$480,883.13	\$800,883.13		\$16,580,000.00
11/1/2030			\$480,883.13	\$480,883.13	\$1,281,766.26	\$16,580,000.00
5/1/2031	\$335,000.00	3.125%	\$473,023.13	\$808,023.13		\$16,245,000.00
11/1/2031			\$473,023.13	\$473,023.13	\$1,281,046.26	\$16,245,000.00
5/1/2032	\$350,000.00	3.125%	\$464,081.26	\$814,081.26		\$15,895,000.00
11/1/2032			\$464,081.26	\$464,081.26	\$1,278,162.51	\$15,895,000.00
5/1/2033	\$375,000.00	3.125%	\$453,885.94	\$828,885.94		\$15,520,000.00
11/1/2033			\$453,885.94	\$453,885.94	\$1,282,771.88	\$15,520,000.00
5/1/2034	\$395,000.00	3.125%	\$443,057.82	\$838,057.82		\$15,125,000.00
11/1/2034			\$443,057.82	\$443,057.82	\$1,281,115.63	\$15,125,000.00
5/1/2035	\$415,000.00	3.625%	\$431,667.19	\$846,667.19		\$14,710,000.00
11/1/2035			\$431,667.19	\$431,667.19	\$1,278,334.38	\$14,710,000.00
5/1/2036	\$440,000.00	3.625%	\$419,643.75	\$859,643.75		\$14,270,000.00
11/1/2036			\$419,643.75	\$419,643.75	\$1,279,287.50	\$14,270,000.00
5/1/2037	\$465,000.00	3.625%	\$406,917.19	\$871,917.19		\$13,805,000.00
11/1/2037			\$406,917.19	\$406,917.19	\$1,278,834.38	\$13,805,000.00
5/1/2038	\$495,000.00	3.625%	\$393,417.19	\$888,417.19		\$13,310,000.00
11/1/2038			\$393,417.19	\$393,417.19	\$1,281,834.38	\$13,310,000.00
5/1/2039	\$520,000.00	3.625%	\$379,143.75	\$899,143.75		\$12,790,000.00
11/1/2039			\$379,143.75	\$379,143.75	\$1,278,287.50	\$12,790,000.00
5/1/2040	\$550,000.00	3.625%	\$364,096.88	\$914,096.88		\$12,240,000.00
11/1/2040			\$364,096.88	\$364,096.88	\$1,278,193.75	\$12,240,000.00
5/1/2041	\$585,000.00	3.625%	\$348,135.94	\$933,135.94		\$11,655,000.00
11/1/2041			\$348,135.94	\$348,135.94	\$1,281,271.88	\$11,655,000.00
5/1/2042	\$620,000.00	3.625%	\$331,190.63	\$951,190.63		\$11,035,000.00
11/1/2042			\$331,190.63	\$331,190.63	\$1,282,381.26	\$11,035,000.00
5/1/2043	\$655,000.00	3.625%	\$313,260.94	\$968,260.94		\$10,380,000.00
11/1/2043			\$313,260.94	\$313,260.94	\$1,281,521.88	\$10,380,000.00
5/1/2044	\$690,000.00	3.625%	\$294,346.88	\$984,346.88		\$9,690,000.00
11/1/2044			\$294,346.88	\$294,346.88	\$1,278,693.75	\$9,690,000.00
5/1/2045	\$735,000.00	4.000%	\$273,848.44	\$1,008,848.44		\$8,955,000.00
11/1/2045			\$273,848.44	\$273,848.44	\$1,282,696.88	\$8,955,000.00
5/1/2046	\$775,000.00	4.000%	\$251,670.32	\$1,026,670.32		\$8,180,000.00
11/1/2046			\$251,670.32	\$251,670.32	\$1,278,340.63	\$8,180,000.00
5/1/2047	\$825,000.00	4.000%	\$228,170.32	\$1,053,170.32		\$7,355,000.00
11/1/2047			\$228,170.32	\$228,170.32	\$1,281,340.63	\$7,355,000.00
5/1/2048	\$875,000.00	4.000%	\$203,201.57	\$1,078,201.57		\$6,480,000.00
11/1/2048			\$203,201.57	\$203,201.57	\$1,281,403.13	\$6,480,000.00
5/1/2049	\$925,000.00	4.000%	\$176,764.07	\$1,101,764.07		\$5,555,000.00
11/1/2049			\$176,764.07	\$176,764.07	\$1,278,528.13	\$5,555,000.00
5/1/2050	\$985,000.00	4.000%	\$148,710.94	\$1,133,710.94		\$4,570,000.00
11/1/2050			\$148,710.94	\$148,710.94	\$1,282,421.88	\$4,570,000.00
5/1/2051	\$1,045,000.00	4.000%	\$118,895.32	\$1,163,895.32		\$3,525,000.00
11/1/2051			\$118,895.32	\$118,895.32	\$1,282,790.63	\$3,525,000.00
5/1/2052	\$1,105,000.00	4.000%	\$87,317.19	\$1,192,317.19		\$2,420,000.00
11/1/2052			\$87,317.19	\$87,317.19	\$1,279,634.38	\$2,420,000.00
5/1/2053	\$1,175,000.00	4.000%	\$53,829.69	\$1,228,829.69		\$1,245,000.00
11/1/2053			\$53,829.69	\$53,829.69	\$1,282,659.38	\$1,245,000.00
5/1/2054	\$1,245,000.00	4.000%	\$18,285.94	\$1,263,285.94		\$0.00
	\$18,285,000.00		\$20,576,927.78	\$38,861,927.78	\$37,598,641.84	



**Two Rivers West**  
Community Development District

**Budget Overview**  
FY 2027

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Special Assessments – CDD Collected/Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administration**

**Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

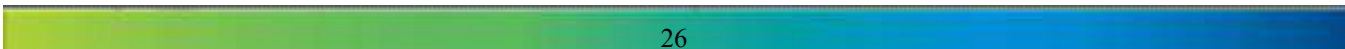
**Interest Expense**

The District Pays interest Expenses on the debt twice a year.



**Two Rivers West**  
Community Development District

**Supporting Budget Schedule**  
FY 2027



Assessment Summary  
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION												
Assessment Area One- Series 2022 Phases B1, B2, B3, B4, C1-A, D2, portion of E villas												
Product	DS Units	General Fund				Debt Service Series 2022				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	
Twin Villa 42.5'	20	\$1,949.44	\$1,443.66	\$505.78	35.03%	\$1,728.26	\$1,728.26	\$0.00	0.00%	\$3,677.70	\$3,171.92	\$505.78
SF 50'	346	\$2,298.87	\$1,443.66	\$855.21	59.24%	\$1,728.26	\$1,728.26	\$0.00	0.00%	\$4,027.13	\$3,171.92	\$855.21
SF 60'	309	\$2,758.64	\$1,732.39	\$1,026.25	59.24%	\$2,073.91	\$2,073.91	\$0.00	0.00%	\$4,832.55	\$3,806.30	\$1,026.25
SF 65'	42	\$2,997.73	\$1,882.53	\$1,115.19	59.24%	\$2,246.74	\$2,246.74	\$0.00	0.00%	\$5,244.47	\$4,129.27	\$1,115.19
SF 70'	70	\$3,218.42	\$2,021.12	\$1,197.29	59.24%	\$2,419.56	\$2,419.56	\$0.00	0.00%	\$5,637.98	\$4,440.68	\$1,197.29
	787											
Assessment Area Two- Series 2023 C1-B, portion of D1, D4, D6, E (villas)												
Product	DS Units	O&M Per Unit				Debt Service Series 2023				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	
Twin Villa 42.5	88	\$1,949.44	\$1,224.22	\$725.22	59.24%	\$1,469.00	\$1,469.00	\$0.00	0.00%	\$3,418.44	\$2,693.22	\$725.22
SF 50'	93	\$2,298.87	\$1,443.66	\$855.21	59.24%	\$1,728.26	\$1,728.26	\$0.00	0.00%	\$4,027.13	\$3,171.92	\$855.21
SF 60'	101	\$2,758.64	\$1,732.39	\$1,026.25	59.24%	\$2,073.91	\$2,073.91	\$0.00	0.00%	\$4,832.55	\$3,806.30	\$1,026.25
SF 70'	159	\$3,218.42	\$2,021.12	\$1,197.29	59.24%	\$2,419.56	\$2,419.56	\$0.00	0.00%	\$5,637.98	\$4,440.68	\$1,197.29
	441											
Assessment Area Three- Series 2024 C2, D1, D5, D6, D8, D9, D10, D11												
Product	DS Units	O&M Per Unit				Debt Service Series 2024				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	
SF 50'	353	\$2,298.87	\$1,443.66	\$855.21	59.24%	\$1,728.31	\$1,728.31	\$0.00	0.00%	\$4,027.18	\$3,171.97	\$855.21
SF 60'	309	\$2,758.64	\$1,732.39	\$1,026.25	59.24%	\$2,073.97	\$2,073.97	\$0.00	0.00%	\$4,832.61	\$3,806.36	\$1,026.25
SF 70'	47	\$3,218.42	\$2,021.12	\$1,197.29	59.24%	\$2,419.63	\$2,419.63	\$0.00	0.00%	\$5,638.04	\$4,440.75	\$1,197.29
	709											
Assessment Area Four - future series B6												
Product	DS Units	O&M Per Unit				Future Units				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	
Townhome 25'	248	\$1,287.37	\$808.45	\$478.92	59.24%	\$0.00	\$0.00	\$0.00	0.00%	\$1,287.37	\$808.45	\$478.92
	248											
<b>GRAND TOTAL UNITS</b>	<b>2185</b>											

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (the “**Board**”) of the Two Rivers West Community Development District (the “**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (the “**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:**

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Tuesday, August 18, 2026, at 11:00 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O’Lakes, Florida 34648.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least two (2) days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

**Passed and Adopted on May 19, 2026.**

Attest:

**Two Rivers West Community  
Development District**

Print Name: \_\_\_\_\_  
Title:  Secretary/ Assistant Secretary

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

**Exhibit A: Proposed Budget for Fiscal Year 2026/2027**

*Two Rivers West*  
*Community Development District*

**FISCAL YEAR 2027**  
**PROPOSED BUDGET**  
**MAY 19, 2026**

**CLEAR PARTNERSHIPS**



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**Two Rivers West**  
Community Development District

**Operating Budget**  
FY 2027

**Summary of Revenues Expenditures and Changes in Fund Balance**  
Fiscal Year 2027 Budget  
General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
<b>REVENUES</b>		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$3,387,726.71
Special Assmnts- Discounts	\$0.00	-\$135,509.07
Special Assmnts- CDD Collected	\$3,157,059.00	\$1,595,552.89
Other Miscellaneous Revenues	\$0.00	\$0.00
<b>TOTAL REVENUES</b>	<b>\$3,157,059.00</b>	<b>\$4,847,770.53</b>

**EXPENDITURES**

*Administrative*

Supervisor Fees	\$12,000.00	\$12,000.00
ProfServ - District Management	\$25,000.00	\$25,000.00
ProfServ - Field Management	\$16,000.00	\$64,000.00
ProfServ - Administration	\$4,500.00	\$4,500.00
ProfServ - Recording Secretary	\$2,400.00	\$2,400.00
ProfServ - Construction Accounting	\$6,000.00	\$6,000.00
Profserv - Financial/Revenue Collections	\$5,000.00	\$5,000.00
Profserv - Rental and Leases	\$600.00	\$600.00
ProfServ - Technology Data Storage	\$600.00	\$600.00
Profserv - Accounting Services	\$9,000.00	\$9,000.00
ProfServ - Dissemination Agent/Reporting	\$5,000.00	\$20,000.00
Profserv - Website Admin Services	\$1,200.00	\$1,200.00
District Engineer	\$12,500.00	\$15,000.00
District Counsel	\$15,000.00	\$35,000.00
Trustee Fees	\$6,500.00	\$13,000.00
Auditing Services	\$6,000.00	\$8,200.00
Postage, Phone, Faxes, Copies	\$500.00	\$500.00
Legal Advertising	\$3,500.00	\$3,500.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00
Website ADA Compliance	\$1,600.00	\$1,613.00
Meeting Expense	\$500.00	\$500.00
Loan Interest Expense	\$21,000.00	\$21,000.00
Loan Repayment	\$100,000.00	\$100,000.00
Misc-Assessment Collection Cost	\$0.00	\$67,754.53
DTS - Continuing Disclosure Software Subscriptio	\$0.00	\$5,000.00
Arbitrage Reporting	\$0.00	\$1,200.00
<b>Total Administrative</b>	<b>\$254,575.00</b>	<b>\$422,742.53</b>

*Insurance*

General Liability	\$3,846.00	\$0.00
Public Officials Insurance	\$2,738.00	\$0.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Property & Casualty Insurance	\$30,000.00	\$0.00
Deductible	\$2,500.00	\$2,500.00
Total Insurance	\$0.00	\$35,000.00
<b>Total Insurance</b>	<b>\$39,084.00</b>	<b>\$37,500.00</b>
<b>Utility Services</b>		
Electric Utility Services	\$500,000.00	\$600,000.00
Water/Waste	\$85,000.00	\$150,000.00
<b>Total Utility Services</b>	<b>\$585,000.00</b>	<b>\$750,000.00</b>
<b>Other Physical Environment</b>		
Landscape Maintenance - Contract	\$1,800,000.00	\$2,700,000.00
Landscaping - Mulch	\$100,000.00	\$100,000.00
Landscaping - Annuals	\$24,000.00	\$24,000.00
Landscaping - Plant Replacement Program	\$100,000.00	\$150,000.00
Irrigation Maintenance & Repairs	\$60,000.00	\$60,000.00
Aquatics - Contract	\$157,000.00	\$157,000.00
Dog Station Service & Supplies	\$2,400.00	\$2,600.00
Storm Cleanup Contingency	\$35,000.00	\$50,000.00
Tree Trimming	\$0.00	\$30,000.00
Trail Maintenance	\$0.00	\$25,000.00
R&M-Boundary Walls/Fences/Monuments	\$0.00	\$20,000.00
Wildlife Management Service	\$0.00	\$16,200.00
Erosion Repair	\$0.00	\$15,000.00
Pressure Washing	\$0.00	\$30,000.00
Windmill R&M	\$0.00	\$25,000.00
Holiday Lights	\$0.00	\$25,000.00
TECO easement maintenance	\$0.00	\$70,000.00
Onsite Maintenance	\$0.00	\$7,728.00
Water Trucks	\$0.00	\$30,000.00
Well Installation	\$0.00	\$100,000.00
<b>Total Landscape and Pond Maintenance</b>	<b>\$2,278,400.00</b>	<b>\$3,637,528.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$3,157,059.00</b>	<b>\$4,847,770.53</b>
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	\$0.00
<b>OTHER FINANCING SOURCES (USES)</b>		
Contribution to (Use of) Fund Balance		\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		\$0.00

<u>ACCOUNT DESCRIPTION</u>	<u>ADOPTED BUDGET FY 2026</u>	<u>ANNUAL BUDGET FY 2027</u>
FUND BALANCE, BEGINNING	-\$303,551.00	\$2,394,274.42
FUND BALANCE, ENDING	<u><u>-\$303,551.00</u></u>	<u><u>\$2,394,274.42</u></u>



**Two Rivers West**  
Community Development District

**Budget Overview**  
FY 2027

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – CDD Collected/Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**ProfServ – District Management**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

**ProfServ – Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**ProfServ – Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

**ProfServ – Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**ProfServ – Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**ProfServ – Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**ProfServ – Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**ProfServ – Technology Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**ProfServ – Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**ProfServ – Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**ProfServ – Website Admin Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

**Budget Narrative**  
Fiscal Year 2027

**Financial and Administrative** (continued)

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Dues, Licenses, Subscriptions**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Meeting Expense**

The district may incur expenses for the cost of meetings including but not limited to renting room space for district board meetings.

**Loan Interest Expense**

The district may incur interest expenses for the loan that was taken out.

**Loan Repayment**

The district is making payments on the loan that was taken out.

**Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**DTS – Continuing Disclosure Software Subscription**

The District may incur charges for obtaining subscriptions for the software for Disclosure Technology.

**Arbitrage Reporting**

The district is required to annually calculate the arbitrage rebate liability on the Series 2023 bonds.

**Insurance**

**General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Deductible**

District's share of expenses for insured property when a claim is filed.

**Budget Narrative**  
Fiscal Year 2027

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Other Physical Environment**

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping – Mulch**

This is for the cost of mulch installation and services needed throughout the District.

**Landscaping – Annuals**

This is for the cost of annuals installation and services needed throughout the District.

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance & Repairs**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Dog Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**Storm Cleanup Contingency**

This is the cost of cleaning up after a storm and for the removal of knocked down trees and other debris.

**Tree Trimming**

This is the cost of tree trimming and replacement services needed throughout the District.

**Trail Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**R&M – Boundary Walls/Fences/Monuments**

Cost of repairs and regular maintenance for entryways, walls, fences, and monuments.

**Wildlife Management Service**

Management of wildlife on district property.

**Erosion Repair**

Cost of repairs and regular maintenance for erosion throughout the district.

**Pressure Washing**

Cost of pressure washing services throughout CDD property.

**Budget Narrative**  
Fiscal Year 2027

**Other Physical Environment** (continued)

**Windmill R&M**

Cost of maintenance and repairs for the windmill on CDD property.

**Holiday Lights**

Cost of decorations and lights for major holidays (i.e., Christmas)

**TECO Easement Maintenance**

This is for the cost of the landscape maintenance of the TECO easement on CDD property.

**Onsite Maintenance**

Cost of upkeep and repairs to all parks and recreational facilities throughout CDD property.

**Water Trucks**

Cost of repairs and regular maintenance of Water Trucks.

**Well Installation**

Cost of the installation of wells throughout CDD property.



**Two Rivers West**  
Community Development District

**Debt Service Budget**  
FY 2027

**Summary of Revenues Expenditures and Changes in Fund Balance**

Fiscal Year 2027 Budget

Series 2022 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
<b>REVENUES</b>		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$1,535,385.37
Special Assmnts- CDD Collected	\$1,439,688.00	\$1,624.56
Special Assmnts- Discounts	\$0.00	-\$61,415.41
<b>TOTAL REVENUES</b>	<b>\$1,439,688.00</b>	<b>\$1,475,594.52</b>
<b>EXPENDITURES</b>		
<i>Administration</i>		
Misc-Assessment Collection Cost	\$0.00	\$30,707.71
<b>Total Administration</b>	<b>\$0.00</b>	<b>\$30,707.71</b>
<i>Debt Service</i>		
Principal Debt Retirement	\$80,000.00	\$300,000.00
Interest Expense	\$671,532.00	\$1,146,962.50
<b>Total Debt Service</b>	<b>\$751,532.00</b>	<b>\$1,446,962.50</b>
<b>TOTAL EXPENDITURES</b>	<b>\$751,532.00</b>	<b>\$1,477,670.21</b>
Excess (deficiency) of revenues		
Over (under) expenditures	\$688,156.00	-\$2,075.69
<b>OTHER FINANCING SOURCES (USES)</b>		
Contribution to (Use of) Fund Balance		\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		-\$2,075.69
<b>FUND BALANCE, BEGINNING</b>	<b>\$0.00</b>	<b>\$1,690,394.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$1,688,318.31</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>		
	11/1/2024	11/1/2027
<b>Series 2022 Bonds</b>	<b>\$19,495,000.00</b>	<b>\$18,640,000.00</b>

**Special Assessment Bonds, Series 2022 (Series 2022 Project)**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Annual Debt Service</b>
5/1/2023	\$19,750,000.00			\$472,490.87	\$472,490.87
11/1/2023	\$19,750,000.00			\$594,743.75	\$594,743.75
5/1/2024	\$19,750,000.00	\$255,000.00	5.250%	\$594,743.75	\$849,743.75
11/1/2024	\$19,495,000.00			\$588,050.00	\$588,050.00
5/1/2025	\$19,495,000.00	\$270,000.00	5.250%	\$588,050.00	\$858,050.00
11/1/2025	\$19,225,000.00			\$580,962.50	\$580,962.50
5/1/2026	\$19,225,000.00	\$285,000.00	5.250%	\$580,962.50	\$865,962.50
11/1/2026	\$18,940,000.00			\$573,481.25	\$573,481.25
5/1/2027	\$18,940,000.00	\$300,000.00	5.250%	\$573,481.25	\$873,481.25
11/1/2027	\$18,640,000.00			\$565,606.25	\$565,606.25
5/1/2028	\$18,640,000.00	\$315,000.00	5.250%	\$565,606.25	\$880,606.25
11/1/2028	\$18,325,000.00			\$557,337.50	\$557,337.50
5/1/2029	\$18,325,000.00	\$330,000.00	5.375%	\$557,337.50	\$887,337.50
11/1/2029	\$17,995,000.00			\$548,468.75	\$548,468.75
5/1/2030	\$17,995,000.00	\$350,000.00	5.375%	\$548,468.75	\$898,468.75
11/1/2030	\$17,645,000.00			\$539,062.50	\$539,062.50
5/1/2031	\$17,645,000.00	\$370,000.00	5.375%	\$539,062.50	\$909,062.50
11/1/2031	\$17,275,000.00			\$529,118.75	\$529,118.75
5/1/2032	\$17,275,000.00	\$390,000.00	5.375%	\$529,118.75	\$919,118.75
11/1/2032	\$16,885,000.00			\$518,637.50	\$518,637.50
5/1/2033	\$16,885,000.00	\$410,000.00	5.375%	\$518,637.50	\$928,637.50
11/1/2033	\$16,475,000.00			\$507,618.75	\$507,618.75
5/1/2034	\$16,475,000.00	\$435,000.00	6.000%	\$507,618.75	\$942,618.75
11/1/2034	\$16,040,000.00			\$494,568.75	\$494,568.75
5/1/2035	\$16,040,000.00	\$460,000.00	6.000%	\$494,568.75	\$954,568.75
11/1/2035	\$15,580,000.00			\$480,768.75	\$480,768.75
5/1/2036	\$15,580,000.00	\$490,000.00	6.000%	\$480,768.75	\$970,768.75
11/1/2036	\$15,090,000.00			\$466,068.75	\$466,068.75
5/1/2037	\$15,090,000.00	\$520,000.00	6.000%	\$466,068.75	\$986,068.75
11/1/2037	\$14,570,000.00			\$450,468.75	\$450,468.75
5/1/2038	\$14,570,000.00	\$555,000.00	6.000%	\$450,468.75	\$1,005,468.75
11/1/2038	\$14,015,000.00			\$433,818.75	\$433,818.75
5/1/2039	\$14,015,000.00	\$585,000.00	6.000%	\$433,818.75	\$1,018,818.75
11/1/2039	\$13,430,000.00			\$416,268.75	\$416,268.75
5/1/2040	\$13,430,000.00	\$625,000.00	6.000%	\$416,268.75	\$1,041,268.75
11/1/2040	\$12,805,000.00			\$397,518.75	\$397,518.75
5/1/2041	\$12,805,000.00	\$660,000.00	6.000%	\$397,518.75	\$1,057,518.75
11/1/2041	\$12,145,000.00			\$377,718.75	\$377,718.75
5/1/2042	\$12,145,000.00	\$705,000.00	6.000%	\$377,718.75	\$1,082,718.75
11/1/2042	\$11,440,000.00			\$356,568.75	\$356,568.75
5/1/2043	\$11,440,000.00	\$745,000.00	6.000%	\$356,568.75	\$1,101,568.75
11/1/2043	\$10,695,000.00			\$334,218.75	\$334,218.75
5/1/2044	\$10,695,000.00	\$795,000.00	6.250%	\$334,218.75	\$1,129,218.75
11/1/2044	\$9,900,000.00			\$309,375.00	\$309,375.00
5/1/2045	\$9,900,000.00	\$845,000.00	6.250%	\$309,375.00	\$1,154,375.00
11/1/2045	\$9,055,000.00			\$282,968.75	\$282,968.75
5/1/2046	\$9,055,000.00	\$900,000.00	6.250%	\$282,968.75	\$1,182,968.75
11/1/2046	\$8,155,000.00			\$254,843.75	\$254,843.75
5/1/2047	\$8,155,000.00	\$960,000.00	6.250%	\$254,843.75	\$1,214,843.75
11/1/2047	\$7,195,000.00			\$224,843.75	\$224,843.75
5/1/2048	\$7,195,000.00	\$1,020,000.00	6.250%	\$224,843.75	\$1,244,843.75
11/1/2048	\$6,175,000.00			\$192,968.75	\$192,968.75
5/1/2049	\$6,175,000.00	\$1,085,000.00	6.250%	\$192,968.75	\$1,277,968.75
11/1/2049	\$5,090,000.00			\$159,062.50	\$159,062.50
5/1/2050	\$5,090,000.00	\$1,155,000.00	6.250%	\$159,062.50	\$1,314,062.50
11/1/2050	\$3,935,000.00			\$122,968.75	\$122,968.75
5/1/2051	\$3,935,000.00	\$1,230,000.00	6.250%	\$122,968.75	\$1,352,968.75
11/1/2051	\$2,705,000.00			\$84,531.25	\$84,531.25
5/1/2052	\$2,705,000.00	\$1,310,000.00	6.250%	\$84,531.25	\$1,394,531.25
11/1/2052	\$1,395,000.00			\$43,593.75	\$43,593.75
5/1/2053	\$1,395,000.00	\$1,395,000.00	6.250%	\$43,593.75	\$1,438,593.75
		<b>\$19,750,000.00</b>		<b>\$24,444,953.37</b>	<b>\$44,194,953.37</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**

Fiscal Year 2027 Budget

Series 2023 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
<b>REVENUES</b>		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$824,723.07
Special Assmnts- CDD Collected	\$0.00	\$55,884.94
Special Assmnts- Discounts	\$0.00	-\$32,988.92
<b>TOTAL REVENUES</b>	<b>\$0.00</b>	<b>\$847,619.08</b>
<b>EXPENDITURES</b>		
<i>Administration</i>		
Misc-Assessment Collection Cost	\$0.00	\$16,494.46
<b>Total Administration</b>	<b>\$0.00</b>	<b>\$16,494.46</b>
<i>Debt Service</i>		
Principal Debt Retirement	\$0.00	\$175,000.00
Interest Expense	\$0.00	\$657,053.13
<b>Total Debt Service</b>	<b>\$0.00</b>	<b>\$832,053.13</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$848,547.59</b>
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	-\$928.51
<b>OTHER FINANCING SOURCES (USES)</b>		
Contribution to (Use of) Fund Balance		\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		-\$928.51
<b>FUND BALANCE, BEGINNING</b>		\$480,199.00
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$479,270.49</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>		
	11/1/2024	11/1/2027
<b>Series 2023 Bonds</b>	\$11,270,000.00	\$10,865,000.00

Special Assessment Bonds, Series 2023 (Series 2023 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2024	\$11,270,000.00			\$411,632.99	\$411,632.99
11/1/2024	\$11,270,000.00	\$80,000.00	5.125%	\$336,790.63	\$416,790.63
5/1/2025	\$11,190,000.00			\$334,740.63	\$334,740.63
11/1/2025	\$11,190,000.00	\$160,000.00	5.125%	\$334,740.63	\$494,740.63
5/1/2026	\$11,030,000.00			\$330,640.63	\$330,640.63
11/1/2026	\$11,030,000.00	\$165,000.00	5.125%	\$330,640.63	\$495,640.63
5/1/2027	\$10,865,000.00			\$326,412.50	\$326,412.50
11/1/2027	\$10,865,000.00	\$175,000.00	5.125%	\$326,412.50	\$501,412.50
5/1/2028	\$10,690,000.00			\$321,928.13	\$321,928.13
11/1/2028	\$10,690,000.00	\$185,000.00	5.125%	\$321,928.13	\$506,928.13
5/1/2029	\$10,505,000.00			\$317,187.50	\$317,187.50
11/1/2029	\$10,505,000.00	\$195,000.00	5.125%	\$317,187.50	\$512,187.50
5/1/2030	\$10,310,000.00			\$312,190.63	\$312,190.63
11/1/2030	\$10,310,000.00	\$205,000.00	5.125%	\$312,190.63	\$517,190.63
5/1/2031	\$10,105,000.00			\$306,937.50	\$306,937.50
11/1/2031	\$10,105,000.00	\$215,000.00	6.000%	\$306,937.50	\$521,937.50
5/1/2032	\$9,890,000.00			\$300,487.50	\$300,487.50
11/1/2032	\$9,890,000.00	\$230,000.00	6.000%	\$300,487.50	\$530,487.50
5/1/2033	\$9,660,000.00			\$293,587.50	\$293,587.50
11/1/2033	\$9,660,000.00	\$240,000.00	6.000%	\$293,587.50	\$533,587.50
5/1/2034	\$9,420,000.00			\$286,387.50	\$286,387.50
11/1/2034	\$9,420,000.00	\$255,000.00	6.000%	\$286,387.50	\$541,387.50
5/1/2035	\$9,165,000.00			\$278,737.50	\$278,737.50
11/1/2035	\$9,165,000.00	\$270,000.00	6.000%	\$278,737.50	\$548,737.50
5/1/2036	\$8,895,000.00			\$270,637.50	\$270,637.50
11/1/2036	\$8,895,000.00	\$285,000.00	6.000%	\$270,637.50	\$555,637.50
5/1/2037	\$8,610,000.00			\$262,087.50	\$262,087.50
11/1/2037	\$8,610,000.00	\$305,000.00	6.000%	\$262,087.50	\$567,087.50
5/1/2038	\$8,305,000.00			\$252,937.50	\$252,937.50
11/1/2038	\$8,305,000.00	\$325,000.00	6.000%	\$252,937.50	\$577,937.50
5/1/2039	\$7,980,000.00			\$243,187.50	\$243,187.50
11/1/2039	\$7,980,000.00	\$340,000.00	6.000%	\$243,187.50	\$583,187.50
5/1/2040	\$7,640,000.00			\$232,987.50	\$232,987.50
11/1/2040	\$7,640,000.00	\$360,000.00	6.000%	\$232,987.50	\$592,987.50
5/1/2041	\$7,280,000.00			\$222,187.50	\$222,187.50
11/1/2041	\$7,280,000.00	\$385,000.00	6.000%	\$222,187.50	\$607,187.50
5/1/2042	\$6,895,000.00			\$210,637.50	\$210,637.50
11/1/2042	\$6,895,000.00	\$405,000.00	6.000%	\$210,637.50	\$615,637.50
5/1/2043	\$6,490,000.00			\$198,487.50	\$198,487.50
11/1/2043	\$6,490,000.00	\$430,000.00	6.000%	\$198,487.50	\$628,487.50
5/1/2044	\$6,060,000.00			\$185,587.50	\$185,587.50
11/1/2044	\$6,060,000.00	\$455,000.00	6.125%	\$185,587.50	\$640,587.50
5/1/2045	\$5,605,000.00			\$171,653.13	\$171,653.13
11/1/2045	\$5,605,000.00	\$485,000.00	6.125%	\$171,653.13	\$656,653.13
5/1/2046	\$5,120,000.00			\$156,800.00	\$156,800.00
11/1/2046	\$5,120,000.00	\$515,000.00	6.125%	\$156,800.00	\$671,800.00
5/1/2047	\$4,605,000.00			\$141,028.13	\$141,028.13
11/1/2047	\$4,605,000.00	\$545,000.00	6.125%	\$141,028.13	\$686,028.13
5/1/2048	\$4,060,000.00			\$124,337.50	\$124,337.50
11/1/2048	\$4,060,000.00	\$580,000.00	6.125%	\$124,337.50	\$704,337.50
5/1/2049	\$3,480,000.00			\$106,575.00	\$106,575.00
11/1/2049	\$3,480,000.00	\$615,000.00	6.125%	\$106,575.00	\$721,575.00
5/1/2050	\$2,865,000.00			\$87,740.63	\$87,740.63
11/1/2050	\$2,865,000.00	\$655,000.00	6.125%	\$87,740.63	\$742,740.63
5/1/2051	\$2,210,000.00			\$67,681.25	\$67,681.25
11/1/2051	\$2,210,000.00	\$695,000.00	6.125%	\$67,681.25	\$762,681.25
5/1/2052	\$1,515,000.00			\$46,396.88	\$46,396.88
11/1/2052	\$1,515,000.00	\$735,000.00	6.125%	\$46,396.88	\$781,396.88
5/1/2053	\$780,000.00			\$23,887.50	\$23,887.50
11/1/2053	\$780,000.00	\$780,000.00	6.125%	\$23,887.50	\$803,887.50
		<b>\$11,270,000.00</b>		<b>\$13,576,573.70</b>	<b>\$24,846,573.70</b>

**Summary of Revenues Expenditures and Changes in Fund Balance**

Fiscal Year 2027 Budget

Series 2024 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
<b>REVENUES</b>		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$378,499.34
Special Assmnts- CDD Collected	\$0.00	\$927,001.87
Special Assmnts- Discounts	\$0.00	-\$15,139.97
<b>TOTAL REVENUES</b>	<b>\$0.00</b>	<b>\$1,290,361.24</b>
<b>EXPENDITURES</b>		
<i>Administration</i>		
Misc-Assessment Collection Cost	\$0.00	\$7,569.99
<b>Total Administration</b>	<b>\$0.00</b>	<b>\$7,569.99</b>
<i>Debt Service</i>		
Principal Debt Retirement	\$0.00	\$275,000.00
Interest Expense	\$0.00	\$1,011,086.26
<b>Total Debt Service</b>	<b>\$0.00</b>	<b>\$1,286,086.26</b>
<b>TOTAL EXPENDITURES</b>	<b>\$0.00</b>	<b>\$1,293,656.25</b>
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	-\$3,295.01
<b>OTHER FINANCING SOURCES (USES)</b>		
Contribution to (Use of) Fund Balance		\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		-\$3,295.01
<b>FUND BALANCE, BEGINNING</b>		<b>\$130,747.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$0.00</b>	<b>\$127,451.99</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>		
	11/1/2024	11/1/2027
<b>Series 2024 Bonds</b>	<b>\$18,285,000.00</b>	<b>\$17,495,000.00</b>

**Special Assessment Bonds, Series 2024**

<b>Period Ending</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>	<b>Outstanding Balance</b>
11/1/2024			\$460,411.67	\$460,411.67	\$460,411.67	\$18,285,000.00
5/1/2025	\$250,000.00		\$514,963.13	\$764,963.13		\$18,035,000.00
11/1/2025			\$514,963.13	\$514,963.13	\$1,279,926.26	\$18,035,000.00
5/1/2026	\$265,000.00	2.600%	\$508,783.13	\$773,783.13		\$17,770,000.00
11/1/2026			\$508,783.13	\$508,783.13	\$1,282,566.26	\$17,770,000.00
5/1/2027	\$275,000.00	2.600%	\$502,303.13	\$777,303.13		\$17,495,000.00
11/1/2027			\$502,303.13	\$502,303.13	\$1,279,606.26	\$17,495,000.00
5/1/2028	\$290,000.00	2.600%	\$495,523.13	\$785,523.13		\$17,205,000.00
11/1/2028			\$495,523.13	\$495,523.13	\$1,281,046.26	\$17,205,000.00
5/1/2029	\$305,000.00	2.600%	\$488,383.13	\$793,383.13		\$16,900,000.00
11/1/2029			\$488,383.13	\$488,383.13	\$1,281,766.26	\$16,900,000.00
5/1/2030	\$320,000.00	3.125%	\$480,883.13	\$800,883.13		\$16,580,000.00
11/1/2030			\$480,883.13	\$480,883.13	\$1,281,766.26	\$16,580,000.00
5/1/2031	\$335,000.00	3.125%	\$473,023.13	\$808,023.13		\$16,245,000.00
11/1/2031			\$473,023.13	\$473,023.13	\$1,281,046.26	\$16,245,000.00
5/1/2032	\$350,000.00	3.125%	\$464,081.26	\$814,081.26		\$15,895,000.00
11/1/2032			\$464,081.26	\$464,081.26	\$1,278,162.51	\$15,895,000.00
5/1/2033	\$375,000.00	3.125%	\$453,885.94	\$828,885.94		\$15,520,000.00
11/1/2033			\$453,885.94	\$453,885.94	\$1,282,771.88	\$15,520,000.00
5/1/2034	\$395,000.00	3.125%	\$443,057.82	\$838,057.82		\$15,125,000.00
11/1/2034			\$443,057.82	\$443,057.82	\$1,281,115.63	\$15,125,000.00
5/1/2035	\$415,000.00	3.625%	\$431,667.19	\$846,667.19		\$14,710,000.00
11/1/2035			\$431,667.19	\$431,667.19	\$1,278,334.38	\$14,710,000.00
5/1/2036	\$440,000.00	3.625%	\$419,643.75	\$859,643.75		\$14,270,000.00
11/1/2036			\$419,643.75	\$419,643.75	\$1,279,287.50	\$14,270,000.00
5/1/2037	\$465,000.00	3.625%	\$406,917.19	\$871,917.19		\$13,805,000.00
11/1/2037			\$406,917.19	\$406,917.19	\$1,278,834.38	\$13,805,000.00
5/1/2038	\$495,000.00	3.625%	\$393,417.19	\$888,417.19		\$13,310,000.00
11/1/2038			\$393,417.19	\$393,417.19	\$1,281,834.38	\$13,310,000.00
5/1/2039	\$520,000.00	3.625%	\$379,143.75	\$899,143.75		\$12,790,000.00
11/1/2039			\$379,143.75	\$379,143.75	\$1,278,287.50	\$12,790,000.00
5/1/2040	\$550,000.00	3.625%	\$364,096.88	\$914,096.88		\$12,240,000.00
11/1/2040			\$364,096.88	\$364,096.88	\$1,278,193.75	\$12,240,000.00
5/1/2041	\$585,000.00	3.625%	\$348,135.94	\$933,135.94		\$11,655,000.00
11/1/2041			\$348,135.94	\$348,135.94	\$1,281,271.88	\$11,655,000.00
5/1/2042	\$620,000.00	3.625%	\$331,190.63	\$951,190.63		\$11,035,000.00
11/1/2042			\$331,190.63	\$331,190.63	\$1,282,381.26	\$11,035,000.00
5/1/2043	\$655,000.00	3.625%	\$313,260.94	\$968,260.94		\$10,380,000.00
11/1/2043			\$313,260.94	\$313,260.94	\$1,281,521.88	\$10,380,000.00
5/1/2044	\$690,000.00	3.625%	\$294,346.88	\$984,346.88		\$9,690,000.00
11/1/2044			\$294,346.88	\$294,346.88	\$1,278,693.75	\$9,690,000.00
5/1/2045	\$735,000.00	4.000%	\$273,848.44	\$1,008,848.44		\$8,955,000.00
11/1/2045			\$273,848.44	\$273,848.44	\$1,282,696.88	\$8,955,000.00
5/1/2046	\$775,000.00	4.000%	\$251,670.32	\$1,026,670.32		\$8,180,000.00
11/1/2046			\$251,670.32	\$251,670.32	\$1,278,340.63	\$8,180,000.00
5/1/2047	\$825,000.00	4.000%	\$228,170.32	\$1,053,170.32		\$7,355,000.00
11/1/2047			\$228,170.32	\$228,170.32	\$1,281,340.63	\$7,355,000.00
5/1/2048	\$875,000.00	4.000%	\$203,201.57	\$1,078,201.57		\$6,480,000.00
11/1/2048			\$203,201.57	\$203,201.57	\$1,281,403.13	\$6,480,000.00
5/1/2049	\$925,000.00	4.000%	\$176,764.07	\$1,101,764.07		\$5,555,000.00
11/1/2049			\$176,764.07	\$176,764.07	\$1,278,528.13	\$5,555,000.00
5/1/2050	\$985,000.00	4.000%	\$148,710.94	\$1,133,710.94		\$4,570,000.00
11/1/2050			\$148,710.94	\$148,710.94	\$1,282,421.88	\$4,570,000.00
5/1/2051	\$1,045,000.00	4.000%	\$118,895.32	\$1,163,895.32		\$3,525,000.00
11/1/2051			\$118,895.32	\$118,895.32	\$1,282,790.63	\$3,525,000.00
5/1/2052	\$1,105,000.00	4.000%	\$87,317.19	\$1,192,317.19		\$2,420,000.00
11/1/2052			\$87,317.19	\$87,317.19	\$1,279,634.38	\$2,420,000.00
5/1/2053	\$1,175,000.00	4.000%	\$53,829.69	\$1,228,829.69		\$1,245,000.00
11/1/2053			\$53,829.69	\$53,829.69	\$1,282,659.38	\$1,245,000.00
5/1/2054	\$1,245,000.00	4.000%	\$18,285.94	\$1,263,285.94		\$0.00
	\$18,285,000.00		\$20,576,927.78	\$38,861,927.78	\$37,598,641.84	



**Two Rivers West**  
Community Development District

**Budget Overview**  
FY 2027

**Budget Narrative**  
Fiscal Year 2027

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Special Assessments – CDD Collected/Tax Collector**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Administration**

**Miscellaneous-Assessment Collection Costs**

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.



**Two Rivers West**  
Community Development District

**Supporting Budget Schedule**  
FY 2027



Assessment Summary  
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION												
Assessment Area One- Series 2022 Phases B1, B2, B3, B4, C1-A, D2, portion of E villas												
Product	DS Units	General Fund				Debt Service Series 2022				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	
Twin Villa 42.5'	20	\$1,949.44	\$1,443.66	\$505.78	35.03%	\$1,728.26	\$1,728.26	\$0.00	0.00%	\$3,677.70	\$3,171.92	\$505.78
SF 50'	346	\$2,298.87	\$1,443.66	\$855.21	59.24%	\$1,728.26	\$1,728.26	\$0.00	0.00%	\$4,027.13	\$3,171.92	\$855.21
SF 60'	309	\$2,758.64	\$1,732.39	\$1,026.25	59.24%	\$2,073.91	\$2,073.91	\$0.00	0.00%	\$4,832.55	\$3,806.30	\$1,026.25
SF 65'	42	\$2,997.73	\$1,882.53	\$1,115.19	59.24%	\$2,246.74	\$2,246.74	\$0.00	0.00%	\$5,244.47	\$4,129.27	\$1,115.19
SF 70'	70	\$3,218.42	\$2,021.12	\$1,197.29	59.24%	\$2,419.56	\$2,419.56	\$0.00	0.00%	\$5,637.98	\$4,440.68	\$1,197.29
	787											
Assessment Area Two- Series 2023 C1-B, portion of D1, D4, D6, E (villas)												
Product	DS Units	O&M Per Unit				Debt Service Series 2023				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	
Twin Villa 42.5	88	\$1,949.44	\$1,224.22	\$725.22	59.24%	\$1,469.00	\$1,469.00	\$0.00	0.00%	\$3,418.44	\$2,693.22	\$725.22
SF 50'	93	\$2,298.87	\$1,443.66	\$855.21	59.24%	\$1,728.26	\$1,728.26	\$0.00	0.00%	\$4,027.13	\$3,171.92	\$855.21
SF 60'	101	\$2,758.64	\$1,732.39	\$1,026.25	59.24%	\$2,073.91	\$2,073.91	\$0.00	0.00%	\$4,832.55	\$3,806.30	\$1,026.25
SF 70'	159	\$3,218.42	\$2,021.12	\$1,197.29	59.24%	\$2,419.56	\$2,419.56	\$0.00	0.00%	\$5,637.98	\$4,440.68	\$1,197.29
	441											
Assessment Area Three- Series 2024 C2, D1, D5, D6, D8, D9, D10, D11												
Product	DS Units	O&M Per Unit				Debt Service Series 2024				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	
SF 50'	353	\$2,298.87	\$1,443.66	\$855.21	59.24%	\$1,728.31	\$1,728.31	\$0.00	0.00%	\$4,027.18	\$3,171.97	\$855.21
SF 60'	309	\$2,758.64	\$1,732.39	\$1,026.25	59.24%	\$2,073.97	\$2,073.97	\$0.00	0.00%	\$4,832.61	\$3,806.36	\$1,026.25
SF 70'	47	\$3,218.42	\$2,021.12	\$1,197.29	59.24%	\$2,419.63	\$2,419.63	\$0.00	0.00%	\$5,638.04	\$4,440.75	\$1,197.29
	709											
Assessment Area Four - future series B6												
Product	DS Units	O&M Per Unit				Future Units				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	FY 2027	FY 2026	Dollar Change	
Townhome 25'	248	\$1,287.37	\$808.45	\$478.92	59.24%	\$0.00	\$0.00	\$0.00	0.00%	\$1,287.37	\$808.45	\$478.92
	248											
<b>GRAND TOTAL UNITS</b>	<b>2185</b>											

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING THREE (3) MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District was established on December 9, 2021, by Ordinance No. 21-41, as amended by Ordinance No. 25-42 of the Pasco County Board of County Commissioners;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

**WHEREAS**, the terms for Board **Seat 1, Seat 2, and Seat 4**, are set to expire in November 2026; and

**WHEREAS**, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing three (3) members of the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1.** In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect three (3) members of the Board, to Board **Seat 1, Seat 2, and Seat 4**, will be held **on Tuesday, November 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 34648.**

**Section 2.** The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

**Section 3.** Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

**Section 4.** This Resolution shall become effective immediately upon its adoption.

**Passed and Adopted on May 19, 2026.**

**Attest:**

**Two Rivers West  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: Secretary/ Assistant Secretary

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

**Notice of Landowners' Meeting and Election and  
Meeting of the Board of Supervisors of the  
Two Rivers West Community Development District**

Notice is hereby given to the public and all landowners within the Two Rivers West Community Development District (the “**District**”), comprised of approximately 1,640.708 acres in Pasco County, Florida, advising that a landowners’ meeting will be held for the purpose of electing three (3) members of the Board of Supervisors of the District. Immediately following the landowners’ meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 17, 2026  
Time: 11:00 a.m.  
Place: SpringHill Suites by Marriott Tampa Suncoast Parkway  
16615 Crosspointe Run  
Land O'Lakes, FL 34648

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners’ meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners’ meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jayna Cooper, District Manager  
*Run Date(s): October 16, 2026, and October 30, 2026*

**Instructions Relating to Landowners' Meeting  
of the Two Rivers West Community Development District  
for the Election of Members of the Board of Supervisors**

**Date:** Tuesday, November 17, 2026  
**Time:** 11:00 a.m.  
**Location:** SpringHill Suites by Marriott Tampa Suncoast Parkway  
16615 Crosspointe Run  
Land O'Lakes, FL 34648

Pursuant to Chapter 190, Florida Statutes, and after a community development district (the “**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (the “**Board**”) every two (2) years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, three (3) seats on the Board will be up for election by landowners. The two (2) candidates receiving the highest number of votes will receive a 4-year term and the one (1) candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one (1) of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

# Landowner Proxy

## Two Rivers West Community Development District Landowners' Meeting – November 17, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (the “**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Two Rivers West Community Development District to be held at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O'Lakes, FL 34648, on Tuesday, November 17, 2026, at 11:00 a.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

*[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

**Total Number of Authorized Votes:** \_\_\_\_\_

**NOTES:**

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

# Official Ballot for Landowners

## Two Rivers West Community Development District Landowners' Meeting – November 17, 2026 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Two Rivers West Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

*[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]*

**Total Number of Authorized Votes:** \_\_\_\_\_

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
<b>Seat 1</b>	_____	_____
<b>Seat 2</b>	_____	_____
<b>Seat 4</b>	_____	_____

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_

# Official Ballot for Proxy Holders

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## Two Rivers West Community Development District Landowners' Meeting – November 17, 2026 (Election of 3 Supervisors)

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The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Two Rivers West Community Development District and described in the attached proxies.

*Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:*

---

**Total Number of Proxies** \_\_\_\_\_  
**Total Number of Un-platted Acreage** \_\_\_\_\_  
**Total Number of Platted Lots** \_\_\_\_\_  
**Total Number of Authorized Votes** \_\_\_\_\_

---

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	<b>Name of Candidate</b>	<b>Number of Votes</b>
<b>Seat 1</b>	_____	_____
<b>Seat 2</b>	_____	_____
<b>Seat 4</b>	_____	_____

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Printed Name: \_\_\_\_\_



- 43 **F. Ratification of the Easement Encroachment Agreement-1894 Drummond Point**
- 44 **G. Ratification of the Addendum # 10 to Landscape Maintenance D1 and D11**
- 45 **H. Ratification of the Addendum # 5 Temporary Fuel Surcharge to the Aquatic**
- 46 **Service Agreement with Sitex Aquatic**
- 47 **I. Ratification of the Special Warranty Deed-1578-01 - Deed Parcel C**
- 48

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

- 51
- 52 **FIFTH ORDER OF BUSINESS** **Staff Reports**
- 53 **A. District Counsel**
- 54 **B. District Manager**
- 55 There being no reports, the next item followed.
- 56 **i. Community Inspections Report**
- 57 The Community Inspections Report was presented, a copy of which was included
- 58 in the agenda package. Mr. Turkoane provided updates/pending items.
- 59 **C. District Engineer**
- 60 There being no reports, the next order of business followed.

- 61
- 62 **SIXTH ORDER OF BUSINESS** **Board Members' Comments**
- 63 There being none, the next order of business followed.
- 64

- 65 **SEVENTH ORDER OF BUSINESS** **Adjournment**
- 66 There being no further business,
- 67

68 On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all  
 69 in favor, the meeting was adjourned at 11:53 a.m. 5-0

70

71

72

73

74 \_\_\_\_\_  
 Jayna Cooper/Rollamay Turkoane  
 75 District Manager

74 \_\_\_\_\_  
 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
<b>Monthly Contract</b>						
Down To Earth	4/1/2026	171320	\$90,180.03			LANDSCAPE CONTRACT
Down To Earth	4/14/2026	172579	\$19,489.47		\$109,669.50	LANDSCAPE MAINTENANCE CONTRACT
INFRAMARK LLC	4/1/2026	175455	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	4/1/2026	175455	\$375.00			ADMINISTRATION
INFRAMARK LLC	4/1/2026	175455	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	4/1/2026	175455	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	4/1/2026	175455	\$50.00			RENTAL & LEASES
INFRAMARK LLC	4/1/2026	175455	\$833.34			DISSEMINATION SERVICES
INFRAMARK LLC	4/1/2026	175455	\$1,333.33			FIELD MANAGEMENT
INFRAMARK LLC	4/1/2026	175455	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	4/1/2026	175455	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	4/1/2026	175455	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	4/1/2026	175455	\$100.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	4/1/2026	175455	\$416.67	\$7,108.34	\$7,108.34	DISSEMINATION SERVICES-RETRO BILLING MARCH
JUNIPER LANDSCAPING OF FLORIDA LLC	3/25/2026	388128	\$411.04			IRRIGATION REPAIRS
JUNIPER LANDSCAPING OF FLORIDA LLC	3/25/2026	388126	\$425.71		\$836.75	IRRIGATION SERVICES
SITEX AQUATICS LLC	4/1/2026	10953-B	\$13,499.00			AQUATIC MAINTENANCE
<b>Monthly Contract Subtotal</b>			<b>\$131,113.59</b>			
<b>Variable Contract</b>						
Down To Earth	3/23/2026	170375	\$1,994.33			SEASONAL FLOWER CHANGE
TAMPA HOLIDAY LIGHTING LLC	12/5/2025	7471	\$4,700.00			2025 HOLIDAY LIGHTING
<b>Variable Contract Subtotal</b>			<b>\$6,694.33</b>			
<b>Utilities</b>						
PASCO COUNTY UTILITIES	4/9/2026	24303781	\$68.35			WATER
PASCO COUNTY UTILITIES	4/9/2026	24303757	\$63.99			WATER
PASCO COUNTY UTILITIES	4/16/2026	24336704	\$11.00			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24336498	\$115.14			WATER 03/24/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24336498	\$360.00			Water Deposit 04/26
PASCO COUNTY UTILITIES	4/16/2026	24336498	\$64.00	\$539.14		Water Activation Fee 04/26

**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	4/16/2026	24336463	\$40.40			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24336462	\$29.29			WATER 03/06/26-04/06/26
PASCO COUNTY UTILITIES	4/16/2026	24336979	\$200.91		\$953.08	WATER 03/06/26-04/06/26
TECO-TAMPA ELECTRIC	3/20/2026	032026-30827-ACH	\$2,838.56			ELECTRIC
TECO-TAMPA ELECTRIC	4/7/2026	211037901652040726	\$168.00			CONNECTION FEE
TECO-TAMPA ELECTRIC	4/7/2026	211037901652040726	\$666.13	\$834.13		ELECTRIC SERVIE
TECO-TAMPA ELECTRIC	3/26/2026	032626-93866-ACH	\$746.99			ELECTRIC
TECO-TAMPA ELECTRIC	3/26/2026	032626-18668-ACH	\$22,325.74			ELECTRIC
TECO-TAMPA ELECTRIC	3/26/2026	032626-04051-ACH	\$2,234.05			ELECTRIC
TECO-TAMPA ELECTRIC	3/26/2026	032626-44216-ACH	\$7,064.64			ELECTRIC
TECO-TAMPA ELECTRIC	3/26/2026	032626-79584-ACH	\$1,545.39			ELECTRIC
TECO-TAMPA ELECTRIC	3/27/2026	032726-40329-ACH	\$573.89			ELECTRIC
TECO-TAMPA ELECTRIC	3/27/2026	032726-40311-ACH	\$755.11			ELECTRIC
TECO-TAMPA ELECTRIC	4/21/2026	042126-30827-ACH	\$2,838.56		\$41,757.06	STREETLIGHTS 03/17/26-04/15/26
<b>Utilities Subtotal</b>			<b>\$42,710.14</b>			
<b>Regular Services</b>						
ANGIE GRUNWALD	4/21/2026	AG-042126	\$200.00			BOARD 04/21/2026
ARBITRAGE REBATE COUNSELORS LLC	4/10/2026	041026-800	\$800.00			ANNUAL ARBITRAGE REPORT 09/21/23-09/21/25 S2023
ARBITRAGE REBATE COUNSELORS LLC	4/10/2026	041026-400	\$400.00			ANNUAL ARBITRAGE REPORT 05/21/24-05/21/25 S2024
ARBITRAGE REBATE COUNSELORS LLC	4/10/2026	041026-1200	\$1,200.00		\$2,400.00	ANNUAL ARBITRAGE REPORT 12/08/22-12/08/25 S2022
CARLOS DE LA OSSA	4/21/2026	CO-042126	\$200.00			BOARD 04/21/2026
COASTAL OUTDOOR SERVICES LLC	4/17/2026	98	\$900.00			STREET SIGN REPAIRS

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Down To Earth	4/16/2026	172775	\$300.00			Weekend Trash Removal 04/26
GRAU & ASSOCIATES	4/2/2026	29192	\$8,100.00			AUDIT FYE 09/30/2025
INFRAMARK LLC	4/20/2026	177191	\$9.62			MARCH 2026-POSTAGE
NICHOLAS J. DISTER	4/21/2026	ND-042126	\$200.00			BOARD 04/21/2026
RYAN MOTKO	4/21/2026	RM-042126	\$200.00			BOARD 04/21/2026
SALVA TREE CUTTING SERVICE	3/28/2026	1029	\$1,800.00			TREE REMOVAL
STRALEY ROBIN VERICKER	4/17/2026	28248	\$4,590.50			MAR 2026-DISTRICT COUNSEL THRU 03/31/26
THOMAS R. SPENCE	4/21/2026	TS-042126	\$200.00			BOARD 04/21/2026
<b>Regular Services Subtotal</b>			<b>\$19,100.12</b>			
<b>Additional Services</b>						
Down To Earth	4/16/2026	172774	\$369.12			IRRIGATION REPAIRS
JUNIPER LANDSCAPING OF FLORIDA LLC	3/25/2026	388126	\$688.50			LANDSCAPE SERVICES
JUNIPER LANDSCAPING OF FLORIDA LLC	3/25/2026	388126	\$126.75		\$815.25	MULCH
SALVA PAVERS SOLUTION	3/17/2026	2026-003	\$1,900.00			FLEX DRAIN REMOVAL AND REPLACEMENT PAVERS
SITEX AQUATICS LLC	4/1/2026	10953-B	\$404.97			TEMPORARY FUEL SURCHARGE
TWO RIVERS WEST CDD	4/9/2026	04092026-0409	\$314,145.92			SERIES 2022 FY26 DS
TWO RIVERS WEST CDD	4/9/2026	04092026-0409	\$178,777.58			SERIES 2023 FY26 DS
TWO RIVERS WEST CDD	4/9/2026	04092026-0409	\$79,226.03	\$572,149.53	\$572,149.53	SERIES 2024 FY26 DS
<b>Additional Services Subtotal</b>			<b>\$575,638.87</b>			
<b>TOTAL</b>			<b>\$775,257.05</b>			

**Down to Earth Landscape & Irrigation**

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



Invoice: #171320

April 2026

**Customer**

Two Rivers West  
Inframark  
2005 Pan Am Circle Suite 300

Tampa, FL 33604

**Property / Project Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Project/Job**

Two Rivers West Contract (2026)  
Estimate # 134879

**Invoice Date**

4/1/2026

**Date Due**

5/31/2026

**Terms**

Net 60

**Customer PO #**

<b>Invoice Details</b>				
<b>Description of Services &amp; Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>#134879 - Two Rivers West Contract (2026)</b>				<b>\$90,180.03</b>
<b>LCR003: Pond Maintenance</b>				<b>\$6,041.70</b>
<b>LCR003: Culdesac and Colston Ave / Blvd Median - Start 3/26/25</b>				<b>\$7,354.29</b>
<b>LCR003: D2 Pond Maintenance - Start 12/16/24</b>				<b>\$1,570.85</b>
<b>LCR003: Pond Bank Maint (3 Ponds) - Start 1/27/25</b>				<b>\$1,302.32</b>
<b>LCR003: Pond Bank Maint (14 Ponds) - Start 1/27/25</b>				<b>\$4,918.96</b>
<b>LCR003: Pond Bank Maint (13 Ponds) - Start 1/27/25</b>				<b>\$5,116.75</b>
<b>LCR003: Roadway Addendum 2 - Start 1/27/25</b>				<b>\$1,219.92</b>
<b>LCR003: Roadway Addendum 3 - Start 1/27/25</b>				<b>\$1,611.13</b>
<b>LCR003: Additional Common Areas - Start 4/7/25</b>				<b>\$3,447.90</b>
<b>LCR003: Additional Common Areas - Start 5/19/2025</b>				<b>\$11,772.90</b>
<b>LCR003: Added Areas - Start 7/1/25</b>				<b>\$12,104.70</b>
<b>LCR003: Additional Common Areas - Start 7/21/25</b>				<b>\$8,189.99</b>
<b>LCR003: Additional Areas - Start 8/11/25</b>				<b>\$4,785.26</b>
<b>LCR003: D2 Entrance - Start 12/1/25</b>				<b>\$1,516.52</b>
<b>LCR003: D4 Taylor Morrison - Start 12/1/25</b>				<b>\$6,883.41</b>
<b>LCR003: D1 Roundabout - Start 12/1/25</b>				<b>\$812.61</b>
<b>C1A and B3 Additions - Start 1/1/26</b>				<b>\$2,634.32</b>
<b>Hammock Ponds Maintenance - Start 12/1/25</b>				<b>\$8,896.50</b>

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

**Billing Questions**

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

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

To 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	\$90,180.03
Sales Tax	\$0.00
<b>Total</b>	<b>\$90,180.03</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$90,180.03</b>

**Down to Earth Landscape & Irrigation**

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



Invoice: #172579

April 2026

**Customer**

Two Rivers West  
Inframark  
2005 Pan Am Circle Suite 300

Tampa, FL 33604

**Property / Project Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Project/Job**

Two Rivers West Contract (2026)  
Estimate # 134879

**Invoice Date**

4/14/2026

**Date Due**

6/13/2026

**Terms**

Net 60

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
<b>#134879 - Two Rivers West Contract (2026)</b>				<b>\$19,489.47</b>
D1 Entry/Roadway & D11 Roadway - Start 3/17/26 - March Service				\$6,496.49
D1 Entry/Roadway & D11 Roadway - Start 3/17/26 - April Service				\$12,992.98

**Billing Questions**

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

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

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

Subtotal	\$19,489.47
Sales Tax	\$0.00
<b>Total</b>	<b>\$19,489.47</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$19,489.47</b>



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

175455

**DATE**

4/1/2026

**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**

4/1/2026

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	2	Ea	416.67		833.34
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,333.33		1,333.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services- Retro Billing- March	1	Ea	416.67		416.67
<b>Subtotal</b>					<b>7,108.34</b>

<b>Subtotal</b>	\$7,108.34
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$7,108.34

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 388128

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

<b>Date</b>	<b>Due Date</b>
03/25/26	4/24/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#389941 - March 2026 Irrigation Repair-Clock 1- Scrubber Valve</b>				<b>\$411.04</b>
<i>Control Components - 03/23/2026</i>				
Irrigation Tech Labor	1.00HR	\$70.00	\$70.00	
Rain Bird PESB Industrial Scrubber Valve Plastic 1 in. w/ Flow Control FIPT x FIPT	1.00EA	\$341.04	\$341.04	
<b>Grand Total</b>				<b>\$411.04</b>

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$9,782.41	\$8,130.42	\$0.00	\$0.00	\$3,230.41

\*\*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.

**Please Remit Payment to:**

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



Invoice 388126

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

<b>Date</b>	<b>Due Date</b>
03/25/26	4/24/2026
<b>Account Owner</b>	<b>PO#</b>
JORGE LEDESMA	

Item	Qty/UOM	Rate	Ext. Price	Amount
<b>#371275 - Plant and mulch installation at MB Rd entrance</b>				<b>\$1,240.96</b>
<i>Landscape Material - 12/08/2025</i>				
Cocobrown Mulch, 03CF bag - 03CF	13.0003CF	\$9.75	\$126.75	
Minima Jasmine, 01 gallon	51.0001g	\$13.50	\$688.50	
<i>Irrigation Repair - 03/23/2026</i>				
Irrigation Technician Labor	2.00HR	\$70.00	\$140.00	
Misc Irrigation Parts	1.00EA	\$285.71	\$285.71	
<b>Grand Total</b>				<b>\$1,240.96</b>

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$9,371.37	\$8,130.42	\$0.00	\$0.00	\$3,230.41

\*\*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.: 10953-b  
Terms: Net 30  
Invoice date: 04/01/2026  
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Monthly Lake Maintenance: 129 Waterways			
2.		<b>Aquatic Maintenance</b>	13 waterways	1	\$1,770.00	\$1,770.00
3.		<b>Aquatic Maintenance</b>	B1/B2 16 waterways	1	\$1,990.00	\$1,990.00
4.		<b>Aquatic Maintenance</b>	B3 18 waterways	1	\$2,039.00	\$2,039.00
5.		<b>Aquatic Maintenance</b>	E 3 Waterways	1	\$509.00	\$509.00
6.		<b>Aquatic Maintenance</b>	13 Waterways at Taylor Morrison	1	\$1,852.00	\$1,852.00
7.		<b>Aquatic Maintenance</b>	11 Waterways C1B	1	\$1,271.00	\$1,271.00
8.		<b>Aquatic Maintenance</b>	52 Waterways	1	\$4,068.00	\$4,068.00
9.		<b>Additional Services</b>	Temporary Fuel Surcharge	1	\$404.97	\$404.97

**Total** **\$13,903.97**

## Ways to pay

BANK

[View and pay](#)





Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

[joe@sitexaquatics.com](mailto:joe@sitexaquatics.com)

---

**RE: Two Rivers West**

---

**From** Yi, Hanna <hyi@inframark.com>

**Date** Fri 4/3/2026 1:36 PM

**To** Turkoane, Rollamay <rollamay.turkoane@inframark.com>

**Cc** Mitchell, Louise <lmitchell@inframark.com>

Hi, Ladies,

If you are okay with it, we can do it as an unbudgeted line as Misc. Contingency and explain to the board what it is for, if they ask. There is nothing else that it would really fall under.

Thank you,

**Hanna Yi** | Staff Accountant II



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

(O) 813.873.7300 | [www.inframarkims.com](http://www.inframarkims.com)

***Please note:** Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. **Please do not reply "to all"**.*

---

**From:** Turkoane, Rollamay <rollamay.turkoane@inframark.com>

**Sent:** Friday, April 3, 2026 1:35 PM

**To:** Yi, Hanna <hyi@inframark.com>

**Cc:** Mitchell, Louise <lmitchell@inframark.com>

**Subject:** Two Rivers West

Hi Hanna!

Happy Friday! Louise reached out to me for the temporary fuel charge for TRW . They do not have any Misc- Contingency lines for Two Rivers West. What is your suggestion on this.

Thank you!

Rollamay Turkoane, LCAM | District Manager  
2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

656-223-9951

[rollamay.turkoane@inframark.com](mailto:rollamay.turkoane@inframark.com)

Please send invoices to - [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)



**Down to Earth Landscape & Irrigation**

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



Invoice: #170375

March 2026

**Customer**

Two Rivers West  
Inframark  
2005 Pan Am Circle Suite 300

Tampa, FL 33604

**Property / Project Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Project/Job**

Seasonal flower change.  
Estimate # 140924

**Invoice Date**

3/23/2026

**Date Due**

5/22/2026

**Terms**

Net 60

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#140924 - Seasonal flower change.				<b>\$1,994.33</b>
<ul style="list-style-type: none"> <li>Seasonal annual removal and installation at the entrance of Two Rivers Blvd.</li> <li>Reducing number of annuals, and install a mix of 1 and 3 gallon material. Actually plants may vary from proposal.</li> </ul>				

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				<b>\$1,994.33</b>
Site Prep, Removal, & Disposal (E) (Labor)				\$225.00
Blue Daze "Blue My Mind" Installed (E) (Kit)	1 Gallon Plant	15.00	\$13.51	\$202.69
Croton Mammy Installed (E) (Kit)	3 Gallon Plant	8.00	\$29.83	\$238.64
Annuals 4-4.5" - installed (E) (Kit)	4"	400.00	\$3.32	\$1328.00

**Billing Questions**  
[Theresa.Koglin@Down2earthinc.com](mailto: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)** 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	\$1,994.33
Sales Tax	\$0.00
<b>Total</b>	<b>\$1,994.33</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$1,994.33</b>

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: #140924**

**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**

February 20, 2026

**Proposed By**

Dave Towsley

**Due Date**

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Annual Installation</b>				
Site Prep, Removal, & Disposal (E)				\$225.00
Annuals 4-4.5" - installed (E)	4"	400	\$3.32	\$1,328.00
Blue Daze "Blue My Mind" Installed (E)	1 Gallon Plant	15	\$13.51	\$202.69
Croton Mammy Installed (E)	3 Gallon Plant	8	\$29.83	\$238.64
			<b>Subtotal</b>	<b>\$1,994.33</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$1,994.33</b>

- Seasonal annual removal and installation at the entrance of Two Rivers Blvd.
- Reducing number of annuals, and install a mix of 1 and 3 gallon material. Actually plants may vary from proposal.

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

02/17/2026

Date

Agreed & Accepted By:

Signed by:

Rollamay Turkoane  
1E3BE9E795D0415

2/24/2026

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/>.



# Tampa Holiday Lights

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

**RECIPIENT:**

**Two Rivers- Wide Water Way**

35820 Sunflower Hill Drive  
Zephyrhills, Florida 33541

Invoice #7471	
Issued	Dec 05, 2025
Due	Apr 01, 2026
<b>Total</b>	<b>\$4,700.00</b>
Account Balance	\$4,700.00

## 2025 Holiday Lighting- Two Rivers West CDD

Product/Service	Description	Qty.	Unit Price	Total
<b>Nov 25, 2025</b>				
#C1 Materials- 72" Commercial Olympia Pine Prelit Wreath	- 600 Warm White LED 5mm Lights - Olympia Pine artificial Christmas wreath - 1400 PVC tips - Flame retardant and non-allergenic - Wreaths lit with LED lights use up to 90% less energy - UL Listed for quality and assurance - Durable 2-ply PVC needles are fade and crush resistant, maintaining a full appearance every season -10 year warranty on greenery -3 year warranty on string lights	1	\$900.00	\$900.00
#C2 Materials-Signs and Monuments	Location: Top of entrance signs and monuments  Materials- C9 Lights 18" Spacing Warm White OptiCore LED Bulbs  Light Clips Extension Cords \$20 Timer(s) \$25 Timer Box(s)	400	\$2.00	\$800.00
#C3 Materials- 9X14 pre-lit Sequoia Garland	- 9' x 14" Sequoia Fir Prelit Commercial LED Holiday Garland, 100 Warm White Lights Warm White LED 5mm lights Commercial grade, heavy duty 7 year warranty on greenery 3 year warranty on lights	5	\$150.00	\$750.00



# Tampa Holiday Lights

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

Product/Service	Description	Qty.	Unit Price	Total
#C4 Materials- 48" Commercial Sequoia Fir pre-lit Wreath	- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	3	\$285.00	\$855.00
#C5 Materials- Oak Tree	Materials: (20) 70 5mm Wide Angle Warm White lights LED Mini Lights 6" on green wire (\$420.00)  Extension Cords (\$20.00) Timers: (\$25.00)	3	\$465.00	\$1,395.00

Thank you for your business. Please contact us with any questions regarding this invoice.

<b>Total</b>	<b>\$4,700.00</b>
Account balance	\$4,700.00

Pay Now



# Tampa Holiday Lights

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

**RECIPIENT:**

**Two Rivers- Wide Water Way**

35820 Sunflower Hill Drive  
 Zephyrhills, Florida 33541

Quote #2277	
Sent on	Oct 13, 2025
<b>Total</b>	<b>\$4,700.00</b>

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



# Tampa Holiday Lights

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

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



# Tampa Holiday Lights

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

## Images

View online <https://l.jbbr.io/TQnDyqr>



## Payment Schedule

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

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

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

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

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

Oct 13, 2025 Fayna Cooper  
Date Client Signature



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



84 0 1  
 54-99105

TWO RIVERS WEST CDD

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

Bill Number: 24303781

Billing Date: 4/9/2026

Billing Period: 2/26/2026 to 3/27/2026

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](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	252012551	2/26/2026	8	3/27/2026	10	29	2

Usage History

	Water
March 2026	2
February 2026	0
January 2026	8

Transactions

Previous Bill	63.99
Payment 03/26/26	-63.99 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	2.0 Thousand Gals X \$2.18 4.36
<b>Total Current Transactions</b>	<b>68.35</b>
<b>TOTAL BALANCE DUE</b>	<b>\$68.35</b>

Please return this portion with payment



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

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



Account #	1307330
Customer #	01547952
Balance Forward	0.00
Current Transactions	68.35

<b>Total Balance Due</b>	<b>\$68.35</b>
<b>Due Date</b>	<b>4/27/2026</b>

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

**The Total Due will be electronically transferred on 04/27/2026.**

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

PASCO COUNTY UTILITIES  
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63 0 1  
 54-99105

TWO RIVERS WEST CDD  
 Service Address: **2772 WISE RIVER LANE**  
 Bill Number: 24303757  
 Billing Date: 4/9/2026  
 Billing Period: 2/26/2026 to 3/27/2026

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](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	252012536	2/26/2026	0	3/27/2026	0	29	0

Usage History

	Water
March 2026	0
February 2026	0
January 2026	0

Transactions

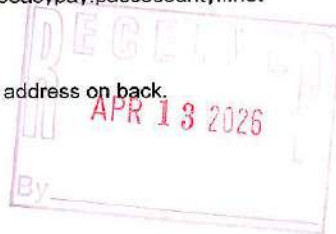
Previous Bill	63.99
Payment 03/26/26	-63.99 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Water	
Water Base Charge	63.99
<b>Total Current Transactions</b>	<b>63.99</b>
<b>TOTAL BALANCE DUE</b>	<b>\$63.99</b>



Please return this portion with payment

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

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



Account # 1304850  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 63.99

<b>Total Balance Due</b>	<b>\$63.99</b>
<b>Due Date</b>	<b>4/27/2026</b>

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

**The Total Due will be electronically transferred on 04/27/2026.**

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

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1 1 1  
 14-92800

**TWO RIVERS WEST**

EPG TWO RIVERS HOLDINGS VII LLC

Service Address: **35518 LOWERY TRAIL PUMP STATION**  
 Bill Number: 24336704  
 Billing Date: 4/16/2026  
 Billing Period: 3/6/2026 to 4/6/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	241572551	3/6/2026	2	4/6/2026	2	31	0

Usage History

	Water
April 2026	0
March 2026	0
February 2026	2
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	0

Transactions

Previous Bill	27.90
Payment 04/02/26	-27.90 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	11.00
<b>Total Current Transactions</b>	11.00
<b>TOTAL BALANCE DUE</b>	<b>\$11.00</b>

Please return this portion with payment



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

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

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

<b>Total Balance Due</b>	<b>\$11.00</b>
<b>Due Date</b>	<b>5/4/2026</b>

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

Round-Up Donations to Charity	<input type="checkbox"/>
Amount Enclosed	<input type="checkbox"/>

Check this box to participate in Round-Up.

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

PASCO COUNTY UTILITIES  
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4231 1 1  
 14-82800

TWO RIVERS WEST CDD

Service Address: **35094 BLAINE PASS -RM-G RECLAIM-1.5 INCH**

Bill Number: 24336498

Billing Date: 4/16/2026

Billing Period: 3/24/2026 to 4/6/2026

Account #	Customer #
1281645	01547952
Please use the 15-digit number below when making a payment through your bank	
128164501547952	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606994	3/24/2026	158	4/6/2026	272	13	114

Usage History  
 Reclaimed  
 April 2026 114

Transactions

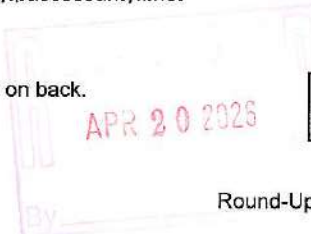
Current Transactions	
Reclaimed	
Reclaimed	114 Thousand Gals X \$1.01 115.14
Adjustments	
Deposit Owing	360.00
Turn On Next Day Activation Fee	64.00
<b>Total Current Transactions</b>	<b>539.14</b>
<b>TOTAL BALANCE DUE</b>	<b>\$539.14</b>



Please return this portion with payment

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

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



Account # 1281645  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 539.14

<b>Total Balance Due</b>	<b>\$539.14</b>
<b>Due Date</b>	<b>5/4/2026</b>

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

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

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

PASCO COUNTY UTILITIES  
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 NEW PORT RICHEY, FL 34656-2139



PASCO COUNTY UTILITIES  
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 DADE CITY (352) 521-4285



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

4230 0 1  
 14-92800

TWO RIVERS WEST CDD

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

Bill Number: 24336463

Billing Date: 4/16/2026

Billing Period: 3/6/2026 to 4/6/2026

Account #	Customer #
1279735	01547952
Please use the 15-digit number below when making a payment through your bank	
127973501547952	

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579090	3/6/2026	745	4/6/2026	785	31	40

Usage History

	Reclaimed
April 2026	40
March 2026	471
February 2026	107

Transactions

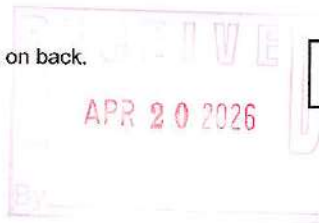
Previous Bill	475.71
Payment 04/02/26	-475.71 CR
<b>Balance Forward</b>	<b>0.00</b>
Current Transactions	
Reclaimed	
Reclaimed	40 Thousand Gals X \$1.01 40.40
<b>Total Current Transactions</b>	<b>40.40</b>
<b>TOTAL BALANCE DUE</b>	<b>\$40.40</b>



Please return this portion with payment

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

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



Account # 1279735  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 40.40

<b>Total Balance Due</b>	<b>\$40.40</b>
<b>Due Date</b>	<b>5/4/2026</b>

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

**The Total Due will be electronically transferred on 05/04/2026.**

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 34856-2139



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



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 14-92800

TWO RIVERS WEST CDD

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

Bill Number: 24336462

Billing Date: 4/16/2026

Billing Period: 3/6/2026 to 4/6/2026

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](http://bit.ly/pcurates) for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607008	3/6/2026	1876	4/6/2026	1905	31	29

Usage History

	Reclaimed
April 2026	29
March 2026	903
February 2026	393
January 2026	320

Transactions

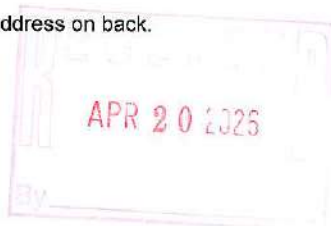
Previous Bill	912.03
Payment 04/02/26	-912.03 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Reclaimed	
Reclaimed	29 Thousand Gals X \$1.01 29.29
<b>Total Current Transactions</b>	29.29
<b>TOTAL BALANCE DUE</b>	<b>\$29.29</b>



Please return this portion with payment

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

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



Account # 1279740  
 Customer # 01547952  
 Balance Forward 0.00  
 Current Transactions 29.29

<b>Total Balance Due</b>	<b>\$29.29</b>
<b>Due Date</b>	<b>5/4/2026</b>

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

**The Total Due will be electronically transferred on 05/04/2026.**

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



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[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
 Pay By Phone: 1-855-786-5344

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 14-92800

EPG TWO RIVERS CLUB LLC

Service Address: **35140 COLSTON AVENUE**

Bill Number: 24336979

Billing Date: 4/16/2026

Billing Period: 3/6/2026 to 4/6/2026

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	242197110	3/6/2026	54	4/6/2026	54	31	0

Usage History

Water	
April 2026	0
March 2026	4
February 2026	10
January 2026	40

Transactions

Previous Bill	27.95
Payment 04/02/26	-27.95 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	116.99
Adjustments	
Fire Line/Hydrant Base Charge	83.92
<b>Total Current Transactions</b>	200.91
<b>TOTAL BALANCE DUE</b>	<b>\$200.91</b>

---



Please return this portion with payment

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

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

Account # 1293980  
 Customer # 01546655  
 Balance Forward 0.00  
 Current Transactions 200.91

**Total Balance Due \$200.91**  
**Due Date 5/4/2026**

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  
 TAMPA FL 33607

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



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

**Statement Date:** March 20, 2026

**Amount Due:** \$2,838.56

**Due Date:** April 10, 2026

**Account #:** 221009530827

**DO NOT PAY. Your account will be drafted on April 10, 2026**

**Account Summary**

<b>Current Service Period:</b> February 14, 2026 - March 16, 2026	
Previous Amount Due	\$2,838.56
Payment(s) Received Since Last Statement	-\$2,838.56
<b>Current Month's Charges</b>	<b>\$2,838.56</b>
<b>Amount Due by April 10, 2026</b>	<b>\$2,838.56</b>

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](http://TECOaccount.com)



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

**Account #:** 221009530827

**Due Date:** April 10, 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](http://TampaElectric.com/Paperless) to enroll now.



**Amount Due:** \$2,838.56

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

658791853783

Your account will be drafted on April 10, 2026

00005106 FTECO103212600341310 00000 02 01000000 11880 002

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

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

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



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

**Account #:** 221009530827  
**Statement Date:** March 20, 2026  
**Charges Due:** April 10, 2026

**Service Period:** Feb 14, 2026 - Mar 16, 2026

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

### Charge Details

### Important Messages

<b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 31 days</b>		
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
<b>Lighting Charges</b>		<b>\$2,838.56</b>

#### Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

**Total Current Month's Charges** **\$2,838.56**

00005106-0011235-Page 2 of 4

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

### Ways To Pay Your Bill

- 

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

**In-Person**  
 Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)
- 

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

**Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.
- 

**Phone**  
 Toll Free: **866-689-6469**
- All Other Correspondences:**  
 Tampa Electric  
 P.O. Box 111  
 Tampa, FL 33601-0111

### Contact Us

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

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



EISENHOWER PROPERTY GROUP LLC  
1910 WEBBSTONE WY, GATE  
ZEPHYRHILLS, FL 33541

Statement Date: April 07, 2026

Amount Due: \$954.13

Due Date: April 28, 2026

Account #: 211037901652

**TWO RIVERS WEST**

**Account Summary**

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$954.13</b>
<b>Amount Due by April 28, 2026</b>	<b>\$954.13</b>

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

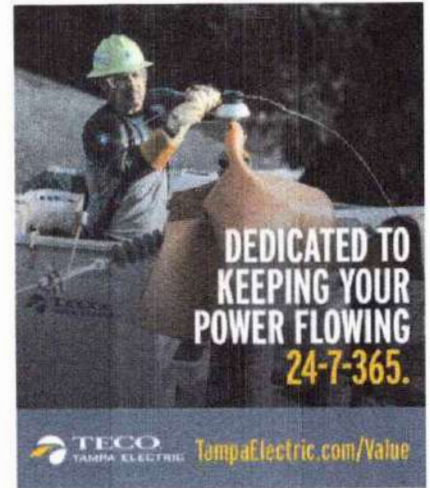
**Your Energy Insight**

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

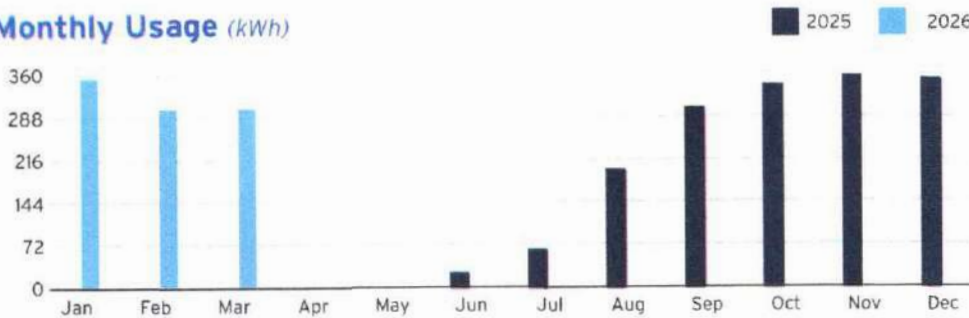
\$834.13



Scan here to view your account online.



**Monthly Usage (kWh)**



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

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



Account #: 211037901652

Due Date: April 28, 2026

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

Amount Due: \$954.13

Payment Amount: \$ 834.13

600000873215



00002978 FTECO104072623205110 00000 02 01000000 10106 007  
EISENHOWER PROPERTY GROUP LLC  
111 S ARMENIA AVE, STE 201  
TAMPA, FL 33609-3337

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

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

00002978-0006550-Page 1 of 14



**Service For:**  
 1910 WEBBSTONE WY  
 GATE, ZEPHYRHILLS, FL 33541

**Account #:** 211037901652  
**Statement Date:** April 07, 2026  
**Charges Due:** April 28, 2026

## Meter Read

**Service Period:** Apr 24, 2025 - May 08, 2025

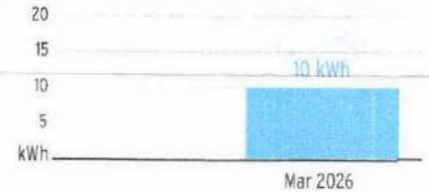
**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	05/08/2025	0	0		0 kWh	1	15 Days

## Charge Details

Electric Charges		
Daily Basic Service Charge	15 days @ \$0.63000	\$9.45
Florida Gross Receipt Tax		\$0.24
<b>Electric Service Cost</b>		<b>\$9.69</b>
State Tax		\$0.77
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$10.46</b>

## Avg kWh Used Per Day



Billing information continues on next page →

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

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

## Contact Us

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

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

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Account #: 211037901652  
Statement Date: April 07, 2026  
Charges Due: April 28, 2026

### Meter Read

Service Period: May 09, 2025 - Jun 09, 2025

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	06/09/2025	21	0		21 kWh	1	32 Days

### Charge Details

 Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	21 kWh @ \$0.08641/kWh	\$1.81
Fuel Charge	21 kWh @ \$0.03391/kWh	\$0.71
Storm Protection Charge	21 kWh @ \$0.00577/kWh	\$0.12
Clean Energy Transition Mechanism	21 kWh @ \$0.00418/kWh	\$0.09
Storm Surcharge	21 kWh @ \$0.02121/kWh	\$0.45
Florida Gross Receipt Tax		\$0.60
<b>Electric Service Cost</b>		<b>\$23.94</b>
State Tax		\$1.90
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$25.84</b>

Billing information continues on next page →

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Account #: 211037901652  
 Statement Date: April 07, 2026  
 Charges Due: April 28, 2026

**Meter Read**

Service Period: Jun 10, 2025 - Jul 09, 2025

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	07/09/2025	81	21		60 kWh	1	30 Days

**Charge Details**

<b>Electric Charges</b>		
Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	60 kWh @ \$0.08641/kWh	\$5.18
Fuel Charge	60 kWh @ \$0.03391/kWh	\$2.03
Storm Protection Charge	60 kWh @ \$0.00577/kWh	\$0.35
Clean Energy Transition Mechanism	60 kWh @ \$0.00418/kWh	\$0.25
Storm Surcharge	60 kWh @ \$0.02121/kWh	\$1.27
Florida Gross Receipt Tax		\$0.72
<b>Electric Service Cost</b>		<b>\$28.70</b>
State Tax		\$2.28
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$30.98</b>

Billing information continues on next page →

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Account #: 211037901652  
 Statement Date: April 07, 2026  
 Charges Due: April 28, 2026

### Meter Read

Service Period: Jul 10, 2025 - Aug 07, 2025

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	08/07/2025	277		81		196 kWh	1	29 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	196 kWh @ \$0.08641/kWh	\$16.94
Fuel Charge	196 kWh @ \$0.03391/kWh	\$6.65
Storm Protection Charge	196 kWh @ \$0.00577/kWh	\$1.13
Clean Energy Transition Mechanism	196 kWh @ \$0.00418/kWh	\$0.82
Storm Surcharge	196 kWh @ \$0.02121/kWh	\$4.16
Florida Gross Receipt Tax		\$1.23
<b>Electric Service Cost</b>		<b>\$49.20</b>
State Tax		\$3.91
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$53.11</b>

Billing information continues on next page →

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Account #: 211037901652  
 Statement Date: April 07, 2026  
 Charges Due: April 28, 2026

**Meter Read**

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

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	09/08/2025	578	277		301 kWh	1	32 Days

**Charge Details**

 <b>Electric Charges</b>		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	301 kWh @ \$0.08641/kWh	\$26.01
Fuel Charge	301 kWh @ \$0.03391/kWh	\$10.21
Storm Protection Charge	301 kWh @ \$0.00577/kWh	\$1.74
Clean Energy Transition Mechanism	301 kWh @ \$0.00418/kWh	\$1.26
Storm Surcharge	301 kWh @ \$0.02121/kWh	\$6.38
Florida Gross Receipt Tax		\$1.69
<b>Electric Service Cost</b>		<b>\$67.45</b>
State Tax		\$5.36
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$72.81</b>

Billing information continues on next page →

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Account #: 211037901652  
 Statement Date: April 07, 2026  
 Charges Due: April 28, 2026

### Meter Read

Service Period: Sep 09, 2025 - Oct 07, 2025

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	10/07/2025	917		578		339 kWh	1	29 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	29 days @ \$0.63000	\$18.27
Energy Charge	339 kWh @ \$0.08641/kWh	\$29.29
Fuel Charge	339 kWh @ \$0.03391/kWh	\$11.50
Storm Protection Charge	339 kWh @ \$0.00577/kWh	\$1.96
Clean Energy Transition Mechanism	339 kWh @ \$0.00418/kWh	\$1.42
Storm Surcharge	339 kWh @ \$0.02121/kWh	\$7.19
Florida Gross Receipt Tax		\$1.79
<b>Electric Service Cost</b>		<b>\$71.42</b>
State Tax		\$5.68
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$77.10</b>

Billing information continues on next page →

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Account #: 211037901652  
Statement Date: April 07, 2026  
Charges Due: April 28, 2026

### Meter Read

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	11/07/2025	1,271		917		354 kWh	1	31 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	354 kWh @ \$0.08641/kWh	\$30.59
Fuel Charge	354 kWh @ \$0.03391/kWh	\$12.00
Storm Protection Charge	354 kWh @ \$0.00577/kWh	\$2.04
Clean Energy Transition Mechanism	354 kWh @ \$0.00418/kWh	\$1.48
Storm Surcharge	354 kWh @ \$0.02121/kWh	\$7.51
Florida Gross Receipt Tax		\$1.88
<b>Electric Service Cost</b>		<b>\$75.03</b>
State Tax		\$5.96
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$80.99</b>

Billing information continues on next page →

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Account #: 211037901652  
 Statement Date: April 07, 2026  
 Charges Due: April 28, 2026

### Meter Read

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	12/09/2025	1,621		1,271		350 kWh	1	32 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	350 kWh @ \$0.08641/kWh	\$30.24
Fuel Charge	350 kWh @ \$0.03391/kWh	\$11.87
Storm Protection Charge	350 kWh @ \$0.00577/kWh	\$2.02
Clean Energy Transition Mechanism	350 kWh @ \$0.00418/kWh	\$1.46
Storm Surcharge	350 kWh @ \$0.02121/kWh	\$7.42
Florida Gross Receipt Tax		\$1.88
<b>Electric Service Cost</b>		<b>\$75.05</b>
State Tax		\$5.97
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$81.02</b>

Billing information continues on next page →

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Account #: 211037901652  
 Statement Date: April 07, 2026  
 Charges Due: April 28, 2026

### Meter Read

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

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	01/09/2026	1,974		1,621		353 kWh	1	31 Days

### Charge Details

 <b>Electric Charges</b>		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	353 kWh @ \$0.09202/kWh	\$32.48
Fuel Charge	353 kWh @ \$0.03516/kWh	\$12.41
Storm Protection Charge	353 kWh @ \$0.00568/kWh	\$2.01
Clean Energy Transition Mechanism	353 kWh @ \$0.00418/kWh	\$1.48
Storm Surcharge	353 kWh @ \$0.02121/kWh	\$7.49
Florida Gross Receipt Tax		\$1.96
<b>Electric Service Cost</b>		<b>\$78.29</b>
State Tax		\$6.22
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$84.51</b>

Billing information continues on next page →

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Account #: 211037901652  
 Statement Date: April 07, 2026  
 Charges Due: April 28, 2026

### Meter Read

Service Period: Jan 10, 2026 - Feb 09, 2026

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	02/09/2026	2,275	1,974		301 kWh	1	31 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	301 kWh @ \$0.09202/kWh	\$27.70
Fuel Charge	301 kWh @ \$0.03516/kWh	\$10.58
Storm Protection Charge	301 kWh @ \$0.00568/kWh	\$1.71
Clean Energy Transition Mechanism	301 kWh @ \$0.00418/kWh	\$1.26
Storm Surcharge	301 kWh @ \$0.02121/kWh	\$6.38
Florida Gross Receipt Tax		\$1.75
<b>Electric Service Cost</b>		<b>\$69.84</b>
State Tax		\$5.55
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$75.39</b>

Billing information continues on next page →

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Account #: 211037901652  
 Statement Date: April 07, 2026  
 Charges Due: April 28, 2026

### Meter Read

Service Period: Feb 10, 2026 - Mar 10, 2026

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	03/10/2026	2,576		2,275		301 kWh	1	29 Days

### Charge Details

⚡ Electric Charges		
Daily Basic Service Charge	29 days @ \$0.66000	\$19.14
Energy Charge	301 kWh @ \$0.09202/kWh	\$27.70
Fuel Charge	301 kWh @ \$0.03516/kWh	\$10.58
Storm Protection Charge	301 kWh @ \$0.00568/kWh	\$1.71
Clean Energy Transition Mechanism	301 kWh @ \$0.00418/kWh	\$1.26
Storm Surcharge	301 kWh @ \$0.02121/kWh	\$6.38
Florida Gross Receipt Tax		\$1.71
<b>Electric Service Cost</b>		<b>\$68.48</b>
State Tax		\$5.44
<b>Total Electric Cost, Local Fees and Taxes</b>		<b>\$73.92</b>

📄 Other Fees and Charges	
Electric Security Deposit	\$120.00
Elec Connection Chrg Initial	\$168.00
<b>Total Other Fees and Charges</b>	<b>\$288.00</b>

**Total Current Month's Charges \$954.13**

00002978-000555-Page 12 of 14



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

Statement Date: March 26, 2026

Amount Due: \$746.99

Due Date: April 16, 2026  
Account #: 221009593866

**DO NOT PAY.** Your account will be drafted on April 16, 2026

### Account Summary

<b>Current Service Period:</b> February 20, 2026 - March 20, 2026	
Previous Amount Due	\$746.99
Payment(s) Received Since Last Statement	-\$746.99
<b>Current Month's Charges</b>	<b>\$746.99</b>
<b>Amount Due by April 16, 2026</b>	<b>\$746.99</b>

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



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Account #: 221009593866

Due Date: April 16, 2026

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Amount Due: \$746.99

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

645211698889

Your account will be drafted on April 16, 2026

00005969 FTECO103262623291810 00000 02 01000000 13230 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.

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

Account #: 221009593866  
Statement Date: March 26, 2026  
Charges Due: April 16, 2026

Service Period: Feb 20, 2026 - Mar 20, 2026

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details

### Important Messages

<b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	225 kWh @ \$0.03411/kWh	\$7.67
Monthly Charge		\$726.89
Lighting Fuel Charge	225 kWh @ \$0.03452/kWh	\$7.77
Storm Protection Charge	225 kWh @ \$0.00574/kWh	\$1.29
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
<b>Lighting Charges</b>		<b>\$746.99</b>

**Storm Surcharge Ends in September, Lowering Electric Costs**  
In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

**Total Current Month's Charges** **\$746.99**

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

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



**Credit or Debit Card**  
Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



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

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

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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  
WISE RIVER LANE, LIGHTS  
ZEPHYRHILLS, FL 33541

Statement Date: March 26, 2026

Amount Due: \$22,325.74

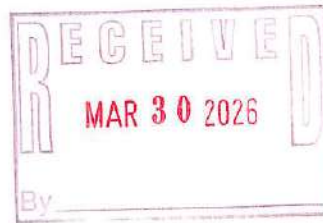

Due Date: April 16, 2026  
Account #: 221009418668

DO NOT PAY. Your account will be drafted on April 16, 2026

### Account Summary

Previous Amount Due	\$22,325.74
Payment(s) Received Since Last Statement	-\$22,325.74
<b>Current Month's Charges</b>	<b>\$22,325.74</b>
<b>Amount Due by April 16, 2026</b>	<b>\$22,325.74</b>

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

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

Account #: 221009418668  
Due Date: April 16, 2026

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

Amount Due:	\$22,325.74
Payment Amount:	\$ _____

683483124989

Your account will be drafted on April 16, 2026

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

Account #: 221009418668  
 Statement Date: March 26, 2026  
 Charges Due: April 16, 2026

**Service Period:** Feb 20, 2026 - Mar 20, 2026

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

**Charge Details**

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	2040 kWh @ \$0.03411/kWh	\$69.58
Monthly Charge		\$3474.01
Lighting Fuel Charge	2040 kWh @ \$0.03452/kWh	\$70.42
Storm Protection Charge	2040 kWh @ \$0.00574/kWh	\$11.71
Clean Energy Transition Mechanism	2040 kWh @ \$0.00043/kWh	\$0.88
Storm Surcharge	2040 kWh @ \$0.01230/kWh	\$25.09
Florida Gross Receipt Tax		\$4.56
<b>Lighting Charges</b>		<b>\$3,656.25</b>

Billing information continues on next page →

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**Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
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 Mail your payment in the enclosed envelope.

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 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.

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

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

**Contact Us**

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

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

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



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

Account #: 221009418668  
Statement Date: March 26, 2026  
Charges Due: April 16, 2026

Service Period: Feb 20, 2026 - Mar 20, 2026

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details



#### Electric Charges

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

Lighting Energy Charge	540 kWh @ \$0.03411/kWh	\$18.42
Monthly Charge		\$1624.62
Lighting Fuel Charge	540 kWh @ \$0.03452/kWh	\$18.64
Storm Protection Charge	540 kWh @ \$0.00574/kWh	\$3.10
Clean Energy Transition Mechanism	540 kWh @ \$0.00043/kWh	\$0.23
Storm Surcharge	540 kWh @ \$0.01230/kWh	\$6.64
Florida Gross Receipt Tax		\$1.21

**Lighting Charges** **\$1,672.86**

Billing information continues on next page →

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

Account #: 221009418668  
 Statement Date: March 26, 2026  
 Charges Due: April 16, 2026

**Service Period:** Feb 20, 2026 - Mar 20, 2026

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

**Charge Details**

<b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	975 kWh @ \$0.03411/kWh	\$33.26
Monthly Charge		\$2933.34
Lighting Fuel Charge	975 kWh @ \$0.03452/kWh	\$33.66
Storm Protection Charge	975 kWh @ \$0.00574/kWh	\$5.60
Clean Energy Transition Mechanism	975 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	975 kWh @ \$0.01230/kWh	\$11.99
Florida Gross Receipt Tax		\$2.18
<b>Lighting Charges</b>		<b>\$3,020.45</b>

*Billing information continues on next page →*

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

Account #: 221009418668  
Statement Date: March 26, 2026  
Charges Due: April 16, 2026

Service Period: Feb 20, 2026 - Mar 20, 2026

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details



#### Electric Charges

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

Lighting Energy Charge	1920 kWh @ \$0.03411/kWh	\$65.49
Monthly Charge		\$3269.66
Lighting Fuel Charge	1920 kWh @ \$0.03452/kWh	\$66.28
Storm Protection Charge	1920 kWh @ \$0.00574/kWh	\$11.02
Clean Energy Transition Mechanism	1920 kWh @ \$0.00043/kWh	\$0.83
Storm Surcharge	1920 kWh @ \$0.01230/kWh	\$23.62
Florida Gross Receipt Tax		\$4.29

**Lighting Charges** **\$3,441.19**

Billing information continues on next page →

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

Account #: 221009418668  
Statement Date: March 26, 2026  
Charges Due: April 16, 2026

Service Period: Feb 20, 2026 - Mar 20, 2026

Rate Schedul: LS-2 Customer Specified Lighting

### Charge Details

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	510 kWh @ \$0.03411/kWh	\$17.40
Monthly Charge		\$1534.36
Lighting Fuel Charge	510 kWh @ \$0.03452/kWh	\$17.61
Storm Protection Charge	510 kWh @ \$0.00574/kWh	\$2.93
Clean Energy Transition Mechanism	510 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	510 kWh @ \$0.01230/kWh	\$6.27
Florida Gross Receipt Tax		\$1.14
<b>Lighting Charges</b>		<b>\$1,579.93</b>

Billing information continues on next page →

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

Account #: 221009418668  
Statement Date: March 26, 2026  
Charges Due: April 16, 2026

Service Period: Feb 20, 2026 - Mar 20, 2026

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details



#### Electric Charges

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

Lighting Energy Charge	705 kWh @ \$0.03411/kWh	\$24.05
Monthly Charge		\$2121.03
Lighting Fuel Charge	705 kWh @ \$0.03452/kWh	\$24.34
Storm Protection Charge	705 kWh @ \$0.00574/kWh	\$4.05
Clean Energy Transition Mechanism	705 kWh @ \$0.00043/kWh	\$0.30
Storm Surcharge	705 kWh @ \$0.01230/kWh	\$8.67
Florida Gross Receipt Tax		\$1.57

**Lighting Charges** **\$2,184.01**

Billing information continues on next page →

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

Account #: 221009418668  
Statement Date: March 26, 2026  
Charges Due: April 16, 2026

Service Period: Feb 20, 2026 - Mar 20, 2026

Rate Schedule: LS-2 Customer Specified Lighting

### Charge Details

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	900 kWh @ \$0.03411/kWh		\$30.70
Monthly Charge			\$1532.65
Lighting Fuel Charge	900 kWh @ \$0.03452/kWh		\$31.07
Storm Protection Charge	900 kWh @ \$0.00574/kWh		\$5.17
Clean Energy Transition Mechanism	900 kWh @ \$0.00043/kWh		\$0.39
Storm Surcharge	900 kWh @ \$0.01230/kWh		\$11.07
Florida Gross Receipt Tax			\$2.01
<b>Lighting Charges</b>			<b>\$1,613.06</b>

Billing information continues on next page →

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

Account #: 221009418668  
 Statement Date: March 26, 2026  
 Charges Due: April 16, 2026

**Service Period:** Feb 20, 2026 - Mar 20, 2026

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

**Charge Details**



**Electric Charges**

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

Lighting Energy Charge	420 kWh @ \$0.03411/kWh	\$14.33
Monthly Charge		\$1263.59
Lighting Fuel Charge	420 kWh @ \$0.03452/kWh	\$14.50
Storm Protection Charge	420 kWh @ \$0.00574/kWh	\$2.41
Clean Energy Transition Mechanism	420 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	420 kWh @ \$0.01230/kWh	\$5.17
Florida Gross Receipt Tax		\$0.94

**Lighting Charges** **\$1,301.12**

Billing information continues on next page →

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

Account #: 221009418668  
 Statement Date: March 26, 2026  
 Charges Due: April 16, 2026

**Service Period:** Feb 20, 2026 - Mar 20, 2026

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

**Charge Details**

<span style="font-size: 1.2em; font-weight: bold;">⚡</span> <b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	1245 kWh @ \$0.03411/kWh	\$42.47
Monthly Charge		\$3745.64
Lighting Fuel Charge	1245 kWh @ \$0.03452/kWh	\$42.98
Storm Protection Charge	1245 kWh @ \$0.00574/kWh	\$7.15
Clean Energy Transition Mechanism	1245 kWh @ \$0.00043/kWh	\$0.54
Storm Surcharge	1245 kWh @ \$0.01230/kWh	\$15.31
Florida Gross Receipt Tax		\$2.78
<b>Lighting Charges</b>		<b>\$3,856.87</b>

**Total Current Month's Charges** **\$22,325.74**

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

Account #: 221009418668  
Statement Date: March 26, 2026  
Charges Due: April 16, 2026

**Important Messages**

**Storm Surcharge Ends in September, Lowering Electric Costs**

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](https://TampaElectric.com/BizSave).



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# POWER SAVINGS FOR YOUR BUSINESS

EASY WAYS TO USE LESS  
ENERGY AND SAVE MONEY

## FREE COMMERCIAL ENERGY AUDIT

A simple, no-cost way to uncover savings

Our energy experts review how your business uses energy and identify practical opportunities to reduce costs. Whether you run a restaurant, retail shop or manufacturing facility, you'll receive clear energy-saving recommendations, along with guidance on available rebates that can help you save even more.

## PAID ENERGY AUDIT

Deeper insights with added value

Our experts conduct a detailed review of energy use across your facility. A typical paid audit starts at just \$75. We examine equipment size and operating hours, identify process inefficiencies, and handle sub-metering and monitoring\* of energy-using equipment to uncover opportunities for greater efficiency. You receive clear, customized recommendations that help you maximize energy savings.

*\*Available on equipment or panels < 480 volts.*

## CUT COSTS WITH REBATES FOR ENERGY-SMART UPGRADES

We help you find upgrades that make sense and rebates that help reduce upfront costs.

### Lighting

Earn a rebate when you install energy-efficient lighting systems that lower electricity use while maintaining performance and visibility.

### Variable Frequency Drive and Motor Controls

Maximize production efficiency and reduce electricity use by installing variable frequency drives on compressor-based electric equipment. Rebates can help offset installation costs.

### Water Heating

Receive a rebate when you install a high-efficiency water heating system at your facility.

Learn more about all our energy-saving programs at [TampaElectric.com/BizSave](http://TampaElectric.com/BizSave). You can also speak with our energy experts on weekdays from 8 a.m. to 5 p.m. at **813-275-3909**.



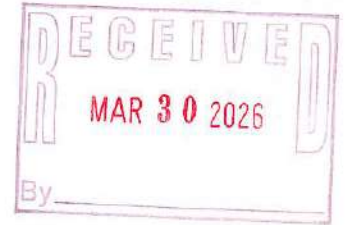


TWO RIVERS WEST CDD  
TWO RIVERS WEST PH D11  
ZEPHYRHILLS, FL 33541

Statement Date: March 26, 2026

Amount Due: \$2,234.05

Due Date: April 16, 2026  
Account #: 221009604051



**DO NOT PAY.** Your account will be drafted on April 16, 2026

**Account Summary**

Current Service Period: February 20, 2026 - March 20, 2026

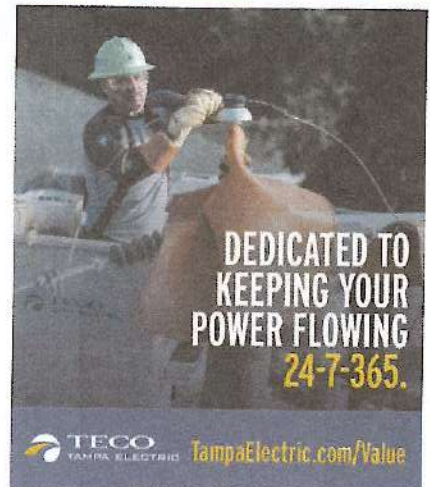
Previous Amount Due	\$2,018.13
Payment(s) Received Since Last Statement	-\$2,018.13
<b>Current Month's Charges</b>	<b>\$2,234.05</b>

**Amount Due by April 16, 2026 \$2,234.05**

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](http://TECOaccount.com)



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

Account #: 221009604051  
Due Date: April 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$2,234.05

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

645211698890

Your account will be drafted on April 16, 2026

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:**  
TWO RIVERS WEST PH D11  
ZEPHYRHILLS, FL 33541

Account #: 221009604051  
Statement Date: March 26, 2026  
Charges Due: April 16, 2026

**Service Period:** Feb 20, 2026 - Mar 20, 2026

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

## Charge Details

## Important Messages



### Electric Charges

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

Lighting Energy Charge	630 kWh @ \$0.03411/kWh	\$21.49
Monthly Charge		\$2035.29
Lighting Fuel Charge	630 kWh @ \$0.03452/kWh	\$21.75
Storm Protection Charge	630 kWh @ \$0.00574/kWh	\$3.62
Clean Energy Transition Mechanism	630 kWh @ \$0.00043/kWh	\$0.27
Storm Surcharge	630 kWh @ \$0.01230/kWh	\$7.75
Florida Gross Receipt Tax		\$1.41
State Tax		\$142.47
<b>Lighting Charges</b>		<b>\$2,234.05</b>

### Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

**Total Current Month's Charges**

**\$2,234.05**

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

## Ways To Pay Your Bill



### Bank Draft

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



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

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



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

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

### All Other

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

## Contact Us

### Online:

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

### Phone:

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

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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



TWO RIVERS WEST CDD  
TWO RIVERS WEST RDWY PH4\_PH5  
ZEPHYRHILLS, FL 33541

Statement Date: March 26, 2026

Amount Due: \$7,064.64

Due Date: April 16, 2026  
Account #: 221009544216

DO NOT PAY. Your account will be drafted on April 16, 2026

### Account Summary

<b>Current Service Period:</b> February 20, 2026 - March 20, 2026	
Previous Amount Due	\$7,064.64
Payment(s) Received Since Last Statement	-\$7,064.64
<b>Current Month's Charges</b>	<b>\$7,064.64</b>
<b>Amount Due by April 16, 2026</b>	<b>\$7,064.64</b>

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](http://TECOaccount.com)



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

Account #: 221009544216  
Due Date: April 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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$7,064.64

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

645211698887

Your account will be drafted on April 16, 2026

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:**  
TWO RIVERS WEST RDWY PH4\_PH5  
ZEPHYRHILLS, FL 33541

Account #: 221009544216  
Statement Date: March 26, 2026  
Charges Due: April 16, 2026

Service Period: Feb 20, 2026 - Mar 20, 2026

Rate Schedule: LS-2 Customer Specified Lighting

**Charge Details**

**Important Messages**

**Storm Surcharge Ends in September, Lowering Electric Costs**

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

<b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	3840 kWh @ \$0.03411/kWh	\$130.98
Monthly Charge		\$6721.60
Lighting Fuel Charge	3840 kWh @ \$0.03452/kWh	\$132.56
Storm Protection Charge	3840 kWh @ \$0.00574/kWh	\$22.04
Clean Energy Transition Mechanism	3840 kWh @ \$0.00043/kWh	\$1.65
Storm Surcharge	3840 kWh @ \$0.01230/kWh	\$47.23
Florida Gross Receipt Tax		\$8.58
<b>Lighting Charges</b>		<b>\$7,064.64</b>

**Total Current Month's Charges \$7,064.64**

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

**Ways To Pay Your Bill**

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

**Contact Us**

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

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

Statement Date: March 26, 2026


<b>Amount Due:</b>	<b>\$1,545.39</b>
<b>Due Date:</b> April 16, 2026	
<b>Account #:</b> 221009579584	

**DO NOT PAY. Your account will be drafted on April 16, 2026**

### Account Summary

<b>Current Service Period:</b> February 20, 2026 - March 20, 2026	
Previous Amount Due	\$6,310.25
Payment(s) Received Since Last Statement	-\$6,310.25
<b>Current Month's Charges</b>	<b>\$1,545.39</b>
<b>Amount Due by April 16, 2026</b>	<b>\$1,545.39</b>

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](https://TECOaccount.com)



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

**Account #:** 221009579584  
**Due Date:** April 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](https://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$1,545.39</b>
<b>Payment Amount:</b>	\$ _____

645211698888

Your account will be drafted on April 16, 2026

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

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

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



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

**Account #: 221009579584**  
**Statement Date: March 26, 2026**  
**Charges Due: April 16, 2026**

**Service Period:** Feb 20, 2026 - Mar 20, 2026

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

## Charge Details

<b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 29 days</b>		
Lighting Energy Charge	840 kWh @ \$0.03411/kWh	\$28.65
Monthly Charge		\$1470.35
Lighting Fuel Charge	840 kWh @ \$0.03452/kWh	\$29.00
Storm Protection Charge	840 kWh @ \$0.00574/kWh	\$4.82
Clean Energy Transition Mechanism	840 kWh @ \$0.00043/kWh	\$0.36
Storm Surcharge	840 kWh @ \$0.01230/kWh	\$10.33
Florida Gross Receipt Tax		\$1.88
<b>Lighting Charges</b>		<b>\$1,545.39</b>

**Total Current Month's Charges \$1,545.39**

## Important Messages

### Storm Surcharge Ends in September, Lowering Electric Costs

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

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

## Ways To Pay Your Bill

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

## Contact Us

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

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

**Statement Date:** March 27, 2026

**Amount Due:** \$573.89

**Due Date:** April 17, 2026  
**Account #:** 221009640329

**DO NOT PAY. Your account will be drafted on April 17, 2026**

**Account Summary**

<b>Current Service Period:</b> March 04, 2026 - March 20, 2026	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$573.89</b>
<b>Amount Due by April 17, 2026</b>	<b>\$573.89</b>

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



Scan here to view your account online.



00001313-0002842- Page 5 of 8

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



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

**Account #:** 221009640329  
**Due Date:** April 17, 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](http://TampaElectric.com/Paperless) to enroll now.

<b>Amount Due:</b>	<b>\$573.89</b>
<b>Payment Amount:</b>	\$ _____

600000870465

Your account will be drafted on April 17, 2026



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



**Service For:**  
TWO RIVERS WEST PH D10  
ZEPHYRHILLS, FL 33541

**Account #:** 221009640329  
**Statement Date:** March 27, 2026  
**Charges Due:** April 17, 2026

**Service Period:** Mar 04, 2026 - Mar 20, 2026

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

### Charge Details

### Important Messages

<b>Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 17 days</b>		
Lighting Energy Charge	162 kWh @ \$0.03411/kWh	\$5.53
Monthly Charge		\$521.75
Lighting Fuel Charge	162 kWh @ \$0.03452/kWh	\$5.59
Storm Protection Charge	162 kWh @ \$0.00574/kWh	\$0.93
Clean Energy Transition Mechanism	162 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	162 kWh @ \$0.01230/kWh	\$1.99
Florida Gross Receipt Tax		\$0.36
State Tax		\$37.67
<b>Lighting Charges</b>		<b>\$573.89</b>

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

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

**Storm Surcharge Ends in September, Lowering Electric Costs**

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

**Total Current Month's Charges \$573.89**

00001313-0002842- Page 5 of 8

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

### Ways To Pay Your Bill

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

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

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**TWO RIVERS WEST CDD**  
 C/O INFRAMARK  
 TWO RIVERS WEST PH D6  
 ZEPHYRHILLS, FL 33541

**Statement Date:** March 27, 2026

**Amount Due:** \$755.11

**Due Date:** April 17, 2026


**Account #:** 221009640311

**DO NOT PAY. Your account will be drafted on April 17, 2026**

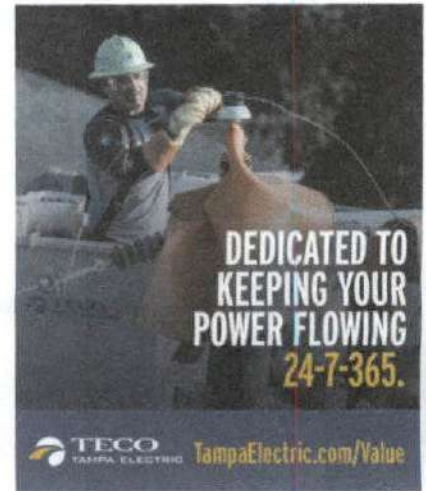
**Account Summary**

<b>Current Service Period:</b> March 04, 2026 - March 20, 2026	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
<b>Current Month's Charges</b>	<b>\$755.11</b>
<b>Amount Due by April 17, 2026</b>	<b>\$755.11</b>

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](http://TECOaccount.com)

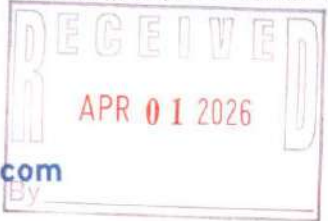


To ensure prompt credit, please return stub portion of this bill with your payment.

**Account #:** 221009640311

**Due Date:** April 17, 2026

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



<b>Amount Due:</b>	<b>\$755.11</b>
<b>Payment Amount:</b>	\$ _____

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

600000870359

Your account will be drafted on April 17, 2026

00001313 FTECO103282600455210 00000 03 01000000 15366 004

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.

00001313-0002840-Page 1 of 8



**Service For:**  
TWO RIVERS WEST PH D6  
ZEPHYRHILLS, FL 33541

Account #: 221009640311  
Statement Date: March 27, 2026  
Charges Due: April 17, 2026

**Service Period:** Mar 04, 2026 - Mar 20, 2026

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

### Charge Details

### Important Messages

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 17 days</b>		
Lighting Energy Charge	213 kWh @ \$0.03411/kWh	\$7.27
Monthly Charge		\$686.51
Lighting Fuel Charge	213 kWh @ \$0.03452/kWh	\$7.35
Storm Protection Charge	213 kWh @ \$0.00574/kWh	\$1.22
Clean Energy Transition Mechanism	213 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	213 kWh @ \$0.01230/kWh	\$2.62
Florida Gross Receipt Tax		\$0.48
State Tax		\$49.57
<b>Lighting Charges</b>		<b>\$755.11</b>

**Welcome to Tampa Electric!** Please visit [TampaElectric.com/Rates](http://TampaElectric.com/Rates) for information about your electric rates and charges.

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**Storm Surcharge Ends in September, Lowering Electric Costs**

In September, the temporary storm surcharge will come off your bill. Most businesses are expected to see costs decrease by approximately 1 to 12%, depending on usage. The charge was put in place after the 2024 hurricane season, one of the most severe in our history. Restoration costs totaled approximately \$464 million and were spread over time to help reduce bill impacts. We know a year of elevated energy costs has added pressure, particularly during warmer weather when usage rises, and we're committed to ending this temporary charge in September as scheduled. For tools and options to help manage energy costs in the meantime, please visit [TampaElectric.com/BizSave](http://TampaElectric.com/BizSave).

**Total Current Month's Charges \$755.11**

00001313-0002840-Page 2 of 8

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

### Ways to Pay Your Bill

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

### Contact Us

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- Energy-Saving Programs: 813-275-3909

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

**Statement Date:** April 21, 2026

**Amount Due:** \$2,838.56

**Due Date:** May 12, 2026

**Account #:** 221009530827

**DO NOT PAY. Your account will be drafted on May 12, 2026**

**Account Summary**

<b>Current Service Period:</b> March 17, 2026 - April 15, 2026	
Previous Amount Due	\$2,838.56
Payment(s) Received Since Last Statement	-\$2,838.56
<b>Current Month's Charges</b>	<b>\$2,838.56</b>
<b>Amount Due by May 12, 2026</b>	<b>\$2,838.56</b>

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



Scan here to view your account online.



Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

**TECOaccount.com**

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



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

**Account #:** 221009530827

**Due Date:** May 12, 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](https://TampaElectric.com/Paperless) to enroll now.



**Amount Due:** \$2,838.56

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

676075743429

Your account will be drafted on May 12, 2026

00004835 FTECO104212622252110 00000 02 01000000 11670 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.

00004835-0010581-Page 1 of 4



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

**Account #:** 221009530827  
**Statement Date:** April 21, 2026  
**Charges Due:** May 12, 2026

**Service Period:** Mar 17, 2026 - Apr 15, 2026

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

**Charge Details**

<b>⚡ Electric Charges</b>		
<b>Lighting Service Items LS-2 (Bright Choices) for 30 days</b>		
Lighting Energy Charge	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
<b>Lighting Charges</b>		<b>\$2,838.56</b>

**Total Current Month's Charges \$2,838.56**

00004835-0010581-Page 2 of 4

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**Ways To Pay Your Bill**

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**Mail A Check**  
**Payments:**  
 TECO  
 P.O. Box 31318  
 Tampa, FL 33631-3318  
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**Credit or Debit Card**  
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.

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

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

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

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

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

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

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

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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Two Rivers West

Board Meeting Date: April 21, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Angie Grunwald	x	\$200.00
3	Thomas Spence	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:

Jayna Cooper

District Manager Signature

4-22-2026

Date

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

REVISED 4/21/2026 11:51

**Arbitrage Rebate Counselors, LLC**  
*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

April 10, 2026

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

Re: \$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series 2023  
(Series 2023 Project) (“Series 2023”)  
Annual Arbitrage Reports

**INVOICE**

Preparation of Annual Arbitrage Reports for the above-referenced Series 2023 for:

1. Annual Period September 21, 2023 to September 21, 2024.....	\$400.00
2. Annual Period September 21, 2024 to September 21, 2025.....	<u>\$400.00</u>
Total.....	<u>\$ 800.00</u>

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

**Arbitrage Rebate Counselors, LLC**  
*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

April 10, 2026

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

Re: \$18,285,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series 2024  
(Series 2024 Project) ("Series 2024")  
Annual Arbitrage Report for the period May 21, 2024 to May 21, 2025

**INVOICE**

Preparation of Annual Arbitrage Report  
for the above-referenced Series 2024 for  
the period May 21, 2024 to May 21, 2025.....\$400.00

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

**Arbitrage Rebate Counselors, LLC**  
*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

April 10, 2026

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

Re: \$19,750,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series 2022  
(Series 2022 Project) ("Series 2022")  
Annual Arbitrage Reports

**INVOICE**

Preparation of Annual Arbitrage Reports for the above-referenced Series 2022 for:

1. Annual Period December 8, 2022 to December 8, 2023.....	\$400.00
2. Annual Period December 8, 2023 to December 8, 2024.....	\$400.00
3. Annual Period December 8, 2024 to December 8, 2025.....	\$400.00
Total... ..	<u>\$1,200.00</u>

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: April 21, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	x	\$200.00
2 Angie Grunwald	x	\$200.00
3 Thomas Spence	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:

*Jayna Cooper*

District Manager Signature

4-22-2026

Date

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

REVISED 4/21/2026 11:51



# INVOICE

**Coastal Fence Services LLC**  
6101 Ike Smith Rd  
Plant City, Florida 33565  
United States

813-394-1444  
www.coastalfence.co

**BILL TO**  
**Inframark- Two Rivers West CDD**  
Arturo Gandarilla  
2005 Pan Am Circle  
suite 300  
Tampa, Florida 33607  
United States

813-340-9022  
inframarkcms@payableslockbox.com

**Invoice Number:** 98  
**Invoice Date:** April 17, 2026  
**Payment Due:** April 17, 2026

**Amount Due (USD): \$900.00**

[Pay Securely Online](#)

Items	Quantity	Price	Amount
<b>Post reinforce</b> That street sign post were used straps to be pulled, reset perfectly plumb, and locked in with at least 100 lbs of concrete so it can't lean, shift, or get knocked over again. 1- Winnett circle and Polebridge pl 2- Sunflower Hill dr and Widewater way 3- Sagemoor dr and Draughton 4- Widewater way and Ellsworth pl 5- Arching Branch and Big Hawk dr	5	\$120.00	\$600.00
<b>Repair</b> street sign repair insert an internal reinforce sleeve post and set with a 150 pound concrete corner of Flora Ridge way and Lodge Grass Blvd	1	\$300.00	\$300.00

**Total:** \$900.00

**Amount Due (USD): \$900.00**

[Pay Securely Online](#)



[link.waveapps.com/dsfxm7-ua5dcb](https://link.waveapps.com/dsfxm7-ua5dcb)



# INVOICE

**Coastal Fence Services LLC**  
6101 Ike Smith Rd  
Plant City, Florida 33565  
United States

813-394-1444  
[www.coastalfence.co](http://www.coastalfence.co)

## Notes / Terms

To schedule and start the process with the job we need a 50% deposit

**Down to Earth Landscape & Irrigation**

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



Invoice: #172775

April 2026

**Customer**

Two Rivers West  
Inframark  
2005 Pan Am Circle Suite 300

**Property / Project Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

Tampa, FL 33604

**Project/Job**

Weekend trash removal.  
Estimate # 145835

**Invoice Date**

4/16/2026

**Date Due**

6/15/2026

**Terms**

Net 60

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#145835 - Weekend trash removal.				<b>\$300.00</b>

Builder trash removal behind house 35188 Cohagen trail. This was requested by Arturo on Saturday 4/11/26







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

<b>LCE025: Tree/Plant Installation</b>	<b>\$300.00</b>
Site Prep, Removal, & Disposal (E) (Labor)	\$300.00

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://d139ndscape.com/terms-and-conditions/>.

**Billing Questions**

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

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

To 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	\$300.00
Sales Tax	\$0.00
<b>Total</b>	<b>\$300.00</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$300.00</b>

# Grau and Associates

1001 W. Yamato Road, Suite 301  
Boca Raton, FL 33431  
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Two Rivers West Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 29192  
Date 04/02/2026

---

<b>SERVICE</b>	<b>AMOUNT</b>
Audit FYE 09/30/2025	\$ <u>8,100.00</u>
Current Amount Due	\$ <u>8,100.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
8,100.00	0.00	0.00	0.00	0.00	8,100.00

Payment due upon receipt.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

177191

**DATE**

4/20/2026

**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**

4/20/2026

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	13	Ea	0.74		9.62
<b>Subtotal</b>					<b>9.62</b>

<b>Subtotal</b>	\$9.62
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$9.62

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: April 21, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	x	\$200.00
2 Angie Grunwald	x	\$200.00
3 Thomas Spence	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:

*Jayna Cooper*

District Manager Signature

4-22-2026

Date

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

REVISED 4/21/2026 11:51

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: April 21, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	x	\$200.00
2 Angie Grunwald	x	\$200.00
3 Thomas Spence	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:

*Jayna Cooper*

\_\_\_\_\_  
District Manager Signature

4-22-2026

\_\_\_\_\_  
Date

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

REVISED 4/21/2026 11:51

# INVOICE

**SALVA TREE CUTTING SERVICE**  
36588 Smithfield Ln  
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com  
+1 (813) 420-8388  
www.salvastreecuttingservice.com



## Bill to

Two Rivers West CDD  
2005 Pan Am Circle, suite 300  
Tampa fl 33607

## Invoice details

Invoice no.: 1029  
Terms: Net 30  
Invoice date: 03/28/2026  
Due date: 04/27/2026

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Tree Service</b>	Colston Ave Zephyrhills, FL 33541  Remove large fallen tree from the lake.	1	\$1,800.00	\$1,800.00

**Total** **\$1,800.00**

## Note to customer

We appreciate your business and look forward to helping you again soon.

Upon completion of the project, full payment must be made.

“SUCCESS IN BUSINESS IS NOT ABOUT MAKING A PROFIT, BUT ABOUT MAKING A DIFFERENCE FOR HIS KINGDOM.”

# Attendance Confirmation

for  
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: April 21, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Angie Grunwald	x	\$200.00
3	Thomas Spence	x	\$200.00
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5	Ryan Motko	x	\$200.00

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

Approved for payment:

*Jayna Cooper*

District Manager Signature

4-22-2026

Date

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

REVISED 4/21/2026 11:51

**Down to Earth Landscape & Irrigation**

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



Invoice: #172774

April 2026

**Customer**

Two Rivers West  
 Inframark  
 2005 Pan Am Circle Suite 300

**Property / Project Address**

Two Rivers West  
 35072 Big Hawk Drive  
 Zephyrhills, FL 33541

Tampa, FL 33604

**Project/Job**

Broken lateral line west Blvd  
 Estimate # 145068

**Invoice Date**

4/16/2026

**Date Due**

6/15/2026

**Terms**

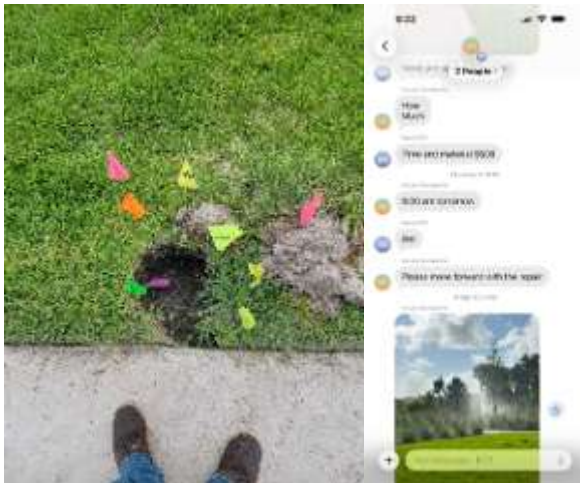
Net 60

**Customer PO #**

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#145068 - Broken lateral line west Blvd				<b>\$369.12</b>
---	--	--	--	-----------------



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

LCE005: Irrigation Installation				\$369.12
Irrigation Labor (Hide) (Labor)				\$340.00
1-1/2" PVC PIPE (Material)	Foot	3.00	\$1.02	\$3.06
1-1/2 L/P SLIP FIX REPAIR COUP (Material)	Each	1.00	\$22.03	\$22.03
1-1/2 PVC COUPLING SS (Material)	Each	2.00	\$2.02	\$4.03

**Billing Questions**  
 Theresa.Korlin@Down2earthinc.com

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is a processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtd.com/terms-and-conditions/>.

Subtotal **\$369.12**

[traci@dtelandscape.com](mailto: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
<b>Total</b>	<b>\$369.12</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$369.12</b>

---

## SALVA'S PAVER'S SOLUTION



Salvador Cruz

813-735-9370 |

813-420-8388

salvaspaverssolution@  
gmail.com

**Attention:** Two Rivers [West](#)

**Telephone:** (813) 804-9939

**Address:** 2483 Suttonset Trl, Zephyrills, Florida 33541

**Date:** 03/17/26

**Project Description:** reinstalling paver's

**Invoice Number:** 2026-003

DESCRIPTION	Cost
flex drain removal and replacement sub base reinstalling of pavers	\$1,900.00
	\$1,900.00

Thank you for your business. It's a pleasure to work with you on your project.

Sincerely yours,

Salvador Cruz

**TWO RIVERS WEST CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 4/9/2026

**Payable To** Two Rivers West CDD

**Total Check Amount** \$572,149.53

**Check Description** Series 2022 FY 26 DS Portion of Tax Collector Distributions  
\$314,145.92  
*201-103200-1000*

**Check Description** Series 2023 FY 26 DS Portion of Tax Collector Distributions  
\$178,777.58  
*202-103200-1000*

**Check Description** Series 2024 FY 26 DS Portion of Tax Collector Distributions  
\$79,226.03  
*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%

93.14%

Date Received	Amount Received	201	202	203	Date Transferred / Distribution ID	Notes / CDD check #	Notes (Excess or Interest)
		45.51%	29.92%	17.03%			
		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	1171
1/8/2026	40,403.99	18,389.03	12,087.59	6,878.94	3,048.43	TRWEST01082026 01/09/2026	1206
1/8/2026	2,485.62	1,131.27	743.62	423.19	187.54	TRWEST01082026 INT 01/09/2026	1206 Interest
2/10/2026	36,518.40	16,620.59	10,925.14	6,217.40	2,755.27	TRWEST02102026 02/10/2026	1234A
3/11/2026	79,453.68	36,161.69	23,770.01	13,527.30	5,994.68	TRWEST03112026 03/11/2026	1264
4/8/2026	1,049,162.34	477,504.42	313,875.99	178,623.97	79,157.96	TRWEST04082026 04/09/2026	
4/8/2026	902.26	410.65	269.93	153.61	68.07	TRWEST04082026 INT 04/09/2026	Interest
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
<b>TOTAL</b>	<b>4,392,184.24</b>	<b>2,000,783.53</b>	<b>1,315,015.33</b>	<b>748,363.24</b>	<b>331,640.29</b>		
<b>Net Total on Roll</b>	4,715,645.01	\$ 2,146,227.78	\$ 1,410,770.96	\$ 802,856.89	\$ 355,789.38		
<b>Collection Surplus / (Deficit)</b>	(326,176.68)	(146,805.81)	(96,499.24)	(54,916.84)	(24,336.63)		

*Two Rivers West  
Community  
Development  
District*

*Financial Report*

*April 30, 2026*

**CLEAR PARTNERSHIPS**



**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

Balance Sheet  
As of April 30, 2026  
(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022				SERIES 2022	SERIES 2023	SERIES 2024			GENERAL	GENERAL	TOTAL
	GENERAL	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	(PROJECT)	(PROJECT)	CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	PROJECTS	PROJECTS	FUND	DEBT FUND	
<b>ASSETS</b>												
Cash In Bank	\$ 2,057,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,057,390
Cash in Transit	297,682	-	-	-	-	-	-	-	-	-	-	297,682
Accounts Receivable - Off-Roll	-	161,577	-	16,627	-	-	-	-	-	-	-	178,204
Due From Developer	34,289	-	-	-	-	-	-	-	-	-	-	34,289
Due From Other Funds	-	-	340,656	-	-	-	-	1,169	-	-	-	341,825
Investments:												
Acq. & Const. (Offsite Project)	-	-	-	-	2,105	-	-	-	-	-	-	2,105
Acquisition & Construction Account	-	-	-	-	1,799	1,209	29,939	-	-	-	-	32,947
Interest Account	-	-	-	-	685,754	-	-	-	-	-	-	685,754
Prepayment Account	-	50,425	-	-	-	-	-	-	-	-	-	50,425
Reserve Fund	-	719,109	415,488	1,282,791	-	-	-	-	-	-	-	2,417,388
Revenue Fund	-	1,389,548	797,986	859,769	-	-	-	-	-	-	-	3,047,303
Prepaid Items	1,064	-	-	-	-	-	-	-	-	-	-	1,064
Deposits - Electric	580	-	-	-	-	-	-	-	-	-	-	580
Deposits - Water	13,625	-	-	-	-	-	-	-	-	-	-	13,625
Utility Deposits	8,878	-	-	-	-	-	-	-	-	-	-	8,878
Fixed Assets												
Construction Work In Process	-	-	-	-	-	-	-	-	40,218,733	-	-	40,218,733
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	-	6,031,884	-	6,031,884
Amount To Be Provided	-	-	-	-	-	-	-	-	-	-	42,618,116	42,618,116
<b>TOTAL ASSETS</b>	<b>\$ 2,413,508</b>	<b>\$ 2,320,659</b>	<b>\$ 1,554,130</b>	<b>\$ 2,159,187</b>	<b>\$ 689,658</b>	<b>\$ 1,209</b>	<b>\$ 31,108</b>	<b>\$ 40,218,733</b>	<b>\$ 48,650,000</b>	<b>\$ 48,650,000</b>	<b>\$ 98,038,192</b>	
<b>LIABILITIES</b>												
Accounts Payable	\$ 451,001	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	451,001
Accounts Payable - Other	5,200	-	-	-	-	-	-	-	-	-	-	5,200
Bonds Payable - Series 2022	-	-	-	-	-	-	-	-	-	-	19,205,000	19,205,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	-	-	11,110,000	11,110,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	-	-	18,035,000	18,035,000
Due To Other Funds	339,735	466	-	1,624	-	-	-	-	-	-	-	341,825
Loans Payable - Valley LOC	-	-	-	-	-	-	-	-	-	-	300,000	300,000
<b>TOTAL LIABILITIES</b>	<b>795,936</b>	<b>466</b>	<b>-</b>	<b>1,624</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>48,650,000</b>	<b>48,650,000</b>	<b>49,448,026</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

Balance Sheet  
As of April 30, 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	
<b>FUND BALANCES</b>										
Nonspendable:										
Prepaid Items	1,064	-	-	-	-	-	-	-	-	1,064
Restricted for:										
Debt Service	-	2,320,193	1,554,130	2,157,563	-	-	-	-	-	6,031,886
Capital Projects	-	-	-	-	689,658	1,209	31,108	-	-	721,975
Unassigned:	1,616,508	-	-	-	-	-	-	40,218,733	-	41,835,241
<b>TOTAL FUND BALANCES</b>	<b>1,617,572</b>	<b>2,320,193</b>	<b>1,554,130</b>	<b>2,157,563</b>	<b>689,658</b>	<b>1,209</b>	<b>31,108</b>	<b>40,218,733</b>	<b>-</b>	<b>48,590,166</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,413,508</b>	<b>\$ 2,320,659</b>	<b>\$ 1,554,130</b>	<b>\$ 2,159,187</b>	<b>\$ 689,658</b>	<b>\$ 1,209</b>	<b>\$ 31,108</b>	<b>\$ 40,218,733</b>	<b>\$ 48,650,000</b>	<b>\$ 98,038,192</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 22,638	\$ 22,638	0.00%
Special Assmnts- Tax Collector	-	2,000,709	2,000,709	0.00%
Special Assmnts- CDD Collected	3,157,059	926,696	(2,230,363)	29.35%
Developer Estimated Contribution	-	200,495	200,495	0.00%
Other Miscellaneous Revenues	-	2,399	2,399	0.00%
<b>TOTAL REVENUES</b>	<b>3,157,059</b>	<b>3,152,937</b>	<b>(4,122)</b>	<b>99.87%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ - Construction Accounting	6,000	2,500	3,500	41.67%
ProfServ - Dissemination Agent/Reporting	5,000	9,584	(4,584)	191.68%
ProfServ - Field Management	16,000	9,333	6,667	58.33%
ProfServ - Technology Data Storage	600	350	250	58.33%
ProfServ - Recording Secretary	2,400	1,400	1,000	58.33%
Trustees Fees	6,500	10,286	(3,786)	158.25%
District Counsel	15,000	26,690	(11,690)	177.93%
District Engineer	12,500	4,106	8,394	32.85%
ProfServ - Administration	4,500	2,625	1,875	58.33%
ProfServ - District Management	25,000	14,583	10,417	58.33%
ProfServ - Accounting Services	9,000	6,250	2,750	69.44%
Auditing Services	6,000	8,100	(2,100)	135.00%
Website ADA Compliance	1,600	3,125	(1,525)	195.31%
Postage, Phone, Faxes, Copies	500	63	437	12.60%
ProfServ - Rental and Leases	600	350	250	58.33%
General Liability	3,846	3,652	194	94.96%
Public Officials Insurance	2,738	2,580	158	94.23%
Property & Casualty Insurance	30,000	-	30,000	0.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	141	3,359	4.03%
ProfServ - Financial/Revenue Collections	5,000	2,917	2,083	58.34%
Meeting Expense	500	-	500	0.00%
ProfServ - Website Admin Services	1,200	700	500	58.33%
Dues, Licenses & Fees	175	325	(150)	185.71%
Loan Repayment	100,000	-	100,000	0.00%
Loan Interest Expense	21,000	8,179	12,821	38.95%
<b>Total Administration</b>	<b>293,659</b>	<b>124,839</b>	<b>168,820</b>	<b>42.51%</b>
<b><u>Utility Services</u></b>				
Electric Utility Services	500,000	212,650	287,350	42.53%
Water/Waste	85,000	40,216	44,784	47.31%
<b>Total Utility Services</b>	<b>585,000</b>	<b>252,866</b>	<b>332,134</b>	<b>43.22%</b>

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>Other Physical Environment</u></b>				
Aquatics - Contract	157,000	94,493	62,507	60.19%
Irrigation Maintenance & Repairs	60,000	2,541	57,459	4.24%
Landscaping - Annuals	24,000	8,016	15,984	33.40%
Landscaping - Mulch	100,000	33,068	66,932	33.07%
Landscape Maintenance - Contract	1,800,000	675,620	1,124,380	37.53%
Landscaping - Plant Replacement Program	100,000	23,963	76,037	23.96%
Storm Cleanup Contingency	35,000	-	35,000	0.00%
Holiday Lighting & Decorations	-	4,700	(4,700)	0.00%
Dog Station Service & Supplies	2,400	-	2,400	0.00%
<b>Total Other Physical Environment</b>	<b>2,278,400</b>	<b>842,401</b>	<b>1,435,999</b>	<b>36.97%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	-	11,708	(11,708)	0.00%
<b>Total Contingency</b>	<b>-</b>	<b>11,708</b>	<b>(11,708)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>3,157,059</b>	<b>1,231,814</b>	<b>1,925,245</b>	<b>39.02%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,921,123	1,921,123	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>(303,551)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,617,572</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 28,969	\$ 28,969	0.00%
Special Assmnts- Tax Collector	-	1,315,096	1,315,096	0.00%
Special Assmnts- Prepayment	-	69,510	69,510	0.00%
Special Assmnts- CDD Collected	1,439,688	301,991	(1,137,697)	20.98%
<b>TOTAL REVENUES</b>	<b>1,439,688</b>	<b>1,715,566</b>	<b>275,878</b>	<b>119.16%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	80,000	20,000	60,000	25.00%
Interest Expense	671,531	581,269	90,262	86.56%
<b>Total Debt Service</b>	<b>751,531</b>	<b>601,269</b>	<b>150,262</b>	<b>80.01%</b>
<b>TOTAL EXPENDITURES</b>	<b>751,531</b>	<b>601,269</b>	<b>150,262</b>	<b>80.01%</b>
Excess (deficiency) of revenues Over (under) expenditures	688,157	1,114,297	426,140	161.92%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	688,157	-	(688,157)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>688,157</b>	<b>-</b>	<b>(688,157)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ 688,157</u>	<u>\$ 1,114,297</u>	<u>\$ (950,174)</u>	<u>161.92%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,205,896</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 2,320,193</u></b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 18,985	\$ 18,985	0.00%
Special Assmnts- Tax Collector	-	748,480	748,480	0.00%
Special Assmnts- CDD Collected	-	489,789	489,789	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1,257,254</b>	<b>1,257,254</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	160,000	(160,000)	0.00%
Interest Expense	-	334,741	(334,741)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>494,741</b>	<b>(494,741)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>494,741</b>	<b>(494,741)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	762,513	762,513	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>791,617</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,554,130</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 35,921	\$ 35,921	0.00%
Special Assmnts- Tax Collector	-	331,517	331,517	0.00%
Special Assmnts- CDD Collected	-	379,145	379,145	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>746,583</b>	<b>746,583</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	511,963	(511,963)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>511,963</b>	<b>(511,963)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>511,963</b>	<b>(511,963)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	234,620	234,620	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,922,943</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,157,563</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 13,852	\$ 13,852	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>13,852</b>	<b>13,852</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	13,852	13,852	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>675,806</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 689,658</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 25	\$ 25	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>25</b>	<b>25</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	25	25	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>1,184</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,209</b>		

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 602	\$ 602	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>602</b>	<b>602</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	602	602	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>30,506</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 31,108</b>		

# Bank Account Statement

Two Rivers West CDD

Tuesday, May 5, 2026

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**Bank Account No.** 8906

**Statement No.** 04-26

**Statement Date** 04/30/2026

<b>G/L Account No. 101002 Balance</b>	2,057,389.52	<b>Statement Balance</b>	1,767,099.93
		<b>Outstanding Deposits</b>	297,682.02
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	2,057,389.52	<b>Subtotal</b>	2,064,781.95
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-7,392.43
<b>Ending G/L Balance</b>	2,057,389.52	<b>Ending Balance</b>	2,057,389.52

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
04/03/2026		JE001179	Accounts Receivable - Off-Roll	Taylor Morrison of Florida, Inc. - Ck #X0110-00001826 04/01/2026 - TRWFY2026O	127,290.31	127,290.31	0.00
04/08/2026		JE001185	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	1,049,162.34	1,049,162.34	0.00
04/08/2026		JE001186	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments - Interest	902.26	902.26	0.00
04/22/2026		JE001189	Miscellaneous Revenues	Other Carlos Ortega - Ck #3993 04/20/2026 - Easement Encroachment Agreement	150.00	150.00	0.00
04/30/2026		JE001190	Interest - Investments	Interest Revenue 04/26	5,384.60	5,384.60	0.00
04/06/2026		JE001191	Electric Utility Services	TECO Credit for Inv #031626-211036287970 on	7.35	7.35	0.00
<b>Total Deposits</b>					1,182,896.86	1,182,896.86	0.00

<b>Checks</b>							
							0.00
03/19/2026	Payment	1267	NICHOLAS J. DISTER	Check for Vendor V00010	-200.00	-200.00	0.00
03/19/2026	Payment	1268	PASCO COUNTY PROPERTY APPRAISER	Check for Vendor V00003	-150.00	-150.00	0.00
03/19/2026	Payment	1270	THOMAS R. SPENCE	Check for Vendor V00013	-200.00	-200.00	0.00
03/26/2026	Payment	1272	PASCO COUNTY UTILITIES	Check for Vendor V00031	-2,707.09	-2,707.09	0.00
03/26/2026	Payment	1273	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,878.86	-1,878.86	0.00
03/26/2026	Payment	1274	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,500.22	-1,500.22	0.00
03/26/2026	Payment	1275	PASCO COUNTY UTILITIES	Check for Vendor V00031	-1,827.70	-1,827.70	0.00
04/08/2026	Payment	1276	INFRAMARK LLC	Check for Vendor V00015	-7,116.48	-7,116.48	0.00
04/08/2026	Payment	1277	JUNIPER LANDSCAPING OF FLORIDA LLC	Check for Vendor V00056	-3,230.41	-3,230.41	0.00

# Bank Account Statement

Two Rivers West CDD

Tuesday, May 5, 2026

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**Bank Account No.** 8906

**Statement No.** 04-26

**Statement Date**

04/30/2026

Date	Type	Check No.	Description	Check No.	Debit	Credit	Balance
04/13/2026	Payment	1278	TWO RIVERS WEST CDD	Check for Vendor V00009	-572,149.53	-572,149.53	0.00
04/06/2026	Payment	DD128	TECO-TAMPA ELECTRIC	Payment of Invoice 001330	-186.97	-186.97	0.00
04/06/2026	Payment	DD129	TECO-TAMPA ELECTRIC	Payment of Invoice 001335	-23.05	-23.05	0.00
04/06/2026	Payment	DD130	TECO-TAMPA ELECTRIC	Payment of Invoice 001336	-22.39	-22.39	0.00
04/06/2026	Payment	DD131	TECO-TAMPA ELECTRIC	Payment of Invoice 001342	-21.74	-21.74	0.00
04/06/2026	Payment	DD132	TECO-TAMPA ELECTRIC	Payment of Invoice 001343	-75.95	-75.95	0.00
04/06/2026	Payment	DD133	TECO-TAMPA ELECTRIC	Payment of Invoice 001344	-19.95	-19.95	0.00
04/06/2026	Payment	DD134	TECO-TAMPA ELECTRIC	Payment of Invoice 001345	-36.68	-36.68	0.00
04/06/2026	Payment	DD135	TECO-TAMPA ELECTRIC	Payment of Invoice 001346	-31.96	-31.96	0.00
04/06/2026	Payment	DD136	TECO-TAMPA ELECTRIC	Payment of Invoice 001347	-94.81	-94.81	0.00
04/06/2026	Payment	DD137	TECO-TAMPA ELECTRIC	Payment of Invoice 001348	-22.78	-22.78	0.00
04/06/2026	Payment	DD138	TECO-TAMPA ELECTRIC	Payment of Invoice 001349	-30.98	-30.98	0.00
04/06/2026	Payment	DD139	TECO-TAMPA ELECTRIC	Payment of Invoice 001350	-38.78	-38.78	0.00
04/06/2026	Payment	DD140	TECO-TAMPA ELECTRIC	Payment of Invoice 001351	-28.41	-28.41	0.00
04/06/2026	Payment	DD141	TECO-TAMPA ELECTRIC	Payment of Invoice 001352	-60.85	-60.85	0.00
04/06/2026	Payment	DD142	TECO-TAMPA ELECTRIC	Payment of Invoice 001353	-19.63	-19.63	0.00
04/06/2026	Payment	DD143	TECO-TAMPA ELECTRIC	Payment of Invoice 001354	-30.51	-30.51	0.00
04/06/2026	Payment	DD144	TECO-TAMPA ELECTRIC	Payment of Invoice 001355	-29.21	-29.21	0.00
04/06/2026	Payment	DD145	TECO-TAMPA ELECTRIC	Payment of Invoice 001356	-35.22	-35.22	0.00
04/06/2026	Payment	DD146	TECO-TAMPA ELECTRIC	Payment of Invoice 001357	-23.53	-23.53	0.00
04/06/2026	Payment	DD147	TECO-TAMPA ELECTRIC	Payment of Invoice 001358	-30.83	-30.83	0.00
04/06/2026	Payment	DD148	TECO-TAMPA ELECTRIC	Payment of Invoice 001372	-34.40	-34.40	0.00
04/06/2026	Payment	DD149	TECO-TAMPA ELECTRIC	Payment of Invoice 001373	-28.72	-28.72	0.00
04/06/2026	Payment	DD150	TECO-TAMPA ELECTRIC	Payment of Invoice 001374	-71.90	-71.90	0.00
04/06/2026	Payment	DD151	TECO-TAMPA ELECTRIC	Payment of Invoice 001375	-32.13	-32.13	0.00
04/20/2026	Payment	1279	TAMPA HOLIDAY LIGHTING LLC	Check for Vendor V00066	-4,700.00	-4,700.00	0.00
04/24/2026	Payment	1281	ANGIE GRUNWALD	Check for Vendor V00048	-200.00	-200.00	0.00
04/24/2026	Payment	1282	CARLOS DE LA OSSA	Check for Vendor V00021	-200.00	-200.00	0.00
04/27/2026	Payment	DD152	PASCO COUNTY UTILITIES	Payment of Invoice 001409	-63.99	-63.99	0.00
04/27/2026	Payment	DD153	PASCO COUNTY UTILITIES	Payment of Invoice 001408	-68.35	-68.35	0.00

# Bank Account Statement

Two Rivers West CDD

Tuesday, May 5, 2026

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**Bank Account No.** 8906

**Statement No.** 04-26

**Statement Date**

04/30/2026

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
04/10/2026	Payment	DD154	TECO-TAMPA ELECTRIC	Payment of Invoice 001404	-2,838.56	-2,838.56	0.00
04/16/2026	Payment	DD155	TECO-TAMPA ELECTRIC	Payment of Invoice 001412	-22,325.74	-22,325.74	0.00
04/16/2026	Payment	DD156	TECO-TAMPA ELECTRIC	Payment of Invoice 001413	-2,234.05	-2,234.05	0.00
04/16/2026	Payment	DD157	TECO-TAMPA ELECTRIC	Payment of Invoice 001411	-746.99	-746.99	0.00
04/16/2026	Payment	DD158	TECO-TAMPA ELECTRIC	Payment of Invoice 001414	-7,064.64	-7,064.64	0.00
04/16/2026	Payment	DD160	TECO-TAMPA ELECTRIC	Payment of Invoice 001415	-1,545.39	-1,545.39	0.00
04/17/2026	Payment	DD161	TECO-TAMPA ELECTRIC	Payment of Invoice 001417	-755.11	-755.11	0.00
04/17/2026	Payment	DD162	TECO-TAMPA ELECTRIC	Payment of Invoice 001416	-573.89	-573.89	0.00
<b>Total Checks</b>					-635,308.38	-635,308.38	0.00

**Adjustments**

**Total Adjustments**

**Outstanding Checks**

11/13/2025	Payment	1126	PGP TITLE OF FLORIDA, INC.	Check for Vendor V00057			-268.69
03/19/2026	Payment	1269	RYAN MOTKO	Check for Vendor V00016			-200.00
04/23/2026	Payment	1280	PASCO COUNTY UTILITIES	Check for Vendor V00031			-751.05
04/24/2026	Payment	1283	NICHOLAS J. DISTER	Check for Vendor V00010			-200.00
04/24/2026	Payment	1284	RYAN MOTKO	Check for Vendor V00016			-200.00
04/24/2026	Payment	1285	THOMAS R. SPENCE	Check for Vendor V00013			-200.00
04/16/2026	Payment	DD159	TECO-TAMPA ELECTRIC	Payment of Invoice 001410			-834.13
04/29/2026	Payment	DD163	TECO-TAMPA ELECTRIC	Payment of Invoice 001436			-2,838.56
04/30/2026	Payment	1286	SALVA PAVERS SOLUTION	Check for Vendor V00065			-1,900.00
<b>Total Outstanding Checks</b>							-7,392.43

**Outstanding Deposits**

02/20/2026		JE001146		Wire Ref			297,682.02
<b>Total Outstanding Deposits</b>							297,682.02

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Accounting Services	532001-51301	\$750.00
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Administration	531148-51301	\$375.00
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - District Management	531150-51301	\$2,083.33
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Recording Secretary	531036-51301	\$200.00
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Rental and Leases	544025-51301	\$50.00
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Dissemination Agent/Reporting	531012-51301	\$833.34
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Field Management	531016-51301	\$1,333.33
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Construction Accounting	531009-51301	\$500.00
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Financial/Revenue Collections	549150-51301	\$416.67
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Technology Data Storage	531020-51301	\$50.00
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Dissemination Agent/Reporting	531012-51301	\$416.67
001	1276	04/08/26	INFRAMARK LLC	170662	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Website Admin Services	549936-51301	\$100.00
001	1276	04/08/26	INFRAMARK LLC	171514	JAN 26-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$8.14
001	1277	04/08/26	JUNIPER LANDSCAPING OF FLORIDA LLC	350735	AUG 2025-LANDSCAPE MAINTENANCE CONTRACT	Landscape Maintenance - Contract	546300-53908	\$3,230.41
001	1279	04/20/26	TAMPA HOLIDAY LIGHTING LLC	7471	DEC 2025-HOLIDAY LIGHTING	Misc-Contingency	549900-58200	\$4,700.00
001	1280	04/23/26	PASCO COUNTY UTILITIES	24336979	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$200.91
001	1280	04/23/26	PASCO COUNTY UTILITIES	24336704	WATER 03/06/26-04/06/26	Water/Waste	543021-53150	\$11.00
001	1280	04/23/26	PASCO COUNTY UTILITIES	24336498	WATER 03/24/26-04/06/26	Water/Waste	543021-53150	\$115.14
001	1280	04/23/26	PASCO COUNTY UTILITIES	24336498	WATER 03/24/26-04/06/26	Deposits - Water	156110	\$360.00
001	1280	04/23/26	PASCO COUNTY UTILITIES	24336498	WATER 03/24/26-04/06/26	Water/Waste	543021-53150	\$64.00
001	1281	04/24/26	ANGIE GRUNWALD	AG-042126	BOARD 04/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1282	04/24/26	CARLOS DE LA OSSA	CO-042126	BOARD 04/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1283	04/24/26	NICHOLAS J. DISTER	ND-042126	BOARD 04/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1284	04/24/26	RYAN MOTKO	RM-042126	BOARD 04/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1285	04/24/26	THOMAS R. SPENCE	TS-042126	BOARD 04/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1286	04/30/26	SALVA PAVERS SOLUTION	2026-003	MAR 2026-FLEX DRAIN REMOVAL AND REPLACEMENT PAVERS	Landscape Maintenance - Contract	546300-53908	\$1,900.00
001	DD128	04/06/26	TECO-TAMPA ELECTRIC	031226-211035616468	ELECTRIC 02/06/26-03/06/26	Electric Utility Services	543006-53150	\$186.97
001	DD129	04/06/26	TECO-TAMPA ELECTRIC	031626-58003	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$23.05
001	DD130	04/06/26	TECO-TAMPA ELECTRIC	031626-92312	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$22.39
001	DD131	04/06/26	TECO-TAMPA ELECTRIC	031626-221009539331	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$21.74
001	DD132	04/06/26	TECO-TAMPA ELECTRIC	031626-221009418650	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$75.95
001	DD133	04/06/26	TECO-TAMPA ELECTRIC	031626-211036337031	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$19.95
001	DD134	04/06/26	TECO-TAMPA ELECTRIC	031626-211036317181	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$36.68
001	DD135	04/06/26	TECO-TAMPA ELECTRIC	031626-211036297391	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$31.96
001	DD136	04/06/26	TECO-TAMPA ELECTRIC	031626-211037158279	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$94.81
001	DD137	04/06/26	TECO-TAMPA ELECTRIC	031626-211036287970	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$22.78
001	DD138	04/06/26	TECO-TAMPA ELECTRIC	031626-211035174120	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$30.98
001	DD139	04/06/26	TECO-TAMPA ELECTRIC	031626-211035184756	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$38.78
001	DD140	04/06/26	TECO-TAMPA ELECTRIC	031626-211036116740	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$28.41
001	DD141	04/06/26	TECO-TAMPA ELECTRIC	031626-211036166943	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$60.85
001	DD142	04/06/26	TECO-TAMPA ELECTRIC	031626-211036089111	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$19.63
001	DD143	04/06/26	TECO-TAMPA ELECTRIC	031626-211036089145	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$30.51
001	DD144	04/06/26	TECO-TAMPA ELECTRIC	031626-211036127242	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$29.21
001	DD145	04/06/26	TECO-TAMPA ELECTRIC	031626-211035097206	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$35.22
001	DD146	04/06/26	TECO-TAMPA ELECTRIC	031626-211036147331	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$23.53
001	DD147	04/06/26	TECO-TAMPA ELECTRIC	031626-211035150245	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$30.83
001	DD148	04/06/26	TECO-TAMPA ELECTRIC	031626-211035135774	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$34.40
001	DD149	04/06/26	TECO-TAMPA ELECTRIC	031626-211035125395	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$28.72
001	DD150	04/06/26	TECO-TAMPA ELECTRIC	031626-211034856834	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$71.90
001	DD151	04/06/26	TECO-TAMPA ELECTRIC	031626-211034856826	Electric 02/10/26-03/10/26	Electric Utility Services	543006-53150	\$32.13
001	DD152	04/27/26	PASCO COUNTY UTILITIES	24303757	WATER 02/26/26-03/27/26	Water/Waste	543021-53150	\$63.99
001	DD153	04/27/26	PASCO COUNTY UTILITIES	24303781	WATER 02/26/26-03/27/26	Water/Waste	543021-53150	\$68.35
001	DD154	04/10/26	TECO-TAMPA ELECTRIC	032026-30827-ACH	ELECTRIC 02/14/26-03/16/26	Electric Utility Services	543006-53150	\$2,838.56
001	DD155	04/16/26	TECO-TAMPA ELECTRIC	032626-18668-ACH	ELECTRIC 02/20/26-03/20/26	Electric Utility Services	543006-53150	\$22,325.74
001	DD156	04/16/26	TECO-TAMPA ELECTRIC	032626-04051-ACH	ELECTRIC 02/20/26-03/20/26	Electric Utility Services	543006-53150	\$2,234.05
001	DD157	04/16/26	TECO-TAMPA ELECTRIC	032626-93866-ACH	ELECTRIC 02/20/26-03/20/26	Electric Utility Services	543006-53150	\$746.99
001	DD158	04/16/26	TECO-TAMPA ELECTRIC	032626-44216-ACH	ELECTRIC 02/20/26-03/20/26	Electric Utility Services	543006-53150	\$7,064.64
001	DD159	04/16/26	TECO-TAMPA ELECTRIC	211037901652 040726	SERVICE 05.08.25 - 03.10.26	Electric Utility Services	543006-53150	\$168.00
001	DD159	04/16/26	TECO-TAMPA ELECTRIC	211037901652 040726	SERVICE 05.08.25 - 03.10.26	Electric Utility Services	543006-53150	\$666.13
001	DD160	04/16/26	TECO-TAMPA ELECTRIC	032626-79584-ACH	ELECTRIC 02/20/26-03/20/26	Electric Utility Services	543006-53150	\$1,545.79
001	DD161	04/17/26	TECO-TAMPA ELECTRIC	032726-40311-ACH	ELECTRIC 03/04/26-03/20/26	Electric Utility Services	543006-53150	\$755.11
001	DD162	04/17/26	TECO-TAMPA ELECTRIC	032726-40329-ACH	ELECTRIC 03/04/26-03/20/26	Electric Utility Services	543006-53150	\$573.89
001	DD163	04/29/26	TECO-TAMPA ELECTRIC	042126-30827-ACH	STREETLIGHTS 03/17/26-04/15/26	Electric Utility Services	543006-53150	\$2,838.56

Fund Total **\$61,618.72**

**TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**  
 For the Period from 04/01/2026 to 04/30/2026  
 (Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b><u>SERIES 2022 (PROJECT) DEBT SERVICE FUND - 201</u></b>								
201	1278	04/13/26	TWO RIVERS WEST CDD	04092026-0409	SERIES 2022, 2023, 2024 FY26 DS	Cash in Transit	103200	\$314,145.92
							<b>Fund Total</b>	<b><u>\$314,145.92</u></b>
<b><u>SERIES 2023 DEBT SERVICE FUND - 202</u></b>								
202	1278	04/13/26	TWO RIVERS WEST CDD	04092026-0409	SERIES 2022, 2023, 2024 FY26 DS	Cash in Transit	103200	\$178,777.58
							<b>Fund Total</b>	<b><u>\$178,777.58</u></b>
<b><u>SERIES 2024 DEBT SERVICE FUND - 203</u></b>								
203	1278	04/13/26	TWO RIVERS WEST CDD	04092026-0409	SERIES 2022, 2023, 2024 FY26 DS	Cash in Transit	103200	\$79,226.03
							<b>Fund Total</b>	<b><u>\$79,226.03</u></b>
							<b>Total Checks Paid</b>	<b><u>\$633,768.25</u></b>

**Arbitrage Rebate Counselors, LLC**  
*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

April 10, 2026

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

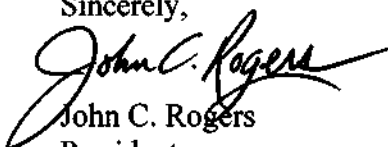
Re: \$19,750,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series 2022  
(Series 2022 Project) (“Series 2022”)  
Annual Arbitrage Report for the period December 8, 2023 to December 8, 2024

Dear Two Rivers West Community Development District:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2022.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2022 during the annual period December 8, 2023 to December 8, 2024, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2022 is due December 8, 2025.

Sincerely,  
  
John C. Rogers  
President

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

# **Arbitrage Rebate Counselors, LLC**

*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

April 10, 2026

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

Re: \$19,750,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series 2022  
(Series 2022 Project)  
Annual Arbitrage Report for the period December 8, 2023 to December 8, 2024

Dear Two Rivers West Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$19,750,000 Two Rivers West Community Development District (Pasco County, Florida) ("District"), Special Assessment Bonds, Series 2022 (Series 2022 Project) ("Series 2022") for the period December 8, 2023 to December 8, 2024 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2022 for period December 8, 2023 to December 8, 2024

Source: US Bank, Orlando, Florida

Closing Documents for Series 2022, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Inframark, Tampa, Florida

Annual Arbitrage Report for Series 2022 for the period December 8, 2022 to December 8, 2023, dated April 10, 2026, prepared by Arbitrage Rebate Counselors, LLC, Ardmore Pennsylvania (the "Prior Annual Arbitrage Report")

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

**32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)**

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

**Notes and Assumptions**

- a) The issue date of the Series 2022 is December 8, 2022.
- b) The end of the first Bond Year for the Series 2022 is December 8, 2023.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2022 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of December 8, 2024 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2022 were used, together with other legally available funds of the District, to: (i) refund an outstanding Note, (ii) provide funds to pay a portion of the costs of the planning, financing, acquisition, construction, installation and equipping of the Series 2022 Project (as defined in the Official Statement), (iii) fund a deposit to the Series 2022 Reserve Account, (iv) pay a portion of the interest coming due on Series 2022, and (v) pay the costs of issuance of Series 2022

**Source Information**

Bonds

Closing Date

I.R.S. Form 8038-G

Series 2022 Yield

Pages B-1, B-2 and B-3 of  
Annual Arbitrage Report

**Source Information (continued)**

Investments

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Two Rivers West Community Development District earned the computations earned \$25,242.60 less on its investments of Series 2022 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2022 Yield, and therefore **did not incur an arbitrage liability on Series 2022** during such period.

*ARBITRAGE Rebate Counselors, LLC*  
ARBITRAGE REBATE COUNSELORS, LLC

**\$19,750,000**  
**Two Rivers West Community Development District**  
**Special Assessment Bonds, Series 2022**  
**(Series 2022 Project)**

**Annual Arbitrage Report**  
**For the Period December 8, 2023 to December 8, 2024**

**April 10, 2026**

**\$19,750,000**  
**Two Rivers West Community Development District**  
**(Pasco County, Florida)**  
**Special Assessment Bonds, Series of 2022**  
**(Series 2022 Project)**

**Sources and Uses of Funds Upon Issuance of Series 2022 (1)**

**Sources of Funds:**

Par Amount of Series 2022	\$19,750,000.00
Legally Available Funds of the District	<u>2,336,508.43</u>
	<u>\$22,086,508.43</u>

**Uses of Funds:**

Deposit to Note Redemption Account	\$12,007,125.00
Deposit To Designated Offsite and Master Infrastructure Project Subaccount within the Series 2022 Acquisition & Construction Account	6,965,261.31
Deposit to Series 2022 Interest Account	472,490.87
Deposit to Series 2022 Supplemental Capitalized Interest Account	594,743.75
Deposit To Series 2022 Reserve Account	1,439,687.50
Costs of Issuance, including Underwriter's Discount	<u>607,200.00</u>
	<u>\$22,086,508.43</u>

**Note:**

(1) Source: Official Statement for Series 2022, dated November 29, 2022.

\$19,750,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2022  
(Series 2022 Project)

Series 2022 - Pricing Report

Dated Date: 12/8/2022  
Issuance Date: 12/8/2022

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Premium (+) / Discount (-)	Production
5/1/2024	\$255,000.00	5.250%	5.250%	100.000%	356.29	\$0.00	\$255,000.00
5/1/2025	270,000.00	5.250%	5.250%	100.000%	647.25	0.00	270,000.00
5/1/2026	285,000.00	5.250%	5.250%	100.000%	968.21	0.00	285,000.00
5/1/2027	300,000.00	5.250%	5.250%	100.000%	1,319.17	0.00	300,000.00
5/1/2028	315,000.00	5.250%	5.250%	100.000%	1,700.13	0.00	315,000.00
5/1/2029	330,000.00	5.375%	5.375%	100.000%	2,111.08	0.00	330,000.00
5/1/2030	350,000.00	5.375%	5.375%	100.000%	2,589.03	0.00	350,000.00
5/1/2031	370,000.00	5.375%	5.375%	100.000%	3,106.97	0.00	370,000.00
5/1/2032	390,000.00	5.375%	5.375%	100.000%	3,664.92	0.00	390,000.00
5/1/2033	410,000.00	5.375%	5.375%	100.000%	4,262.86	0.00	410,000.00
5/1/2034	435,000.00	6.000%	6.000%	100.000%	4,957.79	0.00	435,000.00
5/1/2035	460,000.00	6.000%	6.000%	100.000%	5,702.72	0.00	460,000.00
5/1/2036	490,000.00	6.000%	6.000%	100.000%	6,564.64	0.00	490,000.00
5/1/2037	520,000.00	6.000%	6.000%	100.000%	7,486.56	0.00	520,000.00
5/1/2038	555,000.00	6.000%	6.000%	100.000%	8,545.46	0.00	555,000.00
5/1/2039	585,000.00	6.000%	6.000%	100.000%	9,592.38	0.00	585,000.00
5/1/2040	625,000.00	6.000%	6.000%	100.000%	10,873.26	0.00	625,000.00
5/1/2041	660,000.00	6.000%	6.000%	100.000%	12,142.17	0.00	660,000.00
5/1/2042	705,000.00	6.000%	6.000%	100.000%	13,675.04	0.00	705,000.00
5/1/2043	745,000.00	6.000%	6.000%	100.000%	15,195.93	0.00	745,000.00
5/1/2044	795,000.00	6.250%	6.250%	100.000%	17,010.79	0.00	795,000.00
5/1/2045	845,000.00	6.250%	6.250%	100.000%	18,925.65	0.00	845,000.00
5/1/2046	900,000.00	6.250%	6.250%	100.000%	21,057.50	0.00	900,000.00
5/1/2047	960,000.00	6.250%	6.250%	100.000%	23,421.33	0.00	960,000.00
5/1/2048	1,020,000.00	6.250%	6.250%	100.000%	25,905.17	0.00	1,020,000.00
5/1/2049	1,085,000.00	6.250%	6.250%	100.000%	28,640.99	0.00	1,085,000.00
5/1/2050	1,155,000.00	6.250%	6.250%	100.000%	31,643.79	0.00	1,155,000.00
5/1/2051	1,230,000.00	6.250%	6.250%	100.000%	34,928.58	0.00	1,230,000.00
5/1/2052	1,310,000.00	6.250%	6.250%	100.000%	38,510.36	0.00	1,310,000.00
5/1/2053	<u>1,395,000.00</u>	6.250%	6.250%	100.000%	<u>42,404.13</u>	<u>0.00</u>	<u>1,395,000.00</u>
	<b><u>\$19,750,000.00</u></b>				<b><u>397,910.14</u></b>	<b><u>\$0.00</u></b>	<b><u>\$19,750,000.00</u></b>
Principal Amount	<b><u>\$19,750,000.00</u></b>						
Gross Interest Cost	<b><u>\$24,444,953.37</u></b>						
NIC %	6.1433%						
Bond Years	397,910.14						
Average Coupon	6.1433%						
Average Life (Years)	20.15						

Note: (1) Source: Official Statement for Series 2022, dated November 29, 2022.

\$19,750,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2022  
(Series 2022 Project)

Series 2022 - Debt Service

Dated Date: 12/8/2022  
First Interest  
Payment Date: 5/1/2023

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Annual Debt Service
5/1/2023			\$472,490.87	\$472,490.87	
11/1/2023			594,743.75	594,743.75	\$1,067,234.62
5/1/2024	\$255,000.00	5.250%	594,743.75	849,743.75	
11/1/2024			588,050.00	588,050.00	1,437,793.75
5/1/2025	270,000.00	5.250%	588,050.00	858,050.00	
11/1/2025			580,962.50	580,962.50	1,439,012.50
5/1/2026	285,000.00	5.250%	580,962.50	865,962.50	
11/1/2026			573,481.25	573,481.25	1,439,443.75
5/1/2027	300,000.00	5.250%	573,481.25	873,481.25	
11/1/2027			565,606.25	565,606.25	1,439,087.50
5/1/2028	315,000.00	5.250%	565,606.25	880,606.25	
11/1/2028			557,337.50	557,337.50	1,437,943.75
5/1/2029	330,000.00	5.375%	557,337.50	887,337.50	
11/1/2029			548,468.75	548,468.75	1,435,806.25
5/1/2030	350,000.00	5.375%	548,468.75	898,468.75	
11/1/2030			539,062.50	539,062.50	1,437,531.25
5/1/2031	370,000.00	5.375%	539,062.50	909,062.50	
11/1/2031			529,118.75	529,118.75	1,438,181.25
5/1/2032	390,000.00	5.375%	529,118.75	919,118.75	
11/1/2032			518,637.50	518,637.50	1,437,756.25
5/1/2033	410,000.00	5.375%	518,637.50	928,637.50	
11/1/2033			507,618.75	507,618.75	1,436,256.25
5/1/2034	435,000.00	6.000%	507,618.75	942,618.75	
11/1/2034			494,568.75	494,568.75	1,437,187.50
5/1/2035	460,000.00	6.000%	494,568.75	954,568.75	
11/1/2035			480,768.75	480,768.75	1,435,337.50
5/1/2036	490,000.00	6.000%	480,768.75	970,768.75	
11/1/2036			466,068.75	466,068.75	1,436,837.50
5/1/2037	520,000.00	6.000%	466,068.75	986,068.75	
11/1/2037			450,468.75	450,468.75	1,436,537.50
5/1/2038	555,000.00	6.000%	450,468.75	1,005,468.75	
11/1/2038			433,818.75	433,818.75	1,439,287.50
5/1/2039	585,000.00	6.000%	433,818.75	1,018,818.75	
11/1/2039			416,268.75	416,268.75	1,435,087.50
5/1/2040	625,000.00	6.000%	416,268.75	1,041,268.75	
11/1/2040			397,518.75	397,518.75	1,438,787.50
5/1/2041	660,000.00	6.000%	397,518.75	1,057,518.75	
11/1/2041			377,718.75	377,718.75	1,435,237.50
5/1/2042	705,000.00	6.000%	377,718.75	1,082,718.75	
11/1/2042			356,568.75	356,568.75	1,439,287.50
5/1/2043	745,000.00	6.000%	356,568.75	1,101,568.75	
11/1/2043			334,218.75	334,218.75	1,435,787.50
5/1/2044	795,000.00	6.250%	334,218.75	1,129,218.75	
11/1/2044			309,375.00	309,375.00	1,438,593.75
5/1/2045	845,000.00	6.250%	309,375.00	1,154,375.00	
11/1/2045			282,968.75	282,968.75	1,437,343.75
5/1/2046	900,000.00	6.250%	282,968.75	1,182,968.75	
11/1/2046			254,843.75	254,843.75	1,437,812.50
5/1/2047	960,000.00	6.250%	254,843.75	1,214,843.75	
11/1/2047			224,843.75	224,843.75	1,439,687.50
5/1/2048	1,020,000.00	6.250%	224,843.75	1,244,843.75	
11/1/2048			192,968.75	192,968.75	1,437,812.50
5/1/2049	1,085,000.00	6.250%	192,968.75	1,277,968.75	
11/1/2049			159,062.50	159,062.50	1,437,031.25
5/1/2050	1,155,000.00	6.250%	159,062.50	1,314,062.50	
11/1/2050			122,968.75	122,968.75	1,437,031.25
5/1/2051	1,230,000.00	6.250%	122,968.75	1,352,968.75	
11/1/2051			84,531.25	84,531.25	1,437,500.00
5/1/2052	1,310,000.00	6.250%	84,531.25	1,394,531.25	
11/1/2052			43,593.75	43,593.75	1,438,125.00
5/1/2053	1,395,000.00	6.250%	43,593.75	1,438,593.75	1,438,593.75
<b>Total</b>	<b>\$19,750,000.00</b>		<b>\$24,444,953.37</b>	<b>\$44,194,953.37</b>	<b>\$44,194,953.37</b>

Notes: (1) Source: Official Statement for Series 2022, dated November 29, 2022.

\$19,750,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2022  
(Series 2022 Project)

Series 2022 - Proof of Yield

P.V. Date: 12/8/2022  
Series 2022 Yield: 6.11225739%

Date (1)	Semiannual Debt Service (1)	Muni Days To Computation Date	Present Value Factor	Present Value
5/1/2023	\$472,490.87	143	0.97636808	\$461,325.00
11/1/2023	594,743.75	323	0.94741389	563,468.49
5/1/2024	849,743.75	303	0.91931834	781,185.01
11/1/2024	588,050.00	683	0.89205596	524,573.51
5/1/2025	858,050.00	863	0.86560205	742,729.84
11/1/2025	580,962.50	1043	0.83993263	487,969.36
5/1/2026	865,962.50	1223	0.81502443	705,780.60
11/1/2026	573,481.25	1403	0.79085489	453,540.45
5/1/2027	873,481.25	1583	0.76740209	670,311.34
11/1/2027	565,606.25	1763	0.74464479	421,175.75
5/1/2028	880,606.25	1943	0.72256296	636,292.93
11/1/2028	557,337.50	2123	0.70113477	390,768.70
5/1/2029	887,337.50	2303	0.68034263	603,693.53
11/1/2029	548,488.75	2483	0.66016707	362,081.01
5/1/2030	898,468.75	2663	0.64058962	575,549.94
11/1/2030	539,062.50	2843	0.62159314	335,077.55
5/1/2031	909,062.50	3023	0.60315980	548,309.95
11/1/2031	529,118.75	3203	0.58527310	309,678.97
5/1/2032	919,118.75	3383	0.56791683	521,983.01
11/1/2032	518,637.50	3563	0.55107526	285,808.30
5/1/2033	928,637.50	3743	0.53473313	496,573.23
11/1/2033	507,618.75	3923	0.51887562	263,390.99
5/1/2034	942,618.75	4103	0.50348837	474,597.58
11/1/2034	494,568.75	4283	0.48855742	241,625.23
5/1/2035	954,568.75	4463	0.47406926	452,531.70
11/1/2035	480,768.75	4643	0.46001074	221,158.79
5/1/2036	970,768.75	4823	0.44636912	433,321.20
11/1/2036	466,068.75	5003	0.43313205	201,869.31
5/1/2037	986,068.75	5183	0.42028752	414,432.39
11/1/2037	450,468.75	5363	0.40782390	183,711.92
5/1/2038	1,005,468.75	5543	0.39572968	397,894.03
11/1/2038	433,818.75	5723	0.38399452	166,584.02
5/1/2039	1,018,818.75	5903	0.37260716	379,619.16
11/1/2039	416,268.75	6083	0.36155750	150,505.09
5/1/2040	1,041,268.75	6263	0.35083552	365,314.06
11/1/2040	397,518.75	6443	0.34043149	135,327.90
5/1/2041	1,057,518.75	6623	0.33033600	349,336.51
11/1/2041	377,718.75	6803	0.32053989	121,073.93
5/1/2042	1,082,718.75	6983	0.31103428	336,762.65
11/1/2042	356,568.75	7163	0.30181056	107,616.21
5/1/2043	1,101,568.75	7343	0.29286037	322,605.83
11/1/2043	334,218.75	7523	0.28417560	94,976.81
5/1/2044	1,129,218.75	7703	0.27574837	311,980.23
11/1/2044	309,375.00	7883	0.26757106	82,779.80
5/1/2045	1,154,375.00	8063	0.25963624	299,717.58
11/1/2045	282,968.75	8243	0.25193673	71,290.22
5/1/2046	1,182,968.75	8423	0.24446555	289,195.10
11/1/2046	254,843.75	8603	0.23721592	60,453.00
5/1/2047	1,214,843.75	8783	0.23018129	279,634.30
11/1/2047	224,843.75	8963	0.22335526	50,220.03
5/1/2048	1,244,843.75	9143	0.21673166	269,797.06
11/1/2048	192,968.75	9323	0.21030449	40,582.19
5/1/2049	1,277,968.75	9503	0.20406791	260,792.41
11/1/2049	159,062.50	9683	0.19801628	31,496.96
5/1/2050	1,314,062.50	9863	0.19214411	252,489.37
11/1/2050	122,968.75	10043	0.18644608	22,927.04
5/1/2051	1,352,968.75	10223	0.18091702	244,775.07
11/1/2051	84,531.25	10403	0.17555193	14,839.62
5/1/2052	1,394,531.25	10583	0.17034593	237,552.73
11/1/2052	43,593.75	10763	0.16529433	7,205.80
5/1/2053	1,438,593.75	10943	0.16039253	230,739.68
<b>Total</b>	<b>\$44,194,953.37</b>			<b>\$19,750,000.00 (2)</b>

Notes: (1) See Page B-2.

(2) Equal to the \$19,750,000.00 Principal Amount of Series 2022.

\$13,750,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2022  
(Series 2022 Project)

Arbitrage Credit - Annual Computation Period

Annual Computation Date: 12/31/2024  
Series 2022 Yield (1): 6.1125739%

Date (2)	Transaction Description (2)	Prior Arbitrage Liability (3)	Interest Invested (+) / Disbursed (-) (2)	Interest (2)	Acquisition and Construction Supplemental Exp. Int. Invested (+) / Disbursed (-) (2)	Interest (2)	Offsite and Major Infrastructure Invested (+) / Disbursed (-) (2)	Interest (2)	Reserve Invested (+) / Disbursed (-) (2)	Interest (2)	Grand Total	Muni Days To Complete (3)	Investment Yield Future Value	Investment Yield Future Value
12/31/2023	Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	360	\$578,376.33	\$0.00
12/18/2023	Ordinament	\$0.00	(\$21,558.65)	\$0.00	(\$21,558.65)	\$0.00	(\$21,558.65)	\$0.00	(\$1,439,687.50)	\$0.00	(\$2,404,806.25)	360	(\$1,554,042.43)	(\$2,524,133.79)
12/12/2023	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	342,163.82	0.00	0.00	0.00	342,163.82	356	363,154.31	358,857.07
1/3/2024	Transfer Out	0.00	2,622.89	0.00	2,622.89	0.00	(517.71)	517.71	(6,077.68)	0.00	0.00	336	1,057,802.21	0.00
2/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,077.68	0.00	6,077.68	335	6,427.91	6,357.97
2/2/2024	Transfer Out	0.00	(2,623.39)	0.00	2,623.39	0.00	(2.93)	2.91	(6,052.96)	0.00	0.00	307	1,057,804.27	0.00
3/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,052.96	0.00	6,052.96	306	1,052,908.23	6,307.37
3/4/2024	Transfer Out	0.00	(2,448.94)	0.00	2,448.94	0.00	(7.52)	7.52	(5,625.72)	0.00	0.00	277	1,047,159.80	0.00
4/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,625.72	0.00	5,625.72	278	1,046,890.52	5,837.05
4/2/2024	Transfer Out	0.00	(2,627.80)	0.00	2,627.80	0.00	(8.07)	8.07	(6,014.48)	0.00	0.00	247	1,042,173.80	0.00
5/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,014.48	0.00	6,014.48	246	1,041,996.62	6,216.94
5/2/2024	Transfer Out	0.00	(2,550.98)	0.00	2,550.98	0.00	(7.83)	7.83	(5,813.01)	0.00	0.00	217	1,038,958.13	0.00
6/3/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,813.01	0.00	5,813.01	216	1,038,958.13	5,984.48
6/4/2024	Transfer Out	0.00	(2,649.58)	0.00	2,649.58	0.00	(6.13)	6.13	(6,013.36)	0.00	0.00	185	1,034,234.1	0.00
7/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,013.36	0.00	6,013.36	184	1,032,509.3	6,201.28
7/1/2024	Transfer Out	0.00	(2,575.44)	0.00	2,575.44	0.00	(7.93)	7.93	(5,822.44)	0.00	0.00	157	1,028,600.78	0.00
8/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,822.44	0.00	5,822.44	156	1,026,433.10	5,945.98
8/2/2024	Transfer Out	0.00	(2,671.12)	0.00	2,671.12	0.00	(8.20)	8.20	(6,012.72)	0.00	0.00	127	1,021,466.93	0.00
9/2/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,012.72	0.00	6,012.72	126	1,021,296.11	6,140.77
9/4/2024	Transfer Out	0.00	(2,676.15)	0.00	2,676.15	0.00	(8.21)	8.21	(5,999.01)	0.00	0.00	95	1,016,014.89	0.00
10/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,999.01	0.00	5,999.01	94	1,015,644.99	6,075.38
10/2/2024	Transfer Out	0.00	(2,512.70)	0.00	2,512.70	0.00	(7.71)	7.71	(5,610.90)	0.00	0.00	67	1,011,582.24	0.00
11/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,610.90	0.00	5,610.90	66	1,011,099.13	5,660.96
11/4/2024	Transfer Out	0.00	(2,463.17)	0.00	2,463.17	0.00	(7.56)	7.56	(5,477.80)	0.00	0.00	37	1,008,507.15	0.00
12/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,477.80	0.00	5,477.80	34	1,005,702.49	5,502.42
12/1/2024	Transfer Out	0.00	(2,299.53)	0.00	2,299.53	0.00	(7.06)	7.06	(5,095.39)	0.00	0.00	5	1,000,836.56	5,099.83
12/1/2024	Balance	0.00	932,280.34	0.00	932,280.34	0.00	2,802.14	0.00	1,439,687.50	0.00	2,093,969.98	0	2,093,969.98	2,093,969.98
	Total	\$0.00	\$0.00	\$0.00	\$30,724.62	\$603.82	\$0.00	\$68,814.52	\$0.00	\$1,000,940.04	\$152,342.90		\$50.00	\$500.00

(1) See Page B-3  
(2) Source: Trust feed bank statements of US Bank, Orlando Florida.  
(3) See Prior Annual Arbitrage Report, Page C-1.

**Arbitrage Rebate Counselors, LLC**  
*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

April 10, 2026

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

Re: \$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series 2023  
(Series 2023 Project) ("Series 2023")  
Annual Arbitrage Report for the period September 21, 2023 to September 21, 2024

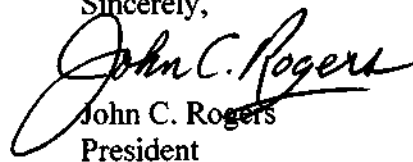
Dear Two Rivers West Community Development District:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2023.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2023 during the annual period September 21, 2023 to September 21, 2024, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2023 is due September 21, 2025.

Sincerely,

  
John C. Rogers  
President

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)

# **Arbitrage Rebate Counselors, LLC**

*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

April 10, 2026

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

Re: \$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series 2023  
(Series 2023 Project)  
Annual Arbitrage Report for the period September 21, 2023 to September 21, 2024

Dear Two Rivers West Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$11,270,000 Two Rivers West Community Development District (Pasco County, Florida) ("District"), Special Assessment Bonds, Series 2023 (Series 2023 Project) ("Series 2023") for the period September 21, 2023 to September 21, 2024 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2023 for the period September 21, 2023 to September 21, 2024

Source: US Bank, Orlando, Florida

Closing Documents for Series 2023, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Inframark, Tampa, Florida

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

**32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)**

### Notes and Assumptions

- a) The issue date of the Series 2023 is September 21, 2023.
- b) The end of the first Bond Year for the Series 2023 is September 21, 2024.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2023 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of September 21, 2024 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2023 were used for the purpose of: (i) providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2023 Project (as defined in the Official Statement), (ii) funding a deposit to the Series 2023 Reserve Account, and (iii) paying the costs of issuance of Series 2023.

### Source Information

#### Bonds

Closing Date

I.R.S. Form 8038-G

Series 2023 Yield

Pages B-1, B-2 and B-3 of  
Annual Arbitrage Report

**Source Information (continued)**

Investments

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Two Rivers West Community Development District earned the computations earned \$25,590.28 less on its investments of Series 2023 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2023 Yield, and therefore **did not incur an arbitrage liability on Series 2023** during such period.

*Arbitrage Rebate Counselors, LLC*  
ARBITRAGE REBATE COUNSELORS, LLC

**\$11,270,000**  
**Two Rivers West Community Development District**  
**Special Assessment Bonds, Series 2023**  
**(Series 2023 Project)**

**Annual Arbitrage Report**  
**For the Period September 21, 2023 to September 21, 2024**

**April 10, 2026**

\$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2023  
(Series 2023 Project)

Sources and Uses of Funds Upon Issuance of Series 2023 (1)

Sources of Funds:

Par Amount of Series 2023	\$11,270,000.00
Less: Original Issue Discount	<u>(65,332.75)</u>
	<u>\$11,204,667.25</u>

Uses of Funds:

Deposit to Series 2023 Acquisition & Construction Account	\$9,949,342.25
Deposit To Series 2023 Reserve Account	830,975.00
Costs of Issuance, including Underwriter's Discount	<u>424,350.00</u>
	<u>\$11,204,667.25</u>

Note:

(1) Source: Official Statement for Series 2023, dated September 14, 2023.

\$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2023  
(Series 2023 Project)

Series 2023 - Pricing Report

Dated Date: 9/21/2023  
Issuance Date: 9/21/2023

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Premium (+)/Discount (-)	Production
11/1/2024	\$80,000.00	5.125%	5.170%	99.729%	88.89	(\$216.80)	\$79,783.20
11/1/2025	160,000.00	5.125%	5.170%	99.729%	337.78	(433.60)	159,566.40
11/1/2026	165,000.00	5.125%	5.170%	99.729%	513.33	(447.15)	164,552.85
11/1/2027	175,000.00	5.125%	5.170%	99.729%	719.44	(474.25)	174,525.75
11/1/2028	185,000.00	5.125%	5.170%	99.729%	945.56	(501.35)	184,498.65
11/1/2029	195,000.00	5.125%	5.170%	99.729%	1,191.67	(528.45)	194,471.55
11/1/2030	205,000.00	5.125%	5.170%	99.729%	1,457.78	(555.55)	204,444.45
11/1/2031	215,000.00	6.000%	6.000%	100.000%	1,743.89	0.00	215,000.00
11/1/2032	230,000.00	6.000%	6.000%	100.000%	2,095.56	0.00	230,000.00
11/1/2033	240,000.00	6.000%	6.000%	100.000%	2,426.67	0.00	240,000.00
11/1/2034	255,000.00	6.000%	6.000%	100.000%	2,833.33	0.00	255,000.00
11/1/2035	270,000.00	6.000%	6.000%	100.000%	3,270.00	0.00	270,000.00
11/1/2036	285,000.00	6.000%	6.000%	100.000%	3,736.67	0.00	285,000.00
11/1/2037	305,000.00	6.000%	6.000%	100.000%	4,303.89	0.00	305,000.00
11/1/2038	325,000.00	6.000%	6.000%	100.000%	4,911.11	0.00	325,000.00
11/1/2039	340,000.00	6.000%	6.000%	100.000%	5,477.78	0.00	340,000.00
11/1/2040	360,000.00	6.000%	6.000%	100.000%	6,160.00	0.00	360,000.00
11/1/2041	385,000.00	6.000%	6.000%	100.000%	6,972.78	0.00	385,000.00
11/1/2042	405,000.00	6.000%	6.000%	100.000%	7,740.00	0.00	405,000.00
11/1/2043	430,000.00	6.000%	6.000%	100.000%	8,647.78	0.00	430,000.00
11/1/2044	455,000.00	6.125%	6.200%	98.974%	9,605.56	(4,668.30)	450,331.70
11/1/2045	485,000.00	6.125%	6.200%	98.974%	10,723.89	(4,976.10)	480,023.90
11/1/2046	515,000.00	6.125%	6.200%	98.974%	11,902.22	(5,283.90)	509,716.10
11/1/2047	545,000.00	6.125%	6.200%	98.974%	13,140.56	(5,591.70)	539,408.30
11/1/2048	580,000.00	6.125%	6.200%	98.974%	14,564.44	(5,950.80)	574,049.20
11/1/2049	615,000.00	6.125%	6.200%	98.974%	16,058.33	(6,309.90)	608,690.10
11/1/2050	655,000.00	6.125%	6.200%	98.974%	17,757.78	(6,720.30)	648,279.70
11/1/2051	695,000.00	6.125%	6.200%	98.974%	19,537.22	(7,130.70)	687,869.30
11/1/2052	735,000.00	6.125%	6.200%	98.974%	21,396.67	(7,541.10)	727,458.90
11/1/2053	<u>780,000.00</u>	6.125%	6.200%	98.974%	<u>23,486.67</u>	<u>(8,002.80)</u>	<u>771,997.20</u>
	<u>\$11,270,000.00</u>				<u>223,747.22</u>	<u>(\$65,332.75)</u>	<u>\$11,204,667.25</u>
Principal Amount	\$11,270,000.00						
Less: Original Iss Disc	<u>(65,332.75)</u>						
	<u>\$11,204,667.25</u>						
Gross Interest Cost	\$13,576,573.61						
Plus: Original Iss Disc	<u>65,332.75</u>						
	\$13,641,906.36						
NIC %	6.0970%						
Bond Years	223,747.22						
Average Coupon	6.0678%						
Average Life (Years)	19.85						

Note: (1) Source: Official Statement for Series 2023, dated September 14, 2023.

\$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2023  
(Series 2023 Project)

Series 2023 - Debt Service

Dated Date: 9/21/2023  
First Interest  
Payment Date: 5/1/2024

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Annual Debt Service
5/1/2024			\$411,632.99	\$411,632.99	
11/1/2024	\$80,000.00	5.125%	336,790.63	416,790.63	\$828,423.61
5/1/2025			334,740.63	334,740.63	
11/1/2025	160,000.00	5.125%	334,740.63	494,740.63	829,481.25
5/1/2026			330,640.63	330,640.63	
11/1/2026	165,000.00	5.125%	330,640.63	495,640.63	826,281.25
5/1/2027			326,412.50	326,412.50	
11/1/2027	175,000.00	5.125%	326,412.50	501,412.50	827,825.00
5/1/2028			321,928.13	321,928.13	
11/1/2028	185,000.00	5.125%	321,928.13	506,928.13	828,856.25
5/1/2029			317,187.50	317,187.50	
11/1/2029	195,000.00	5.125%	317,187.50	512,187.50	829,375.00
5/1/2030			312,190.63	312,190.63	
11/1/2030	205,000.00	5.125%	312,190.63	517,190.63	829,981.25
5/1/2031			306,937.50	306,937.50	
11/1/2031	215,000.00	6.000%	306,937.50	521,937.50	828,875.00
5/1/2032			300,487.50	300,487.50	
11/1/2032	230,000.00	6.000%	300,487.50	530,487.50	830,975.00
5/1/2033			293,587.50	293,587.50	
11/1/2033	240,000.00	6.000%	293,587.50	533,587.50	827,175.00
5/1/2034			286,387.50	286,387.50	
11/1/2034	255,000.00	6.000%	286,387.50	541,387.50	827,775.00
5/1/2035			278,737.50	278,737.50	
11/1/2035	270,000.00	6.000%	278,737.50	548,737.50	827,475.00
5/1/2036			270,637.50	270,637.50	
11/1/2036	285,000.00	6.000%	270,637.50	555,637.50	826,275.00
5/1/2037			262,087.50	262,087.50	
11/1/2037	305,000.00	6.000%	262,087.50	567,087.50	829,175.00
5/1/2038			252,937.50	252,937.50	
11/1/2038	325,000.00	6.000%	252,937.50	577,937.50	830,875.00
5/1/2039			243,187.50	243,187.50	
11/1/2039	340,000.00	6.000%	243,187.50	583,187.50	826,375.00
5/1/2040			232,987.50	232,987.50	
11/1/2040	360,000.00	6.000%	232,987.50	592,987.50	825,975.00
5/1/2041			222,187.50	222,187.50	
11/1/2041	385,000.00	6.000%	222,187.50	607,187.50	829,375.00
5/1/2042			210,637.50	210,637.50	
11/1/2042	405,000.00	6.000%	210,637.50	615,637.50	826,275.00
5/1/2043			198,487.50	198,487.50	
11/1/2043	430,000.00	6.000%	198,487.50	628,487.50	826,975.00
5/1/2044			185,587.50	185,587.50	
11/1/2044	455,000.00	6.125%	185,587.50	640,587.50	826,175.00
5/1/2045			171,653.13	171,653.13	
11/1/2045	485,000.00	6.125%	171,653.13	656,653.13	828,306.25
5/1/2046			156,800.00	156,800.00	
11/1/2046	515,000.00	6.125%	156,800.00	671,800.00	828,600.00
5/1/2047			141,028.13	141,028.13	
11/1/2047	545,000.00	6.125%	141,028.13	686,028.13	827,056.25
5/1/2048			124,337.50	124,337.50	
11/1/2048	580,000.00	6.125%	124,337.50	704,337.50	828,675.00
5/1/2049			106,575.00	106,575.00	
11/1/2049	615,000.00	6.125%	106,575.00	721,575.00	828,150.00
5/1/2050			87,740.63	87,740.63	
11/1/2050	655,000.00	6.125%	87,740.63	742,740.63	830,481.25
5/1/2051			67,681.25	67,681.25	
11/1/2051	695,000.00	6.125%	67,681.25	762,681.25	830,362.50
5/1/2052			46,396.88	46,396.88	
11/1/2052	735,000.00	6.125%	46,396.88	781,396.88	827,793.75
5/1/2053			23,887.50	23,887.50	
11/1/2053	<u>780,000.00</u>	6.125%	<u>23,887.50</u>	<u>803,887.50</u>	<u>827,775.00</u>
<b>Total</b>	<b>\$11,270,000.00</b>		<b>\$13,576,573.61</b>	<b>\$24,846,573.61</b>	<b>\$24,846,573.61</b>

Notes: (1) Source: Official Statement for Series 2023, dated September 14, 2023.

\$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2023  
(Series 2023 Project)

Series 2023 - Proof of Yield

P.V. Date: 9/21/2023  
Series 2023 Yield: 6.10143421%

Date (1)	Semiannual Debt Service (1)	Muni Days To Computation Date	Present Value Factor	Present Value
5/1/2024	\$411,632.99	220	0.96393723	\$396,788.36
11/1/2024	416,790.63	400	0.93540080	389,866.28
5/1/2025	334,740.63	580	0.90770916	303,847.13
11/1/2025	494,740.63	760	0.88083731	435,786.00
5/1/2026	330,640.63	940	0.85476097	282,618.70
11/1/2026	495,640.63	1120	0.82945659	411,112.38
5/1/2027	326,412.50	1300	0.80490133	262,729.86
11/1/2027	501,412.50	1480	0.78107300	391,639.77
5/1/2028	321,928.13	1660	0.75795009	244,005.45
11/1/2028	506,928.13	1840	0.73551171	372,851.57
5/1/2029	317,187.50	2020	0.71373759	226,388.64
11/1/2029	512,187.50	2200	0.69260808	354,745.20
5/1/2030	312,190.63	2380	0.67210409	209,824.59
11/1/2030	517,190.63	2560	0.65220709	337,315.39
5/1/2031	306,937.50	2740	0.63289913	194,260.48
11/1/2031	521,937.50	2920	0.61416276	320,554.58
5/1/2032	300,487.50	3100	0.59598107	179,084.86
11/1/2032	530,487.50	3280	0.57833762	306,800.88
5/1/2033	293,587.50	3460	0.56121649	164,766.15
11/1/2033	533,587.50	3640	0.54460222	290,592.94
5/1/2034	286,387.50	3820	0.52847980	151,350.01
11/1/2034	541,387.50	4000	0.51283466	277,642.28
5/1/2035	278,737.50	4180	0.49765269	138,714.47
11/1/2035	548,737.50	4360	0.48292016	264,996.40
5/1/2036	270,637.50	4540	0.46862377	126,827.17
11/1/2036	555,637.50	4720	0.45475062	252,676.50
5/1/2037	262,087.50	4900	0.44128817	115,656.11
11/1/2037	567,087.50	5080	0.42822425	242,840.62
5/1/2038	252,937.50	5260	0.41554709	105,107.44
11/1/2038	577,937.50	5440	0.40324522	233,050.53
5/1/2039	243,187.50	5620	0.39130753	95,161.10
11/1/2039	583,187.50	5800	0.37972325	221,449.85
5/1/2040	232,987.50	5980	0.36848191	85,851.68
11/1/2040	592,987.50	6160	0.35757396	212,036.53
5/1/2041	222,187.50	6340	0.34698774	77,096.34
11/1/2041	607,187.50	6520	0.33671551	204,449.45
5/1/2042	210,637.50	6700	0.32674737	68,825.25
11/1/2042	615,637.50	6880	0.31707433	195,202.85
5/1/2043	198,487.50	7060	0.30768765	61,072.15
11/1/2043	628,487.50	7240	0.29857885	187,653.08
5/1/2044	185,587.50	7420	0.28973971	53,772.07
11/1/2044	640,587.50	7600	0.28116225	180,109.02
5/1/2045	171,653.13	7780	0.27283871	46,833.62
11/1/2045	656,653.13	7960	0.26476158	173,856.52
5/1/2046	156,800.00	8140	0.25692357	40,285.62
11/1/2046	671,800.00	8320	0.24931760	167,491.56
5/1/2047	141,028.13	8500	0.24193679	34,119.89
11/1/2047	686,028.13	8680	0.23477448	161,061.90
5/1/2048	124,337.50	8860	0.22782421	28,327.09
11/1/2048	704,337.50	9040	0.22107970	155,714.72
5/1/2049	106,575.00	9220	0.21453485	22,864.05
11/1/2049	721,575.00	9400	0.20818375	150,220.19
5/1/2050	87,740.63	9580	0.20202067	17,725.42
11/1/2050	742,740.63	9760	0.19604004	145,606.90
5/1/2051	67,681.25	9940	0.19023647	12,875.44
11/1/2051	762,681.25	10120	0.18460470	140,794.54
5/1/2052	46,396.88	10300	0.17913965	8,311.52
11/1/2052	781,396.88	10480	0.17383640	135,835.22
5/1/2053	23,887.50	10660	0.16869014	4,029.59
11/1/2053	803,887.50	10840	0.16369623	131,593.35
<b>Total</b>	<b>\$24,846,573.61</b>			<b>\$11,204,667.25 (2)</b>

Notes: (1) See Page B-2.  
(2) \$11,270,000.00 = \$11,270,000.00 (Principal Amount of Series 2023) - \$65,332.75 (Original Issue Discount).



**Arbitrage Rebate Counselors, LLC**  
*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

April 10, 2026

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

Re: \$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series 2023  
(Series 2023 Project) ("Series 2023")  
Annual Arbitrage Report for the period September 21, 2024 to September 21, 2025

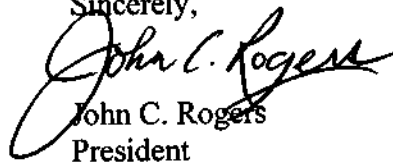
Dear Two Rivers West Community Development District:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2023.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2023 during the annual period September 21, 2024 to September 21, 2025, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2023 is due September 21, 2026.

Sincerely,

  
John C. Rogers  
President

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)

**Arbitrage Rebate Counselors, LLC**  
*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

April 10, 2026

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

Re: \$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series 2023  
(Series 2023 Project)  
Annual Arbitrage Report for the period September 21, 2024 to September 21, 2025

Dear Two Rivers West Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$11,270,000 Two Rivers West Community Development District (Pasco County, Florida) ("District"), Special Assessment Bonds, Series 2023 (Series 2023 Project) ("Series 2023") for the period September 21, 2024 to September 21, 2025 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2023 for the period September 21, 2024 to September 21, 2025

Source: US Bank, Orlando, Florida

Closing Documents for Series 2023, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Inframark, Tampa, Florida

Annual Arbitrage Report for Series 2023 for the period September 21, 2023 to September 21, 2024, dated April 10, 2026, prepared by Arbitrage Rebate Counselors, LLC, Ardmore Pennsylvania (the "Prior Annual Arbitrage Report")

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)

This Annual Arbitrage Report incorporates all the facts, assumptions, procedures, and conclusions of the Prior Annual Arbitrage Report.

### Notes and Assumptions

- a) The issue date of the Series 2023 is September 21, 2023.
- b) The end of the first Bond Year for the Series 2023 is September 21, 2024.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2023 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of September 21, 2025 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2023 were used for the purpose of: (i) providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2023 Project (as defined in the Official Statement), (ii) funding a deposit to the Series 2023 Reserve Account, and (iii) paying the costs of issuance of Series 2023.

### Source Information

#### Bonds

Closing Date

I.R.S. Form 8038-G

Series 2023 Yield

Pages B-1, B-2 and B-3 of  
Annual Arbitrage Report

**Source Information (continued)**

Investments

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Two Rivers West Community Development District earned the computations earned \$11,031.79 less on its investments of Series 2023 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2023 Yield, and therefore **did not incur an arbitrage liability on Series 2023** during such period.

*Arbitrage Rebate Counselors, LLC*  
ARBITRAGE REBATE COUNSELORS, LLC

**\$11,270,000**  
**Two Rivers West Community Development District**  
**Special Assessment Bonds, Series 2023**  
**(Series 2023 Project)**

**Annual Arbitrage Report**  
**For the Period September 21, 2024 to September 21, 2025**

**April 10, 2026**

**\$11,270,000**  
**Two Rivers West Community Development District**  
**(Pasco County, Florida)**  
**Special Assessment Bonds, Series of 2023**  
**(Series 2023 Project)**

**Sources and Uses of Funds Upon Issuance of Series 2023 (1)**

**Sources of Funds:**

Par Amount of Series 2023	\$11,270,000.00
Less: Original Issue Discount	<u>(65,332.75)</u>
	<b><u>\$11,204,667.25</u></b>

**Uses of Funds:**

Deposit to Series 2023	
Acquisition & Construction Account	\$9,949,342.25
Deposit To Series 2023 Reserve Account	830,975.00
Costs of Issuance, including	
Underwriter's Discount	<u>424,350.00</u>
	<b><u>\$11,204,667.25</u></b>

**Note:**

(1) Source: Official Statement for Series 2023, dated September 14, 2023.

\$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2023  
(Series 2023 Project)

Series 2023 - Pricing Report

Dated Date: 9/21/2023  
Issuance Date: 9/21/2023

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Premium (+) / Discount (-)	Production
11/1/2024	\$80,000.00	5.125%	5.170%	99.729%	88.89	(\$216.80)	\$79,783.20
11/1/2025	160,000.00	5.125%	5.170%	99.729%	337.78	(433.60)	159,566.40
11/1/2026	165,000.00	5.125%	5.170%	99.729%	513.33	(447.15)	164,552.85
11/1/2027	175,000.00	5.125%	5.170%	99.729%	719.44	(474.25)	174,525.75
11/1/2028	185,000.00	5.125%	5.170%	99.729%	945.56	(501.35)	184,498.65
11/1/2029	195,000.00	5.125%	5.170%	99.729%	1,191.67	(528.45)	194,471.55
11/1/2030	205,000.00	5.125%	5.170%	99.729%	1,457.78	(555.55)	204,444.45
11/1/2031	215,000.00	6.000%	6.000%	100.000%	1,743.89	0.00	215,000.00
11/1/2032	230,000.00	6.000%	6.000%	100.000%	2,095.56	0.00	230,000.00
11/1/2033	240,000.00	6.000%	6.000%	100.000%	2,426.67	0.00	240,000.00
11/1/2034	255,000.00	6.000%	6.000%	100.000%	2,833.33	0.00	255,000.00
11/1/2035	270,000.00	6.000%	6.000%	100.000%	3,270.00	0.00	270,000.00
11/1/2036	285,000.00	6.000%	6.000%	100.000%	3,736.67	0.00	285,000.00
11/1/2037	305,000.00	6.000%	6.000%	100.000%	4,303.89	0.00	305,000.00
11/1/2038	325,000.00	6.000%	6.000%	100.000%	4,911.11	0.00	325,000.00
11/1/2039	340,000.00	6.000%	6.000%	100.000%	5,477.78	0.00	340,000.00
11/1/2040	360,000.00	6.000%	6.000%	100.000%	6,160.00	0.00	360,000.00
11/1/2041	385,000.00	6.000%	6.000%	100.000%	6,972.78	0.00	385,000.00
11/1/2042	405,000.00	6.000%	6.000%	100.000%	7,740.00	0.00	405,000.00
11/1/2043	430,000.00	6.000%	6.000%	100.000%	8,647.78	0.00	430,000.00
11/1/2044	455,000.00	6.125%	6.200%	98.974%	9,605.56	(4,668.30)	450,331.70
11/1/2045	485,000.00	6.125%	6.200%	98.974%	10,723.89	(4,976.10)	480,023.90
11/1/2046	515,000.00	6.125%	6.200%	98.974%	11,902.22	(5,283.90)	509,716.10
11/1/2047	545,000.00	6.125%	6.200%	98.974%	13,140.56	(5,591.70)	539,408.30
11/1/2048	580,000.00	6.125%	6.200%	98.974%	14,564.44	(5,950.80)	574,049.20
11/1/2049	615,000.00	6.125%	6.200%	98.974%	16,058.33	(6,309.90)	608,690.10
11/1/2050	655,000.00	6.125%	6.200%	98.974%	17,757.78	(6,720.30)	648,279.70
11/1/2051	695,000.00	6.125%	6.200%	98.974%	19,537.22	(7,130.70)	687,869.30
11/1/2052	735,000.00	6.125%	6.200%	98.974%	21,396.67	(7,541.10)	727,458.90
11/1/2053	<u>780,000.00</u>	6.125%	6.200%	98.974%	<u>23,486.67</u>	<u>(8,002.80)</u>	<u>771,997.20</u>
	<u>\$11,270,000.00</u>				<u>223,747.22</u>	<u>(\$65,332.75)</u>	<u>\$11,204,667.25</u>

Principal Amount	\$11,270,000.00
Less: Original Iss Disc	<u>(65,332.75)</u>
	<u>\$11,204,667.25</u>
Gross Interest Cost	\$13,576,573.61
Plus: Original Iss Disc	<u>65,332.75</u>
	\$13,641,906.36
NIC %	6.0970%
Bond Years	223,747.22
Average Coupon	6.0678%
Average Life (Years)	19.85

Note: (1) Source: Official Statement for Series 2023, dated September 14, 2023.

\$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2023  
(Series 2023 Project)

Series 2023 - Debt Service

Dated Date: 9/21/2023  
First Interest  
Payment Date: 5/1/2024

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Annual Debt Service
5/1/2024			\$411,632.99	\$411,632.99	
11/1/2024	\$80,000.00	5.125%	336,790.63	416,790.63	\$828,423.61
5/1/2025			334,740.63	334,740.63	
11/1/2025	160,000.00	5.125%	334,740.63	494,740.63	829,481.25
5/1/2026			330,640.63	330,640.63	
11/1/2026	165,000.00	5.125%	330,640.63	495,640.63	826,281.25
5/1/2027			326,412.50	326,412.50	
11/1/2027	175,000.00	5.125%	326,412.50	501,412.50	827,825.00
5/1/2028			321,928.13	321,928.13	
11/1/2028	185,000.00	5.125%	321,928.13	506,928.13	828,856.25
5/1/2029			317,187.50	317,187.50	
11/1/2029	195,000.00	5.125%	317,187.50	512,187.50	829,375.00
5/1/2030			312,190.63	312,190.63	
11/1/2030	205,000.00	5.125%	312,190.63	517,190.63	829,381.25
5/1/2031			306,937.50	306,937.50	
11/1/2031	215,000.00	6.000%	306,937.50	521,937.50	828,875.00
5/1/2032			300,487.50	300,487.50	
11/1/2032	230,000.00	6.000%	300,487.50	530,487.50	830,975.00
5/1/2033			293,587.50	293,587.50	
11/1/2033	240,000.00	6.000%	293,587.50	533,587.50	827,175.00
5/1/2034			286,387.50	286,387.50	
11/1/2034	255,000.00	6.000%	286,387.50	541,387.50	827,775.00
5/1/2035			278,737.50	278,737.50	
11/1/2035	270,000.00	6.000%	278,737.50	548,737.50	827,475.00
5/1/2036			270,637.50	270,637.50	
11/1/2036	285,000.00	6.000%	270,637.50	555,637.50	826,275.00
5/1/2037			262,087.50	262,087.50	
11/1/2037	305,000.00	6.000%	262,087.50	567,087.50	829,175.00
5/1/2038			252,937.50	252,937.50	
11/1/2038	325,000.00	6.000%	252,937.50	577,937.50	830,875.00
5/1/2039			243,187.50	243,187.50	
11/1/2039	340,000.00	6.000%	243,187.50	583,187.50	826,375.00
5/1/2040			232,987.50	232,987.50	
11/1/2040	360,000.00	6.000%	232,987.50	592,987.50	825,975.00
5/1/2041			222,187.50	222,187.50	
11/1/2041	385,000.00	6.000%	222,187.50	607,187.50	829,375.00
5/1/2042			210,637.50	210,637.50	
11/1/2042	405,000.00	6.000%	210,637.50	615,637.50	826,275.00
5/1/2043			198,487.50	198,487.50	
11/1/2043	430,000.00	6.000%	198,487.50	628,487.50	826,975.00
5/1/2044			185,587.50	185,587.50	
11/1/2044	455,000.00	6.125%	185,587.50	640,587.50	826,175.00
5/1/2045			171,653.13	171,653.13	
11/1/2045	485,000.00	6.125%	171,653.13	656,653.13	828,306.25
5/1/2046			156,800.00	156,800.00	
11/1/2046	515,000.00	6.125%	156,800.00	671,800.00	828,600.00
5/1/2047			141,028.13	141,028.13	
11/1/2047	545,000.00	6.125%	141,028.13	686,028.13	827,056.25
5/1/2048			124,337.50	124,337.50	
11/1/2048	580,000.00	6.125%	124,337.50	704,337.50	828,675.00
5/1/2049			106,575.00	106,575.00	
11/1/2049	615,000.00	6.125%	106,575.00	721,575.00	828,150.00
5/1/2050			87,740.63	87,740.63	
11/1/2050	655,000.00	6.125%	87,740.63	742,740.63	830,481.25
5/1/2051			67,681.25	67,681.25	
11/1/2051	695,000.00	6.125%	67,681.25	762,681.25	830,362.50
5/1/2052			46,396.88	46,396.88	
11/1/2052	735,000.00	6.125%	46,396.88	781,396.88	827,793.75
5/1/2053			23,887.50	23,887.50	
11/1/2053	<u>780,000.00</u>	6.125%	<u>23,887.50</u>	<u>803,887.50</u>	<u>827,775.00</u>
<b>Total</b>	<b>\$11,270,000.00</b>		<b>\$13,576,573.61</b>	<b>\$24,846,573.61</b>	<b>\$24,846,573.61</b>

Notes: (1) Source: Official Statement for Series 2023, dated September 14, 2023.

\$11,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2023  
(Series 2023 Project)

Series 2023 - Proof of Yield

P.V. Date: 9/21/2023  
Series 2023 Yield: 6.10143421%

Date (1)	Semiannual Debt Service (1)	Muni Days To Computation Date	Present Value Factor	Present Value
5/1/2024	\$411,632.99	220	0.96399723	\$396,788.36
11/1/2024	416,790.63	400	0.93540080	389,866.28
5/1/2025	334,740.63	580	0.90770916	303,847.13
11/1/2025	494,740.63	760	0.88083731	435,786.00
5/1/2026	330,640.63	940	0.85476097	282,618.70
11/1/2026	495,640.63	1120	0.82945659	411,112.38
5/1/2027	326,412.50	1300	0.80490133	262,729.86
11/1/2027	501,412.50	1480	0.78107300	391,639.77
5/1/2028	321,928.13	1660	0.75795009	244,005.45
11/1/2028	506,928.13	1840	0.73551171	372,851.57
5/1/2029	317,187.50	2020	0.71373759	226,388.64
11/1/2029	512,187.50	2200	0.69260808	354,745.20
5/1/2030	312,190.63	2380	0.67210409	209,824.59
11/1/2030	517,190.63	2560	0.65220709	337,315.99
5/1/2031	306,937.50	2740	0.63289913	194,260.48
11/1/2031	521,937.50	2920	0.61416276	320,554.58
5/1/2032	300,487.50	3100	0.59598107	179,084.86
11/1/2032	530,487.50	3280	0.57833762	306,800.88
5/1/2033	293,587.50	3460	0.56121649	164,766.15
11/1/2033	533,587.50	3640	0.54460222	290,592.94
5/1/2034	286,387.50	3820	0.52847980	151,350.01
11/1/2034	541,387.50	4000	0.51283466	277,642.28
5/1/2035	278,737.50	4180	0.49765269	138,714.47
11/1/2035	548,737.50	4360	0.48292016	264,996.40
5/1/2036	270,637.50	4540	0.46862377	126,827.17
11/1/2036	555,637.50	4720	0.45475062	252,676.50
5/1/2037	262,087.50	4900	0.44128817	115,656.11
11/1/2037	567,087.50	5080	0.42822425	242,840.62
5/1/2038	252,937.50	5260	0.41554709	105,107.44
11/1/2038	577,937.50	5440	0.40324522	233,050.53
5/1/2039	243,187.50	5620	0.39130753	95,161.10
11/1/2039	583,187.50	5800	0.37972325	221,449.85
5/1/2040	232,987.50	5980	0.36848191	85,851.68
11/1/2040	592,987.50	6160	0.35757336	212,096.53
5/1/2041	222,187.50	6340	0.34698774	77,096.34
11/1/2041	607,187.50	6520	0.33671551	204,449.45
5/1/2042	210,637.50	6700	0.32674737	68,825.25
11/1/2042	615,637.50	6880	0.31707433	195,202.85
5/1/2043	198,487.50	7060	0.30768765	61,072.15
11/1/2043	628,487.50	7240	0.29857885	187,653.08
5/1/2044	185,587.50	7420	0.28973971	53,772.07
11/1/2044	640,587.50	7600	0.28116225	180,109.02
5/1/2045	171,653.13	7780	0.27283871	46,833.62
11/1/2045	656,653.13	7960	0.26476158	173,856.52
5/1/2046	156,800.00	8140	0.25692357	40,285.62
11/1/2046	671,800.00	8320	0.24931760	167,491.56
5/1/2047	141,028.13	8500	0.24193679	34,119.89
11/1/2047	686,028.13	8680	0.23477448	161,061.90
5/1/2048	124,337.50	8860	0.22782421	28,327.09
11/1/2048	704,337.50	9040	0.22107970	155,714.72
5/1/2049	106,575.00	9220	0.21453485	22,864.05
11/1/2049	721,575.00	9400	0.20818375	150,220.19
5/1/2050	87,740.63	9580	0.20202067	17,725.42
11/1/2050	742,740.63	9760	0.19604004	145,606.90
5/1/2051	67,681.25	9940	0.19023647	12,875.44
11/1/2051	762,681.25	10120	0.18460470	140,794.54
5/1/2052	46,396.88	10300	0.17913965	8,311.52
11/1/2052	781,396.88	10480	0.17383640	135,835.22
5/1/2053	23,887.50	10660	0.16869014	4,029.59
11/1/2053	803,887.50	10840	0.16369623	131,593.35
<b>Total</b>	<b>\$24,846,573.61</b>			<b>\$11,204,667.25 (2)</b>

Notes: (1) See Page B-2.  
(2) \$11,270,000.00 = \$11,270,000.00 [Principal Amount of Series 2023] - \$65,332.75 [Original Issue Discount].

511,270,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2023  
(Series 2023 Project)

Arbitrage Credit - Annual Computation Period

Annual  
Computation Date: 9/21/2025  
Series 2023 Yield (1): 6.10143411%

Date (1)	Transaction Description (2)	Costs of Insurance		Acquisition and Construction		Series		Investment Yield	Days To Maturity	Grand Total	Balance	Interest (2)	Balance	Grand Total	Days To Maturity	Investment Yield	Future Value
		Invested (1)	Disbursed (1)	Balance (2)	Disbursed (1)	Invested (1)	Disbursed (1)										
9/21/2024	Prior Arbitrage Liability (3)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	1.04194503	360	(\$25,580.28)	\$0.00	\$0.00	\$0.00	1.04194503	360	1.06194503	\$0.00
9/21/2024	Balance	\$0.00	\$0.00	\$0.00	\$61,318.99	\$0.00	(\$830,975.00)	1.06194503	360	(\$827,295.39)	\$820,975.00	\$0.00	\$820,975.00	1.06194503	360	1.06194503	(\$931,421.83)
10/1/2024	Int. Earn. (-) / Reinvest (+)	0.00	0.00	298.87	61,557.26	0.00	(1,244.08)	1.06194503	350	(\$827,295.39)	834,191.09	3,244.09	834,191.09	1.06194503	350	1.06194503	0.00
10/2/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	81,557.26	0.00	3,144.09	1.05487697	348	3,244.09	830,975.00	0.00	830,975.00	1.05487697	348	1.05487697	3,343.91
11/1/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	294.15	61,791.42	0.00	(5,161.45)	1.05487697	330	3,244.09	830,975.00	3,181.45	834,156.45	1.05487697	330	1.05487697	0.00
11/4/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	61,791.42	0.00	3,181.45	1.04943159	317	3,181.45	830,975.00	0.00	830,975.00	1.04943159	317	1.04943159	3,283.21
12/2/2024	Int. Earn. (+) / Reinvest (-)	0.00	0.00	218.61	62,010.03	0.00	(2,941.01)	1.04943159	289	3,181.45	830,975.00	2,941.01	833,916.01	1.04943159	289	1.04943159	0.00
12/9/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	62,010.03	0.00	2,941.01	1.04620267	288	2,941.01	830,975.00	0.00	830,975.00	1.04620267	288	1.04620267	3,048.74
12/19/2024	St Capital Gain	0.00	0.00	0.28	62,010.31	0.00	(3.74)	1.04620267	272	2,941.01	830,975.00	3.74	830,978.74	1.04620267	272	1.04620267	0.00
12/20/2024	Trf Out - Revenue Fund	0.00	0.00	0.00	62,010.31	0.00	3.74	1.04401433	271	3.74	830,978.74	0.00	830,978.74	1.04401433	271	1.04401433	3.86
1/2/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	219.77	62,230.08	0.00	(2,945.70)	1.04401433	259	3.74	830,978.74	2,945.70	833,924.44	1.04401433	259	1.04401433	0.00
1/9/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	62,230.08	0.00	2,945.70	1.03879844	258	2,945.70	833,924.44	0.00	833,924.44	1.03879844	258	1.03879844	3,075.35
2/9/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	211.95	62,442.03	0.00	(2,890.95)	1.03879844	228	2,945.70	833,924.44	2,890.95	836,815.39	1.03879844	228	1.03879844	0.00
2/23/2025	Trf In (-) / Trf Out (+)	0.00	0.00	0.00	415,487.50	0.00	415,487.50	1.03879844	228	415,487.50	836,815.39	0.00	836,815.39	1.03879844	228	1.03879844	2,908.61
2/24/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	477,978.33	0.00	2,890.95	1.03879844	227	2,890.95	836,815.39	0.00	836,815.39	1.03879844	227	1.03879844	0.00
2/25/2025	Disbursement	0.00	0.00	0.00	477,978.33	0.00	0.00	1.03879844	206	477,978.33	836,815.39	0.00	836,815.39	1.03879844	206	1.03879844	484,682.30
3/9/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	1,163.41	1,163.41	0.00	(228.67)	1.03879844	198	477,978.33	836,815.39	228.67	837,044.06	1.03879844	198	1.03879844	0.00
3/9/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	1,163.41	0.00	(1,208.33)	1.03879844	198	477,978.33	837,044.06	1,208.33	838,252.39	1.03879844	198	1.03879844	0.00
3/4/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	1,163.41	0.00	1,208.33	1.03879844	188	477,978.33	838,252.39	0.00	838,252.39	1.03879844	188	1.03879844	1,477.15
4/1/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	3.65	1,163.06	0.00	(1,498.50)	1.03879844	170	477,978.33	838,252.39	1,498.50	839,750.89	1.03879844	170	1.03879844	0.00
4/2/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	1,163.06	0.00	1,498.50	1.03879844	169	1,498.50	839,750.89	0.00	839,750.89	1.03879844	169	1.03879844	1,579.00
5/1/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	1,163.06	0.00	(1,498.50)	1.03879844	160	1,498.50	839,750.89	1,498.50	841,249.39	1.03879844	160	1.03879844	0.00
5/2/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	1,163.06	0.00	1,498.50	1.03879844	149	1,498.50	841,249.39	0.00	841,249.39	1.03879844	149	1.03879844	1,494.11
6/2/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	0.00	1,163.06	0.00	(1,498.50)	1.03879844	139	1,498.50	841,249.39	1,498.50	842,747.89	1.03879844	139	1.03879844	0.00
6/3/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	1,163.06	0.00	1,498.50	1.03879844	109	1,498.50	842,747.89	0.00	842,747.89	1.03879844	109	1.03879844	1,474.30
7/1/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	3.49	1,172.73	0.00	(1,498.33)	1.03879844	108	1,498.50	842,747.89	1,498.33	844,246.22	1.03879844	108	1.03879844	0.00
7/2/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	1,172.73	0.00	1,498.33	1.03879844	99	1,498.33	844,246.22	0.00	844,246.22	1.03879844	99	1.03879844	1,517.75
8/1/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	3.77	1,176.50	0.00	(1,490.17)	1.03879844	90	1,498.33	844,246.22	1,490.17	845,736.39	1.03879844	90	1.03879844	0.00
8/2/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	1,176.50	0.00	1,490.17	1.03879844	79	1,490.17	845,736.39	0.00	845,736.39	1.03879844	79	1.03879844	1,463.99
9/1/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	3.91	1,180.41	0.00	(1,498.50)	1.03879844	50	1,490.17	845,736.39	1,498.50	847,234.89	1.03879844	50	1.03879844	0.00
9/2/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	1,180.41	0.00	1,498.50	1.03879844	47	1,498.50	847,234.89	0.00	847,234.89	1.03879844	47	1.03879844	1,506.92
9/3/2025	Int. Earn. (+) / Reinvest (-)	0.00	0.00	3.92	1,184.33	0.00	(1,497.14)	1.03879844	19	1,498.50	847,234.89	1,497.14	848,732.03	1.03879844	19	1.03879844	0.00
9/3/2025	Trf Out - Revenue Fund	0.00	0.00	0.00	1,184.33	0.00	1,497.14	1.03879844	18	1,497.14	848,732.03	0.00	848,732.03	1.03879844	18	1.03879844	1,500.36
9/21/2025	Balance	0.00	0.00	0.00	1,184.33	0.00	0.00	1.03879844	0	1,497.14	848,732.03	0.00	848,732.03	1.03879844	0	1.03879844	415,487.50
	Total	\$0.00	\$0.00	\$2,302.92	\$1,184.33	\$0.00	\$0.00	\$0.00		\$25,580.28	\$25,580.28	\$25,580.28	\$25,580.28	\$0.00		\$0.00	\$0.00

Investment Yield: 4.33810650%

Arbitrage Credit: \$25,580.28

Arbitrage Credit: \$25,580.28

Arbitrage Credit: \$25,580.28

Arbitrage Credit: \$25,580.28

Arbitrage Credit: \$25,580.28

Notes: (1) See Page B-3.  
(2) Source: Trust Fund bank statements of US Bank, Orlando Florida.  
(3) See Prior Annual Arbitrage Report, Page C-1.

# Arbitrage Rebate Counselors, LLC

*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

April 10, 2026

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

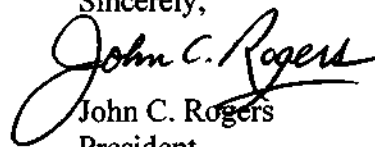
Re: \$18,285,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series 2024  
(Series 2024 Project) ("Series 2024")  
Annual Arbitrage Report for the period May 21, 2024 to May 21, 2025

Dear Two Rivers West Community Development District:

Please find attached the Annual Arbitrage Report for the above-referenced Series 2024.

As calculated in the Annual Arbitrage Report, **no arbitrage liability was incurred** on Series 2024 during the annual period May 21, 2024 to May 21, 2025, and therefore there is **no need to file** with the U.S. Treasury Department (I.R.S.).

Please note that the next annual arbitrage report for Series 2024 is due May 21, 2026.

Sincerely,  
  
John C. Rogers  
President

32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)

# **Arbitrage Rebate Counselors, LLC**

*Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds*

April 10, 2026

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

Re: \$18,285,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series 2024  
(Series 2024 Project)  
Annual Arbitrage Report for the period May 21, 2024 to May 21, 2025

Dear Two Rivers West Community Development District:

This opinion is being delivered to you pursuant to our engagement to calculate the annual arbitrage liability, if any, under section 148 of the Internal Revenue Code of 1986, as amended, and the regulations promulgated thereunder (the "Code") for \$18,285,000 Two Rivers West Community Development District (Pasco County, Florida) ("District"), Special Assessment Bonds, Series 2024 (Series 2024 Project) ("Series 2024") for the period May 21, 2024 to May 21, 2025 ("Annual Computation Period"). Our opinion is accompanied by an Annual Arbitrage Report ("Annual Arbitrage Report").

The scope of our engagement was limited to the preparation of a computation of annual arbitrage liability, based upon the following information from the referenced sources:

Trust Fund statements for Series 2024 for the period May 21, 2024 to May 21, 2025

Source: US Bank, Orlando, Florida

Closing Documents for Series 2023, including Official Statement, Non-Arbitrage Certificate, and I.R.S. Form "8038-G"

Source: Inframark, Tampa, Florida

In accordance with the terms of our engagement, we did not audit the aforementioned information, and we express no opinion as to the completeness or the accuracy of such information for purposes of calculating the annual arbitrage liability amount, if any.

**32 Whitmarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: [jcrogers279@gmail.com](mailto:jcrogers279@gmail.com)**

**Notes and Assumptions**

- a) The issue date of the Series 2024 is May 21, 2024.
- b) The end of the first Bond Year for the Series 2024 is May 21, 2025.
- c) Computations of yield are based upon a 30-day month, a 360-day year and semiannual compounding.
- d) All payment and receipts are assumed to be paid or received, respectively, as shown in the attached schedules.
- e) We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of commissions.
- f) For purposes of determining what constitutes an “issue” under section 148(f) of the Code, we have assumed that Series 2024 constitutes a single issue under the Code.
- g) No provision has been made in the Annual Arbitrage Report for any debt service fund.
- h) The calculation of arbitrage liability for the Annual Computation Period is made as of May 21, 2025 (the “Annual Computation Date”).
- i) According to the Official Statement, proceeds of Series 2024 were used for the purpose of: (i) providing funds to pay all or a portion of the costs of the planning, financing, acquisition, construction, equipping and installation of the Series 2024 Project (as defined in the Official Statement), (ii) funding a deposit to the Series 2024 Reserve Account, and (iii) paying the costs of issuance of Series 2024.

**Source Information**

Bonds

Closing Date

I.R.S. Form 8038-G

Series 2024 Yield

Pages B-1, B-2 and B-3 of  
Annual Arbitrage Report

**Source Information (continued)**

Investments

Principal and Interest Receipt Amounts  
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

Based upon the assumptions referred to in the preceding paragraphs and the related information referred to above, Two Rivers West Community Development District earned the computations earned \$108,090.33 less on its investments of Series 2024 proceeds during the Annual Computation Period than had such proceeds been invested at the Series 2024 Yield, and therefore **did not incur an arbitrage liability on Series 2024** during such period.

*ARBITRAGE REBATE COUNSELORS, LLC*  
ARBITRAGE REBATE COUNSELORS, LLC

**\$18,285,000**  
**Two Rivers West Community Development District**  
**Special Assessment Bonds, Series 2024**  
**(Series 2024 Project)**

**Annual Arbitrage Report**  
**For the Period May 21, 2024 to May 21, 2025**

**April 10, 2026**

\$18,285,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2024  
(Series 2024 Project)

Sources and Uses of Funds Upon Issuance of Series 2024 (1)

Sources of Funds:

Par Amount of Series 2024	\$18,285,000.00
OIP (+) / OID (-)	<u>0.00</u>
	<u>\$18,285,000.00</u>

Uses of Funds:

Deposit to Series 2024	
Acquisition & Construction Account	\$16,437,559.37
Deposit To Series 2024 Reserve Account	1,282,790.63
Costs of Issuance, including	
Underwriter's Discount	<u>564,650.00</u>
	<u>\$18,285,000.00</u>

Note:

(1) Source: Official Statement for Series 2024, dated May 15, 2024.

\$18,285,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2024  
(Series 2024 Project)

Series 2024 - Pricing Report

Dated Date: 5/21/2024  
Issuance Date: 5/21/2024

Date	Principal Amount	Interest Rate	Yield	Price	Bond Years	Original Issue Premium (+) / Discount (-)	Production
5/1/2025	\$250,000.00	4.800%	4.800%	100.000%	236.11	\$0.00	\$250,000.00
5/1/2026	265,000.00	4.800%	4.800%	100.000%	515.28	0.00	265,000.00
5/1/2027	275,000.00	4.800%	4.800%	100.000%	809.72	0.00	275,000.00
5/1/2028	290,000.00	4.800%	4.800%	100.000%	1,143.89	0.00	290,000.00
5/1/2029	305,000.00	4.800%	4.800%	100.000%	1,508.06	0.00	305,000.00
5/1/2030	320,000.00	4.800%	4.800%	100.000%	1,902.22	0.00	320,000.00
5/1/2031	335,000.00	4.800%	4.800%	100.000%	2,326.39	0.00	335,000.00
5/1/2032	350,000.00	5.625%	5.625%	100.000%	2,780.56	0.00	350,000.00
5/1/2033	375,000.00	5.625%	5.625%	100.000%	3,354.17	0.00	375,000.00
5/1/2034	395,000.00	5.625%	5.625%	100.000%	3,928.06	0.00	395,000.00
5/1/2035	415,000.00	5.625%	5.625%	100.000%	4,541.94	0.00	415,000.00
5/1/2036	440,000.00	5.625%	5.625%	100.000%	5,255.56	0.00	440,000.00
5/1/2037	465,000.00	5.625%	5.625%	100.000%	6,019.17	0.00	465,000.00
5/1/2038	495,000.00	5.625%	5.625%	100.000%	6,902.50	0.00	495,000.00
5/1/2039	520,000.00	5.625%	5.625%	100.000%	7,771.11	0.00	520,000.00
5/1/2040	550,000.00	5.625%	5.625%	100.000%	8,769.44	0.00	550,000.00
5/1/2041	585,000.00	5.625%	5.625%	100.000%	9,912.50	0.00	585,000.00
5/1/2042	620,000.00	5.625%	5.625%	100.000%	11,125.56	0.00	620,000.00
5/1/2043	655,000.00	5.625%	5.625%	100.000%	12,408.61	0.00	655,000.00
5/1/2044	690,000.00	5.625%	5.625%	100.000%	13,761.67	0.00	690,000.00
5/1/2045	735,000.00	5.875%	5.875%	100.000%	15,394.17	0.00	735,000.00
5/1/2046	775,000.00	5.875%	5.875%	100.000%	17,006.94	0.00	775,000.00
5/1/2047	825,000.00	5.875%	5.875%	100.000%	18,929.17	0.00	825,000.00
5/1/2048	875,000.00	5.875%	5.875%	100.000%	20,951.39	0.00	875,000.00
5/1/2049	925,000.00	5.875%	5.875%	100.000%	23,073.61	0.00	925,000.00
5/1/2050	985,000.00	5.875%	5.875%	100.000%	25,555.28	0.00	985,000.00
5/1/2051	1,045,000.00	5.875%	5.875%	100.000%	28,156.94	0.00	1,045,000.00
5/1/2052	1,105,000.00	5.875%	5.875%	100.000%	30,878.61	0.00	1,105,000.00
5/1/2053	1,175,000.00	5.875%	5.875%	100.000%	34,009.72	0.00	1,175,000.00
5/1/2054	<u>1,245,000.00</u>	5.875%	5.875%	100.000%	<u>37,280.83</u>	<u>0.00</u>	<u>1,245,000.00</u>
	<u>\$18,285,000.00</u>				<u>356,209.17</u>	<u>\$0.00</u>	<u>\$18,285,000.00</u>

Principal Amount	\$18,285,000.00
Less: Original Iss Disc	<u>0.00</u>
	<u>\$18,285,000.00</u>
Gross Interest Cost	\$20,595,213.54
Plus: Original Iss Disc	<u>0.00</u>
	\$20,595,213.54
NIC %	5.7818%
Bond Years	356,209.17
Average Coupon	5.7818%
Average Life (Years)	19.48

Note: (1) Source: Official Statement for Series 2024, dated May 15, 2024.

\$18,285,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2024  
(Series 2024 Project)

Series 2024 - Debt Service

Dated Date: 5/21/2024  
First Interest Payment Date: 11/1/2024

Date	Principal Amount	Interest Rate	Interest	Semiannual Debt Service	Annual Debt Service
11/1/2024			\$460,411.67	\$460,411.67	\$460,411.67
5/1/2025	\$250,000.00	4.800%	517,963.13	767,963.13	
11/1/2025			511,963.13	511,963.13	1,279,926.25
5/1/2026	265,000.00	4.800%	511,963.13	776,963.13	
11/1/2026			505,603.13	505,603.13	1,282,566.25
5/1/2027	275,000.00	4.800%	505,603.13	780,603.13	
11/1/2027			499,003.13	499,003.13	1,279,606.25
5/1/2028	290,000.00	4.800%	499,003.13	789,003.13	
11/1/2028			492,043.13	492,043.13	1,281,046.25
5/1/2029	305,000.00	4.800%	492,043.13	797,043.13	
11/1/2029			484,723.13	484,723.13	1,281,766.25
5/1/2030	320,000.00	4.800%	484,723.13	804,723.13	
11/1/2030			477,043.13	477,043.13	1,281,766.25
5/1/2031	335,000.00	4.800%	477,043.13	812,043.13	
11/1/2031			469,003.13	469,003.13	1,281,046.25
5/1/2032	350,000.00	5.625%	469,003.13	819,003.13	
11/1/2032			459,159.38	459,159.38	1,278,162.50
5/1/2033	375,000.00	5.625%	459,159.38	834,159.38	
11/1/2033			448,612.50	448,612.50	1,282,771.88
5/1/2034	395,000.00	5.625%	448,612.50	843,612.50	
11/1/2034			437,503.13	437,503.13	1,281,115.63
5/1/2035	415,000.00	5.625%	437,503.13	852,503.13	
11/1/2035			425,831.25	425,831.25	1,278,334.38
5/1/2036	440,000.00	5.625%	425,831.25	865,831.25	
11/1/2036			413,456.25	413,456.25	1,279,287.50
5/1/2037	465,000.00	5.625%	413,456.25	878,456.25	
11/1/2037			400,378.13	400,378.13	1,278,834.38
5/1/2038	495,000.00	5.625%	400,378.13	895,378.13	
11/1/2038			386,456.25	386,456.25	1,281,834.38
5/1/2039	520,000.00	5.625%	386,456.25	906,456.25	
11/1/2039			371,831.25	371,831.25	1,278,287.50
5/1/2040	550,000.00	5.625%	371,831.25	921,831.25	
11/1/2040			356,362.50	356,362.50	1,278,193.75
5/1/2041	585,000.00	5.625%	356,362.50	941,362.50	
11/1/2041			339,909.38	339,909.38	1,281,271.88
5/1/2042	620,000.00	5.625%	339,909.38	959,909.38	
11/1/2042			322,471.88	322,471.88	1,282,381.25
5/1/2043	655,000.00	5.625%	322,471.88	977,471.88	
11/1/2043			304,050.00	304,050.00	1,281,521.88
5/1/2044	690,000.00	5.625%	304,050.00	994,050.00	
11/1/2044			284,643.75	284,643.75	1,278,693.75
5/1/2045	735,000.00	5.875%	284,643.75	1,019,643.75	
11/1/2045			263,053.13	263,053.13	1,282,696.88
5/1/2046	775,000.00	5.875%	263,053.13	1,038,053.13	
11/1/2046			240,287.50	240,287.50	1,278,340.63
5/1/2047	825,000.00	5.875%	240,287.50	1,065,287.50	
11/1/2047			216,053.13	216,053.13	1,281,340.63
5/1/2048	875,000.00	5.875%	216,053.13	1,091,053.13	
11/1/2048			190,350.00	190,350.00	1,281,403.13
5/1/2049	925,000.00	5.875%	190,350.00	1,115,350.00	
11/1/2049			163,178.13	163,178.13	1,278,528.13
5/1/2050	985,000.00	5.875%	163,178.13	1,148,178.13	
11/1/2050			134,243.75	134,243.75	1,282,421.88
5/1/2051	1,045,000.00	5.875%	134,243.75	1,179,243.75	
11/1/2051			103,546.88	103,546.88	1,282,790.63
5/1/2052	1,105,000.00	5.875%	103,546.88	1,208,546.88	
11/1/2052			71,087.50	71,087.50	1,279,634.38
5/1/2053	1,175,000.00	5.875%	71,087.50	1,246,087.50	
11/1/2053			36,571.88	36,571.88	1,282,659.38
5/1/2054	<u>1,245,000.00</u>	5.875%	<u>36,571.88</u>	<u>1,281,571.88</u>	<u>1,281,571.88</u>
<b>Total</b>	<b><u>\$18,285,000.00</u></b>		<b><u>\$20,595,213.54</u></b>	<b><u>\$38,880,213.54</u></b>	<b><u>\$38,880,213.54</u></b>

Notes: (1) Source: Official Statement for Series 2024, dated May 15, 2024.

\$18,285,000  
Two Rivers West Community Development District  
(Pasco County, Florida)  
Special Assessment Bonds, Series of 2024  
(Series 2024 Project)

Series 2024 - Proof of Yield

P.V. Date: 5/21/2024  
Series 2024 Yield: 5.75709682%

Date (1)	Semiannual Debt Service (1)	Muni Days To Computation Date	Present Value Factor	Present Value
11/1/2024	\$460,411.67	160	0.97508976	\$448,942.70
5/1/2025	767,963.13	340	0.94780669	727,880.59
11/1/2025	511,963.13	520	0.92128700	471,664.97
5/1/2026	776,963.13	700	0.89550933	695,777.73
11/1/2026	505,603.13	880	0.87045292	440,103.72
5/1/2027	780,603.13	1060	0.84609759	660,466.42
11/1/2027	499,003.13	1240	0.82242373	410,392.01
5/1/2028	789,003.13	1420	0.79941226	630,738.77
11/1/2028	492,043.13	1600	0.77704465	382,339.48
5/1/2029	797,043.13	1780	0.75530289	602,008.98
11/1/2029	484,723.13	1960	0.73416947	355,868.92
5/1/2030	804,723.13	2140	0.71362736	574,272.44
11/1/2030	477,043.13	2320	0.69366002	330,905.74
5/1/2031	812,043.13	2500	0.67425137	547,521.19
11/1/2031	469,003.13	2680	0.65538577	307,377.97
5/1/2032	819,003.13	2860	0.63704803	521,744.33
11/1/2032	459,159.38	3040	0.61922339	284,322.22
5/1/2033	834,159.38	3220	0.60189748	502,078.42
11/1/2033	448,612.50	3400	0.58505635	262,463.59
5/1/2034	843,612.50	3580	0.56888643	479,750.98
11/1/2034	437,503.13	3760	0.55277455	241,840.59
5/1/2035	852,503.13	3940	0.53730788	458,056.65
11/1/2035	425,831.25	4120	0.52227397	222,400.58
5/1/2036	865,831.25	4300	0.50766072	439,548.51
11/1/2036	413,456.25	4480	0.49345634	204,022.61
5/1/2037	878,456.25	4660	0.47964940	421,351.01
11/1/2037	400,378.13	4840	0.46622877	186,667.80
5/1/2038	895,378.13	5020	0.45318366	405,770.74
11/1/2038	386,456.25	5200	0.44050356	170,235.35
5/1/2039	906,456.25	5380	0.42817824	388,124.84
11/1/2039	371,831.25	5560	0.41619778	154,755.34
5/1/2040	921,831.25	5740	0.40455254	372,929.18
11/1/2040	356,362.50	5920	0.39323314	140,133.54
5/1/2041	941,362.50	6100	0.38223045	359,817.41
11/1/2041	339,909.38	6280	0.37153561	126,288.44
5/1/2042	959,909.38	6460	0.36114002	346,661.70
11/1/2042	322,471.88	6640	0.35103530	113,199.01
5/1/2043	977,471.88	6820	0.34121331	333,526.42
11/1/2043	304,050.00	7000	0.33166614	100,843.09
5/1/2044	994,050.00	7180	0.32238610	320,467.91
11/1/2044	284,643.75	7360	0.31336572	89,197.59
5/1/2045	1,019,643.75	7540	0.30459773	310,581.17
11/1/2045	263,053.13	7720	0.29607506	77,883.47
5/1/2046	1,038,053.13	7900	0.28779086	298,742.20
11/1/2046	240,287.50	8080	0.27973846	67,217.65
5/1/2047	1,065,287.50	8260	0.27191136	289,663.77
11/1/2047	216,053.13	8440	0.26430326	57,103.54
5/1/2048	1,091,053.13	8620	0.25690804	280,300.32
11/1/2048	190,350.00	8800	0.24971973	47,534.15
5/1/2049	1,115,350.00	8980	0.24273256	270,731.76
11/1/2049	163,178.13	9160	0.23594089	38,500.39
5/1/2050	1,148,178.13	9340	0.22933924	263,322.30
11/1/2050	134,243.75	9520	0.22292232	29,925.93
5/1/2051	1,179,243.75	9700	0.21668494	255,524.36
11/1/2051	103,546.88	9880	0.21062208	21,809.26
5/1/2052	1,208,546.88	10060	0.20472886	247,424.42
11/1/2052	71,087.50	10240	0.19900053	14,146.45
5/1/2053	1,246,087.50	10420	0.19343248	241,033.80
11/1/2053	36,571.88	10600	0.18802023	6,876.25
5/1/2054	1,281,571.88	10780	0.18275941	234,219.32
<b>Total</b>	<b>\$38,880,213.54</b>			<b>\$18,285,000.00 (2)</b>

Notes: (1) See Page B-2.  
(2) Equal to \$18,285,000.00 Principal Amount of Series 2024.

Two Rivers West Community Development District  
 Pecos County, Florida  
 Social Assessment Bonds, Series of 2024  
 (Series 2024 Project)

\$18,285,000

Arbitrage Credit - Annual Computation Period

Annual Computation Date:	Series 2024 Yield (1):	Series 2024 Yield Future Value:	Investment Yield:	Arbitrage Credit:
5/21/2024	5.75709682%	(\$16,747,365.47)	(\$18,965,779.46)	(\$2,218,414.00)
5/21/2024		107,759.37	108,059.97	300.60
5/22/2024		6,276.13	6,282.72	6.59
5/24/2024		47,584.52	47,631.41	46.89
5/30/2024		40,233.53	40,280.42	46.89
6/3/2024		1,986.59	1,993.48	6.89
6/6/2024		0.00	0.00	0.00
6/10/2024		0.00	0.00	0.00
6/17/2024		0.00	0.00	0.00
6/24/2024		0.00	0.00	0.00
6/27/2024		0.00	0.00	0.00
6/28/2024		0.00	0.00	0.00
6/29/2024		0.00	0.00	0.00
6/30/2024		0.00	0.00	0.00
7/1/2024		0.00	0.00	0.00
7/2/2024		0.00	0.00	0.00
7/3/2024		0.00	0.00	0.00
7/4/2024		0.00	0.00	0.00
7/5/2024		0.00	0.00	0.00
7/8/2024		0.00	0.00	0.00
7/9/2024		0.00	0.00	0.00
7/10/2024		0.00	0.00	0.00
7/11/2024		0.00	0.00	0.00
7/12/2024		0.00	0.00	0.00
7/13/2024		0.00	0.00	0.00
7/14/2024		0.00	0.00	0.00
7/15/2024		0.00	0.00	0.00
7/16/2024		0.00	0.00	0.00
7/17/2024		0.00	0.00	0.00
7/18/2024		0.00	0.00	0.00
7/19/2024		0.00	0.00	0.00
7/20/2024		0.00	0.00	0.00
7/21/2024		0.00	0.00	0.00
7/22/2024		0.00	0.00	0.00
7/23/2024		0.00	0.00	0.00
7/24/2024		0.00	0.00	0.00
7/25/2024		0.00	0.00	0.00
7/26/2024		0.00	0.00	0.00
7/27/2024		0.00	0.00	0.00
7/28/2024		0.00	0.00	0.00
7/29/2024		0.00	0.00	0.00
7/30/2024		0.00	0.00	0.00
7/31/2024		0.00	0.00	0.00
8/1/2024		0.00	0.00	0.00
8/2/2024		0.00	0.00	0.00
8/3/2024		0.00	0.00	0.00
8/4/2024		0.00	0.00	0.00
8/5/2024		0.00	0.00	0.00
8/6/2024		0.00	0.00	0.00
8/7/2024		0.00	0.00	0.00
8/8/2024		0.00	0.00	0.00
8/9/2024		0.00	0.00	0.00
8/10/2024		0.00	0.00	0.00
8/11/2024		0.00	0.00	0.00
8/12/2024		0.00	0.00	0.00
8/13/2024		0.00	0.00	0.00
8/14/2024		0.00	0.00	0.00
8/15/2024		0.00	0.00	0.00
8/16/2024		0.00	0.00	0.00
8/17/2024		0.00	0.00	0.00
8/18/2024		0.00	0.00	0.00
8/19/2024		0.00	0.00	0.00
8/20/2024		0.00	0.00	0.00
8/21/2024		0.00	0.00	0.00
8/22/2024		0.00	0.00	0.00
8/23/2024		0.00	0.00	0.00
8/24/2024		0.00	0.00	0.00
8/25/2024		0.00	0.00	0.00
8/26/2024		0.00	0.00	0.00
8/27/2024		0.00	0.00	0.00
8/28/2024		0.00	0.00	0.00
8/29/2024		0.00	0.00	0.00
8/30/2024		0.00	0.00	0.00
8/31/2024		0.00	0.00	0.00
9/1/2024		0.00	0.00	0.00
9/2/2024		0.00	0.00	0.00
9/3/2024		0.00	0.00	0.00
9/4/2024		0.00	0.00	0.00
9/5/2024		0.00	0.00	0.00
9/6/2024		0.00	0.00	0.00
9/7/2024		0.00	0.00	0.00
9/8/2024		0.00	0.00	0.00
9/9/2024		0.00	0.00	0.00
9/10/2024		0.00	0.00	0.00
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9/12/2024		0.00	0.00	0.00
9/13/2024		0.00	0.00	0.00
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9/15/2024		0.00	0.00	0.00
9/16/2024		0.00	0.00	0.00
9/17/2024		0.00	0.00	0.00
9/18/2024		0.00	0.00	0.00
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10/1/2024		0.00	0.00	0.00
10/2/2024		0.00	0.00	0.00
10/3/2024		0.00	0.00	0.00
10/4/2024		0.00	0.00	0.00
10/5/2024		0.00	0.00	0.00
10/6/2024		0.00	0.00	0.00
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10/15/2024		0.00	0.00	0.00
10/16/2024		0.00	0.00	0.00
10/17/2024		0.00	0.00	0.00
10/18/2024		0.00	0.00	0.00
10/19/2024		0.00	0.00	0.00
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10/27/2024		0.00	0.00	0.00
10/28/2024		0.00	0.00	0.00
10/29/2024		0.00	0.00	0.00
10/30/2024		0.00	0.00	0.00
10/31/2024		0.00	0.00	0.00
11/1/2024		0.00	0.00	0.00
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11/3/2024		0.00	0.00	0.00
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11/11/2024		0.00	0.00	0.00
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11/14/2024		0.00	0.00	0.00
11/15/2024		0.00	0.00	0.00
11/16/2024		0.00	0.00	0.00
11/17/2024		0.00	0.00	0.00
11/18/2024		0.00	0.00	0.00
11/19/2024		0.00	0.00	0.00
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11/21/2024		0.00	0.00	0.00
11/22/2024		0.00	0.00	0.00
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11/25/2024		0.00	0.00	0.00
11/26/2024		0.00	0.00	0.00
11/27/2024		0.00	0.00	0.00
11/28/2024		0.00	0.00	0.00
11/29/2024		0.00	0.00	0.00
11/30/2024		0.00	0.00	0.00
12/1/2024		0.00	0.00	0.00
12/2/2024		0.00	0.00	0.00
12/3/2024		0.00	0.00	0.00
12/4/2024		0.00	0.00	0.00
12/5/2024		0.00	0.00	0.00
12/6/2024		0.00	0.00	0.00
12/7/2024		0.00	0.00	0.00
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12/15/2024		0.00	0.00	0.00
12/16/2024		0.00	0.00	0.00
12/17/2024		0.00	0.00	0.00
12/18/2024		0.00	0.00	0.00
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12/28/2024		0.00	0.00	0.00
12/29/2024		0.00	0.00	0.00
12/30/2024		0.00	0.00	0.00
12/31/2024		0.00	0.00	0.00
1/1/2025		0.00	0.00	0.00
1/2/2025		0.00	0.00	0.00
1/3/2025		0.00	0.00	0.00
1/4/2025		0.00	0.00	0.00
1/5/2025		0.00	0.00	0.00
1/6/2025		0.00	0.00	0.00
1/7/2025		0.00	0.00	0.00
1/8/2025		0.00	0.00	0.00
1/9/2025		0.00	0.00	0.00
1/10/2025		0.00	0.00	0.00
1/11/2025		0.00	0.00	0.00
1/12/2025		0.00	0.00	0.00
1/13/2025		0.00	0.00	0.00
1/14/2025		0.00	0.00	0.00
1				

### Premium Recapitulation

	<u>Annual Premium</u>	<u>Check Option</u>	
		<u>Accept</u>	<u>Reject</u>
<b><i>Preferred Package</i></b>			
Crime / Employee Dishonesty	\$209.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
General Liability	\$838.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Officials / Employment Practices Liability	\$1,006.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cyber Liability	\$210.00	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Automobile Liability	\$252.00	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Package Payment Plan:	Annual		

*\*Please note that the annual premium would be \$6,001.*

I authorize **Brown & Brown** to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.

Signed by:  
  
CC0CB251E793481...  
 \_\_\_\_\_  
 (Signature)

**SIGN HERE**

\_\_\_\_\_  
(Name & Title)

\_\_\_\_\_  
(Date)



Public Entity Application  
 PO Box 958455  
 Lake Mary, FL 32795-8455  
 Phone: 321-832-1450  
 Fax: 321-832-1496

Public Entity Application  
 Renewal Application Muni  
 Coverage Term: 03/16/2026 to 03/16/2027

General Member Information	
Name: Two Rivers West Community Development District	
Mailing: 2005 Pan Am Circle Suite 300	
City/State/Zip: Tampa, Florida 33607	
Physical: 2005 Pan Am Circle Suite 300	
City/State/Zip: Tampa, Florida 33607	
Member Contact Information	Additional Member Information
Contact: Jayna Cooper	FEIN: NCCI Risk ID:
Title: District Manager	Population: 0
Phone#: 813-608-8242 Fax#:	County: Hillsborough
Email: jayna.cooper@inframark.com	Member Type: Community Development District
Agency Information	Agency Contact Information
Agency: Risk Management Associates, Inc.	Contact: Devyn Donley
Address: 300 North Beach Street	Phone#: 3862394070
City/State/Zip: Daytona Beach , Florida 32114	Fax#:
Phone#: (386) 252-6176 Fax#: (386) 239-4049	Email: devyn.donley@bbrown.com

**CERTIFICATION**

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

Signed by: \_\_\_\_\_  
 SIGNATURE: Carlos de la Ossa  
CC0CB251E795481...  
 TITLE: Chair  
 DATE: 5/1/2026



**NOTICE TO APPLICANT**

For your protection, the following Fraud Warning is required to appear on this application:

**FLORIDA FRAUD STATEMENT**

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.



**Coverage Term:** 03/16/2026 to 03/16/2027

**Member Name:**

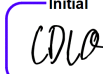
**Agency:** Risk Management Associates, Inc.

**Coverages Selected:**

Auto Liability	Y	Auto Physical Damage	N
Boiler & Machinery	N	Crime	Y
Flood	N	Garage Keepers	N
General Liability	Y	Inland Marine	N
Professional Liability	Y	Property	N
Cyber Liability	Y		

**Coverage/Exposure Summary:**

Line of Business	Exposure Coverage	Applicable/Not Applicable
General Question	Application general Information	
General Question	Excess WC (Standards Limits are \$1M/\$1M/\$1M)	Not Applicable
General Question	SIR – TPA Information	Not Applicable
General Question	Stop Loss	Not Applicable
Auto Liability	Coverage	Applicable
Auto Physical Damage	Coverage	Not Applicable
Crime	Coverage	Applicable
Cyber Liability	Coverage	Applicable
Garage Keepers	Coverage	Not Applicable
General Liability	Coverage	Applicable
General Liability	Operations: Elder Care/Respite Care	Not Applicable
General Liability	Operations: Special Events, Fairs or Carnivals	Not Applicable
General Liability	Operations: Supervision Abuse Prevention (Required)	Applicable
Professional Liability	Law Enforcement	Not Applicable
Professional Liability	POL/ELL/EPLI	Applicable
Property	Coverage	Not Applicable

Initial 

Date 210 5/1/2026

**INITIAL HERE**




**Coverage Term:** 03/16/2026 to 03/16/2027

**Member Name:**

**Agency:** Risk Management Associates, Inc.

**APPLICATION GENERAL INFORMATION**

General Questions	Response
Account CSR:	Jessica Conway
Agent Name:	Devyn Donley
Primary Member Contact:	Jayna Cooper
If New Primary Contact include name, phone and email address:	Jayna Cooper 813-608-8242 jayna.cooper@inframark.com
Requested Effective Date:	03/16/2026
Requested Termination Date:	03/16/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	3/11/2026
Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Member's FEIN	
NCCI Risk Id #	
Population	0
Have you attached the most recent audited financials/budget?	
Please Enter Full Detail Description of Operations	
Installment Schedule: (Only Available for premium > 100k, pay plan is agency bill)	Annual
Do you have a Risk Manager? (If yes, please provide name and number in comment box)	No
Do you have a Human Resource or Personnel Department? (If No please describe handling of this function in comment box)	No
Number of Full Time Police?	0
Number of Full Time Fire?	0
Number of Full Time all other Personnel?	0
Number of Part Time Police?	0
Number of Part Time Fire?	0
Number of Part Time All Other Personnel including Seasonal personnel?	0
Number of Volunteers Police?	0
Number of Volunteers Fire?	0
Number of Volunteers All Others?	0
Police - Estimated Payroll	\$0
Fire - Estimated Payroll	\$0
All Other - Estimated Payroll	\$0

Initial 

Date 2/11/2026





**Coverage Term:** 03/16/2026 to 03/16/2027

**Member Name:**

**Agency:** Risk Management Associates, Inc.

**COVERAGE INFORMATION- PROFESSIONAL LIABILITY- PUBLIC OFFICIALS & EMPLOYMENT PRACTICES**

**THIS IS AN APPLICATION FOR "CLAIMS MADE AND REPORTED" COVERAGE**

POL/EPLI General Questions	Response
1 - POL Limit:	\$1,000,000
2 - POL Deductible:	\$0
3 - EPLI Limit:	\$1,000,000
4 - EPLI Deductible:	\$0
5 - POL Retro Date	
6 - EPLI Retro Date	
7 - If New Business - Who is your current POL/EPLI carrier?	EGIS
8 - If new business - What is your current POL/EPLI Limit?	\$1,000,000
9 - If new business - What is your current POL/EPLI Deductible?	\$0
10 - If new business, is your current coverage claims made or occurrence?	Claims Made
11 - Has your POL/EPLI coverage ever been cancelled or non-renewed? (If yes describe answer in comment box)	No
12 - Total Number of Board Members?	
13 - Are Board members Elected? (Y/N) (If no, describe who they are appointed by in comment box)	
14 - Number of employees who hold professional designations	0
15 - Has any bond issue been defeated within the past three years?	No
16 - If yes, has the proposal been resubmitted or is it expected to be resubmitted?	No
17 - Has the public entity been in default on the principal or interest on any bond? (if yes, please provide details in comment box)	No
18 - Do you have a zoning commission? (Y/N)	No
19 - Does your legal counsel attend all meetings of the planning and zoning board?	Yes
20 - Do officials receive training with respect to open meetings and hearing regulations?	Yes
21 - Do you have a written master plan for economic development? (If yes, please select the year)	
22 - Do you have formally approved land use ordinances that have been reviewed by legal counsel?	Yes
23 - Do you have a formal procedure to file for a variance to land use statutes?	Yes
24 - Do you have a formal process for application and approval of permits and licenses?	Yes
25 - Do you have a formal written policy prohibiting elected officials and/or board members from sitting on decisions in which they may have a conflict of interest?	Yes
26 - If with Preferred less than 5 years, have you had any disputes or claims involving a wrongful taking, zoning variance or land use right? (If yes, provide details in comment box). Please note providing details here does not qualify as reporting a claim.	No
27 - If with Preferred less than 5 years, have you had any disputes or claims involving the approval of building permits, design, or code enforcement? (If yes, provide details within comment box.) Please note providing details here does not qualify as reporting a claim	No

Initial 

Date 2/25/2026

**INITIAL HERE**



**Coverage Term:** 03/16/2026 to 03/16/2027

**Member Name:**

**Agency:** Risk Management Associates, Inc.

28 - If with Preferred less than 5 years, have you had any disputes, claims, or complaints involving open or closed landfills? (If yes, provide details within the comment box.)	No
29 - Number of employees reported on IRS Form 1099(no FEIN) and/or who have written employment agreements	0
30 - Total % of involuntary turnover during the last 3 years (Ex. 2)	0%
31 - Total % of voluntary turnover during the last 3 years (Ex. 5)	0%
32 - Average # of years of employment for all employees (Ex. 4)	0
33 - Do supervisors receive training in the proper implementation of your policies and procedures?	Yes
34 - Is training documented in their personnel file?	Yes
35 - Enter 4 digit year employment manual written or last updated.	
36 - Is employment manual reviewed by counsel experienced and qualified in employment law?	Yes
37 - Do policies and procedures comply with state and federal guidelines?	Yes
38 - Is this manual distributed to all employees upon hiring?	Yes
39 - Do you have a written policy with respect to both sexual and non-sexual harassment?	Yes
40 - Do you follow a formal written procedure for employee disputes/complaints?	Yes
41 - Are all actions to dismiss or demote employees reviewed in advance by legal counsel?	Yes
42 - Do you require that due process be served and documented for all proceedings involving dismissal, demotion, or suspension?	Yes
43 - Are all probationary or disciplinary actions recorded in writing and signed by the employee?	Yes
44 - Have job descriptions been drafted for regular full-time positions?	Yes
45 - Are you an Equal Opportunity Employer?	Yes
46 - Over the last 5 years has any person made a claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, or termination of employment? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
47 - Answer if with Preferred less than 5 years. Has any claim been made against the entity or any person in their capacity as an official or employee of the entity? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
48 - Does any official or employee have any knowledge of any fact, circumstance or situation which might reasonably be expected to give rise to a claim? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No

Initial 

Date <sup>213</sup> 5/17/2026

**INITIAL HERE**



**Coverage Term:** 03/16/2026 to 03/16/2027

**Member Name:**

**Agency:** Risk Management Associates, Inc.

**COVERAGE INFORMATION - CYBER LIABILITY GENERAL QUESTIONS**

**THIS IS AN APPLICATION FOR CLAIMS MADE AND REPORTED COVERAGE**

Cyber Liability	Response
1 - Cyber Retro Date	
2 - Do you have anti-virus software installed and enabled on all desktops and servers (excluding database servers) and is it updated on a regular basis?	Yes
3 - Do you have firewalls installed on all external gateways?	Yes
4 - Do you take regular backups (at least weekly) of all critical data?	Yes
5 - If confidential information is stored on laptops, flash drives and other mobile devices, is the information stored in an encrypted format?	No
6 - Is data "at rest" (servers, etc.) stored in an encrypted format?	No
7 - Is multi-factor authentication required for all employees when accessing email through a website or cloud based service?	Yes
8 - Is multi-factor authentication required for all remote access to the network provided to employees, contractors, and 3rd party service providers?	Yes
IN ADDITION TO REMOTE ACCESS, IS MULTI-FACTOR AUTHENTICATION REQUIRED FOR THE FOLLOWING, INCLUDING ACCESS PROVIDED TO 3RD PARTY SERVICE PROVIDERS:	
9 - All internal and remote admin access to directory services	Yes
10 - All internal and remote admin access to network backup environments	Yes
11 - All internal and remote admin access to network infrastructure	Yes
12 - All internal and remote admin access to the organization's endpoints/servers	Yes
13 - Have you suffered a claim or loss in the last five years, in relation to cyber liability or cyber security? If yes, describe:	No
14 - Are you aware of any circumstances or complaints against you in relation to data protection or security, PII (Personally Identifiable Information), PHI (Protected Health Information) or any other actual or potential security violations or breaches either currently or in the past five years? If so, please describe (Please note providing details here does not qualify as reporting a claim)	No

Initial 

Date 214 5/1/2026

**INITIAL HERE**



Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

PROFESSIONAL LIABILITY- POL/EPLI/ CYBER

IT IS AGREED THAT IF ANY SUCH FACT, CIRCUMSTANCE OR SITUATION NOT LISTED/DISCLOSED HEREIN, THEN ANY CLAIM BASED UPON, ARISING OUT OF, OR ATTRIBUTABLE THERETO, IS EXCLUDED FROM THE COVERAGE BEING APPLIED FOR.

The undersigned, being authorized by and acting on behalf of the applicant and all persons or concerns seeking coverage, has read and understand this Application, and declares all statements set forth herein are true, complete and accurate. The undersigned further declares and represents that any occurrence or event taking place prior to the inception of the coverage agreement applied for, which may render inaccurate, untrue or incomplete any statement made herein will immediately be reported in writing to the Trust. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase coverage, nor does the review of this Application bind Preferred to issue a coverage agreement. This Application shall, however, be the basis of the contract, should a coverage agreement be issued.

Signed by: Carlos de la Ossa Title Chair Date 5/1/2026  
cc0cb251e785481...



*This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. Mayor /Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.*

SIGNATORY ABOVE IS ALSO TO INITIAL EACH AND EVERY PAGE OF THIS APPLICATION.

IMPORTANT NOTICE: SHOULD THE SIGNED APPLICATION DIFFER IN ANY WAY FROM THE APPLICATION SUBMITTED FOR UNDERWRITING/RATING PURPOSES, THE TERMS, CONDITIONS AND PREMIUM AS REFLECTED ON SUBJECT TO CHANGE.

Initial CDL Date 5/1/2026





**Coverage Term:** 03/16/2026 to 03/16/2027

**Member Name:**

**Agency:** Risk Management Associates, Inc.

**COVERAGE INFORMATION - Auto Liability**

Coverage	Response
1 - AL Limit:	\$1,000,000
2 - AL Territory:	Gulf Coast
3 - AL Deductible:	\$0
4 - Medical Payment limit:	
5 - Uninsured/Underinsured motorist limit (Maximum \$100,000):	
6 - Hired and Non-Owned Liability? (Y/N)	Y
7 - If symbol 10 for AL is required, provide definition:	
8 - How often do you inspect vehicles for safety hazards?	N/A
9 - Are safety inspection records maintained?	No
10 - Are vehicles assigned to specific drivers with back up drivers?	No
11 - Do you have any busing operations contracted to third parties that is greater than 50% of the overall busing operations?	No
12 - Are 15 passenger vans used for passenger transportation? (If yes, provide Member's policy/procedure with regards to how many passengers are transported in each van, seatbelts, other safety procedures, etc.)	No
13 - Do you own/operate Autonomous Vehicles? If so Autonomous Vehicle Supplemental Application is required.:	No
PLEASE ENTER 4 DIGIT YEAR FOR DATE WRITTEN, LAST UPDATED OR "NONE" for the next 5 questions	
14 - Fleet Management Safety Manual:	None
15 - Driver Training Program:	None
16 - MVR Criteria:	None
17 - Formal Written Accident Reporting Procedure:	None
18 - Employee Disciplinary Program for Driver Safety	None

Initial 

Date 5/1/2026

**INITIAL HERE**



**Coverage Term:** 03/16/2026 to 03/16/2027

**Member Name:**

**Agency:** Risk Management Associates, Inc.

**COVERAGE INFORMATION- CRIME**

Coverage	Response
1 - Employee Dishonesty Blanket Limit (faithful performance included):	\$100,000
2 - Employee Dishonesty Deductible:	\$1,000
3 - Theft, Disappearance or Destruction Limit	\$100,000
4 - Theft, Disappearance or Destruction Deductible	\$1,000
5 - Computer Fraud Limit	\$100,000
6 - Computer Fraud Deductible	\$1,000
7 - Forgery or Alteration Limit	\$100,000
8 - Forgery or Alteration Deductible	\$1,000
9 - Does the applicant check for past criminal records (theft of money and securities, robbery, etc.) on rateable employees?	Yes
10 - How frequently are audits performed? (weekly, monthly, quarterly, annually)	Annually
11 - Who performs the audit?	CPA
12 - Is countersignature of checks required?	No
13 - Are your bank accounts reconciled by someone not authorized to deposit or withdraw?	No
14 - Number of employees handling money(accountants,bookkeepers, cashiers, check signers,etc.):	0
15 - Number of messengers:	0
16 - Number of guards accompanying messenger:	0
17 - Is banking done by your internal staff or by other outside professionals?	Other

Initial 

Date 2/17/2026  
5/1/2026

**INITIAL HERE**



**Coverage Term:** 03/16/2026 to 03/16/2027

**Member Name:**

**Agency:** Risk Management Associates, Inc.

**COVERAGE INFORMATION - General Liability**

Coverage	Response
1 - GL Occurrence Limit	\$1,000,000
2 - GL Deductible	\$0
3 - Employee Benefits Occurrence Limit	\$1,000,000
4 - Medical Expense Limit (Max \$5,000)	\$5,000
5 - Total number of Housing Authority units	0
6 - If Housing Authority, please give number of section 8 units (including USDA units)	0
7 - Number of hotel units owned/operated by member	0
8 - Do you require all contractors & vendors with whom you do business to provide a contractual hold harmless and certificate of Insurance.	Yes
9 - Do you require groups using your facilities to provide a contractual hold harmless and Certificate of Insurance?	Yes
10 - Do you require groups using your facilities to make you an additional insured on their insurance policy?	Yes
11 - Do you have an ADA coordinator? If so please provide name.:	District Manager
12 - If you are a special district, are you responsible for sidewalk maintenance?	No

**CHECK YES/ NO FOR EACH OF THE FOLLOWING EXPOSURES**

13 - Athletic Fields & Activities	No
14 - Airports/Aircraft (Coverage limited to Premises Liability Only)	No
15 - Bleachers/Auditoriums/Stadiums	No
16 - Do you sponsor/operate Children/Youth Programs?	No
17 - Do you sponsor/operate Sr. Adult Program?	No
18 - Do you sponsor/operate programs for emotionally/mentally challenged individuals?	No
19 - Electric Power Distribution(Power Generation excluded)	No
20 - EMT's/Paramedics (Incl Fire Dept & Other 1st Responders)	No
21 - Exhibition/Convention Center	No
22 - Gas Utility Distribution (Generation Excluded)	No
23 - Golf Course	No
24 - Hospitals, Nursing Homes, Medical Facilities (Coverage limited to Premises Liability only, Medical Malpractice excluded)	No
25 - Law Enforcement(See Law Enforcement section for coverage questions)	No
26 - Marinas (Premises Liability only excludes Marina Operators Liability)	No
27 - Detention Facilities (See Law Enforcement section for coverage questions)	No
28 - Restaurants/Snack Bars/Food Beverage Carts	No
29 - Skate Parks	No
30 - Swimming Pools/Water Parks/Splash Parks	No
31 - Wastewater Treatment	No
32 - Water Utility	No
33 - Watercraft (Coverage limited to craft less than 52ft excludes paying passengers)	No
34 - Wharves/Piers/Docks (Excluding Marina Ops Liability)	No

Initial

Initial CDW

Date

2/25/2026





Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

35 - Drones (if yes, and you are requesting coverage complete the Unmanned Aircraft/Drone supplemental application found in the pool forms and documents) No

36 - Trampolines, inflatables, or bounce houses? No

COVERAGE INFORMATION- General Liability

Operations: Elder Care/ Respite Care

Response

1 - Number of Elder Care/Respite Care locations

2 - Ratio of clients to care providers

COVERAGE INFORMATION- General Liability

Operations: Special Events, Fairs, or Carnivals

Response

1 - If you have fireworks displays, how many a year do you have?

2 - Do you contract out the fireworks display to a licensed Pyrotechnician?

Initial 

Date 219 5/1/2026

INITIAL HERE



Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

**COVERAGE INFORMATION- General Liability**

Supervision Abuse Prevention (Required)	Response
1 - Who in the Entity has been designated to handle claims (include name, address, telephone number and email)?	District Manager
2 - With respect to Claims Incidents, etc., do you have a written procedure for obtaining information?	Yes
ENTER YES/NO FOR ALL OPERATIONS LISTED BELOW	
3 - Camps (Residential): (Yes/No)	No
4 - Camps with overnight stays: (Yes/No)	No
5 - Daycare Centers/Nursery Schools - Children or Adult Care: (Yes/No)	No
6 - Juvenile Detention Centers: (Yes/No)	No
7 - Medical Services and Professionals - Doctors, Psychiatrists, Visiting Nurse Services: (Yes/No)	No
8 - Mental Institutions: (Yes/No)	No
9 - Orphans or Foster Homes, including Social Service Agencies responsible for the Foster Home evaluation and/or placement: (Yes/No)	No
10 - Religious/Clergy/Church Organizations	No
11 - Schools - public or private elementary, junior high or high school: (Yes/No)	No
12 - Social Service Counselors - Social Workers, Psychologists: (Yes/No)	No
13 - Special Needs Educational Facilities: (Yes/No)	No
14 - Substance Abuse Facilities with overnight stays: (Yes/No)	No
15 - Substance Abuse Facilities without overnight stays: (Yes/No)	No
16 - Youth Organizations (Sports, Scouts, YMCA/YWCA, Big Brothers/Sisters, etc): (Yes/No) - If yes please specify in Comment field	No
17 - Is there a Sexual Abuse Prevention Program in effect?	No
18 - Has a written policy been established clearly expressing management's commitment to sexual abuse prevention?	No
19 - Have written procedures encompassing rules, a code of conduct and disciplinary measures been established for all staff and/or volunteers, which clearly define the policy and consequences of non-adherence?	No
20 - Has a mechanism been developed to ensure that sexual abuse prevention policies and procedures are implemented and enforced throughout the organization?	No
21 - Is there a Sexual Abuse Prevention Coordinator that reports to a member of management?	Yes
22 - Are management/staff trained in policies and procedures relating to the Sexual Abuse Prevention Program?	Yes
23 - Do policies and procedures include an incident reporting and follow-up mechanism?	Yes
24 - Are standard applications used for all prospective employees or volunteers?	Yes
25 - Is there a minimum of two background checks for prospective employees with documentation maintained in file?	No
26 - Do background checks include checks with "Sex Offender Hot-lines", State Police, State Department of Social Services, or similar public agencies? (where applicable)	No
27 - In the past five years have any employees or officers been terminated for cause related to sexually abusive behavior?	No

*CDW*





Coverage Term: 03/16/2026 to 03/16/2027

Member Name:

Agency: Risk Management Associates, Inc.

28 - Are records maintained documenting adherence to all applicable policies and procedures, e.g., hiring and screening, code of conduct, training, incident and follow-up procedures?	Yes
29 - Are you aware of any circumstance that may result in a sexual abuse claim? If Yes, explain in the comment box. (Please note providing details here does not qualify as reporting a claim)	No
30 - Have any members of the staff been transferred because of allegations of sexual abuse?	No

Initial CDL

Date 2/25/2026





Named Covered Party: Two Rivers West Community Development District  
Term: 05/01/2026 to 10/01/2026  
Coverage Provided by: Preferred Governmental Insurance Trust  
Quote Number: PK FL1 0294969 25-01 01

**YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU AND YOUR FAMILY OR YOU ARE PURCHASING UNINSURED MOTORISTS LIMITS LESS THAN YOUR BODILY INJURY LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.**

Uninsured Motorist coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting there from. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the Coverage Agreement. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability coverage agreements include Uninsured Motorist coverage at limits equal to the Bodily Injury limits in your coverage agreement unless you select a lower limit offered by the Trust or reject Uninsured Motorist entirely. Please indicate whether you desire to entirely reject Uninsured Motorist coverage, or, whether you desire this coverage at limits lower than the Bodily Injury Liability limits of your Coverage Agreement:

a. I hereby reject Uninsured Motorist coverage.

b. I hereby select the following Uninsured Motorist limits which are lower than my Bodily Injury Liability Limits:  
each person (enter limit if applicable):  
each accident.

c. I hereby select Uninsured Motorist coverage limits equal to my Bodily Injury Liability limits. (If you select this option disregard the bold face statement above.)

**ELECTION OF NON-STACKED COVERAGE**  
(Do not complete if you have rejected Uninsured Motorist)

You have the option to purchase, at a reduced rate, non-stacked (limited) type of Uninsured Motorists coverage. Under this form if injury occurs in a vehicle owned or leased by you or any family member who resides with you, this Coverage Agreement will apply only to the extent of coverage (if any) which applies to that vehicle in this Coverage Agreement. If an injury occurs while occupying someone else's vehicle, or you are struck as a pedestrian, you are entitled to select the highest limits of Uninsured Motorist coverage available on any one vehicle for which you are a Named Covered Party, covered family member, or covered resident of the Named Covered Party's household. This Coverage Agreement will not apply if you select the coverage available under any other Coverage Agreement issued to you or the Coverage Agreement of any other family member who resides with you.

If you do not elect to purchase the non-stacked form, your Coverage Agreement limit(s) for each motor vehicle are added together (stacked) for all covered injuries. Thus, your Coverage Agreement limits would automatically change during the Coverage Agreement term if you increase or decrease the number of autos covered under the Coverage Agreement.

I hereby elect the non-stacked form of Uninsured Motorist coverage.

I understand and agree that selection of any of the above options applies to my liability Coverage Agreement and future renewals or replacements of such Coverage Agreement which are issued at the same Bodily Injury Liability limits. If I decide to select another option at some future time, I must let the Trust or my agent know in writing.

Signature Carlos de la Ossa  
Name Carlos de La Ossa

Title Chair  
Date 5/1/2026



The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.





**Named Covered Party:** Two Rivers West Community Development District  
**Term:** 05/01/2026 to 10/01/2026  
**Coverage Provided by:** Preferred Governmental Insurance Trust  
**Quote Number:** PK FL1 0294969 25-01 01

# Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

N/A	Property	TIV: Not Included
N/A	Inland Marine	Blanket Unscheduled IM: Not Included Scheduled Inland Marine: Not Included Total All Inland Marine: Not Included
N/A	Property TRIA (Terrorism Risk Insurance Act) coverage	
X	Crime	
X	General Liability	Ratable Payroll: Not Included
N/A	Law Enforcement Liability	Officers: Not Included
X	Professional Liability	Employees: Not Included
X	Automobile	0 Units - Auto Liability 0 Units - Comprehensive 0 Units - Collision
N/A	Stop Loss Aggregate: Applies to:	Not Included
N/A	Excess Workers' Compensation	Payroll: Not Included
X	I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).	
X	I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).	

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

Signed by: Carlos de la Ossa  
 Signature Carlos de la Ossa Title Chair  
 Name Carlos de la Ossa Date 5/1/2026



Coverage is provided by Preferred Governmental Insurance Trust

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.



Application for Membership in the Preferred Governmental Insurance Trust

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Trust for continuing workers' compensation, liability, property and/or casualty coverage through membership in the Preferred Governmental

Insurance Trust, to become effective 12:01 a.m. 05/01/2026 (effective date of coverage agreement), and if accepted by the Fund's duly authorized representative, does hereby agree as follows:

(a) To accept and be bound by the provisions of the Florida Workers' Compensation Act;

(b) That, by this reference, the terms and provisions of the Amended Interlocal Agreement creating the Preferred Governmental Insurance Trust date October 1, 2004 are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Amended Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Amended Interlocal Agreement as provided therein;

(c) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(d) To abide by the rules and regulations adopted by the Board of Trustees of the Fund;

(e) That should either the Applicant or the Fund desire to cancel coverage, it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to the Fund as a condition precedent to participation in the Fund is true, correct and accurate in all respects.

\_\_\_\_\_  
(Name of Local Governmental Entity)

Signed by:  
By: Carlos de la Ossa  
Signature



\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Title: \_\_\_\_\_

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Printed Name

**For Internal Use only**

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ .

By: \_\_\_\_\_  
Administrator/Trustee

**AMENDED INTERLOCAL AGREEMENT CREATING  
THE  
PREFERRED GOVERNMENTAL INSURANCE TRUST**

This Amended Interlocal Agreement, restating and modifying the Preferred Governmental Insurance Trust, is made and entered into effective October 1, 2004, by and among the Local Governmental Entities who have executed Participation Agreements (Application for Membership in the Preferred Governmental Insurance Trust) to become effective October 1, 2004, such Local Governmental Entities representing one hundred percent (100%) of the Governmental Entities participating in the Preferred Governmental Insurance Trust, together with such other Local Governmental Entities who hereafter become members of the Fund, for the purposes and subject to the conditions and restrictions, as hereinafter set forth.

**WITNESSETH:**

**WHEREAS**, Article VIII, Section 2, Florida Constitution, provides municipalities shall have governmental, corporate and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes except as otherwise provided by law; and

**WHEREAS**, Section 125.01, Florida Statutes, provides that counties shall have the power to carry on county government and to exercise all powers and privileges not specifically prohibited by law; and

**WHEREAS**, Section 166.021, Florida Statutes, provides in part that "...municipalities shall have the governmental, corporate, and proprietary powers to enable them to conduct municipal government, perform municipal functions, and render municipal services, and may exercise any power for municipal purposes, except when expressly prohibited by law."; and

**WHEREAS**, Section 163.01, Florida Statutes, commonly known as the "Florida Interlocal Cooperation Act of 1969", provides that Local Governmental Entities may enter into interlocal agreements in order to make the most efficient use of their powers by enabling them to cooperate with other Local Governmental Entities on a basis of mutual advantage, thereby providing services and facilities in a manner, and pursuant to forms of governmental organization, that will best accord with geographic, economic, population, and other factors influencing the needs and development of Local Communities; and

Local Governmental Entities may enter into an interlocal agreement for the purpose of securing the payment of benefits under Chapter 440, Florida Statutes, provided such local governmental self- insurance fund created thereby has an annual normal premium in excess of five million dollars (\$5,000,000.00), maintains a continuing program of excess insurance coverage, submits annual audited year-end financial statements, and has a governing body which is comprised entirely of local elected officials; and

**WHEREAS**, Section 768.28, Florida Statutes, provides that the state and its agencies and subdivisions are authorized to be self-insured, to enter into risk management programs, or to purchase liability insurance for whatever coverage they may choose, or to have any combination thereof, in anticipation of any claim, judgment, and claims bill which they may be liable to pay pursuant to such section; and

**WHEREAS**, Section 111.072, Florida Statutes, authorizes any county, municipality, or political subdivision to be self-insured, to enter into risk management programs, or to purchase liability insurance for whatever coverage it may choose, or to have any combination thereof in anticipation of any judgment or settlement which its officers, employees, or agents may be liable to pay pursuant to a civil or civil rights lawsuit described in s. 111.07, Florida Statutes; and

**WHEREAS**, Section 624.462, Florida Statutes, provides that a governmental self-insurance pool created pursuant to Section 768.28(16), Florida Statutes, shall not be considered a commercial self-insurance fund; and

**WHEREAS**, each of the participating Local Governmental Entities which are party to this Agreement, and all subsequent Local Governmental Entities which become party to this Agreement, are public agencies as defined in Section 163.01, Florida Statutes, and are authorized to enter into this Interlocal Agreement by executing a Participation Agreement; and

**WHEREAS**, each of the Local Governmental Entities which are a party to this Agreement have the powers and authorities to establish, operate and maintain their own individual self-insured programs for the purpose of securing payment of benefits under Chapter 440, Florida Statutes; and

**WHEREAS**, each of the Local Governmental Entities which are a party to this Agreement have the powers and authorities to establish, operate and maintain their own individual self-insured programs for the purpose of securing payment of benefits under risk management programs or liability insurance programs; and

st, and in the best interest of the parties hereto,

that they join together to establish a consolidated and comprehensive Fund for the payment of benefits under the Florida Workers' Compensation Law, payment of claims, judgments and claims bills which they may become liable to pay, payment of certain civil rights liabilities, payment of casualty and property losses, and the purchase of appropriate policies of insurance, excess insurance and reinsurance to provide protection against such claims and liabilities; and

**WHEREAS**, the governing authority of each of the Local Governmental Entities which are a party to this Agreement have duly authorized the execution and delivery of a Participation Agreement obligating such Governmental Entity to full performance of this Agreement; and

**WHEREAS**, it is the intent of this Agreement to allow participation by additional Local Governmental Entities in the self-insurance fund created hereby, pursuant to the terms and conditions of this Interlocal Agreement;

**NOW, THEREFORE**, by virtue of the execution and delivery of a Participation Agreement, the parties hereto do hereby covenant and agree as follows

## **SECTION I**

### **INCORPORATION OF RECITALS**

The foregoing WHEREAS clauses are incorporated in, and made a part of, this Amended Interlocal Agreement.

## **SECTION II**

### **DEFINITIONS**

The following definitions shall apply to the provisions of this Amended Interlocal Agreement:

- 2.1 ADMINISTRATOR.** An individual, partnership or corporation engaged by the Fund to carry out the policies of the Fund and provide the day-to-day executive management and oversight of the Fund's operations, including, but not limited to, administration, marketing, underwriting, quoting, issuance, maintenance and auditing of coverage terms, coordinating other third party service providers retained by the Fund and ensuring that the policies and decisions of the Board of Trustees are implemented.

identifying, receiving, handling, adjusting, reserving, resolving and planning for the funding of eligible claims made by or against any Member of the Trust and any other necessary risk management operations.

- 2.3 CONTRIBUTION(S).** “Contribution(s)” shall mean any premium charge or other consideration imposed or collected by, or on behalf of the Trust, from its Members based on criteria adopted from time to time by the Board of Trustees. Contributions may be determined and set with respect to all Members, any individual Member or otherwise. The terms “Contribution(s)”, “Premium(s)” and “Premium Contribution(s)” are used interchangeably and synonymously throughout this Agreement.
- 2.4 COVERAGE TERMS.** “Coverage Terms” or “Coverage Agreements” shall mean the terms and conditions of certificates of insurance, policies of insurance, endorsements to policies of insurance, excess insurance policies and reinsurance policies which are provided to Fund Members from time to time which comprehensively set forth the insurance coverages provided to the Fund Members, as may be modified or altered from time to time with respect to all Members, any individual Member, or otherwise, within the applicable notice and procedural requirements of law, or in any other rules and regulations adopted by the Board of Trustees.
- 2.5 FUND.** “Fund” shall mean the group self-insurer’s fund or trust fund which is hereby created for the purposes set forth herein, known as the Preferred Governmental Insurance Trust. The terms “Fund”, “Trust” and “Trust Fund” are used interchangeably and synonymously throughout this Agreement.
- 2.6 LOCAL GOVERNMENTAL ENTITY OR ENTITIES.** “Local Governmental Entity or Entities” shall mean any “public agency” as defined by Section 163.01(3)(b), Florida Statutes.
- 2.7 MEMBER.** “Member” shall mean a Local Governmental Entity which has duly executed a Participation Agreement and otherwise has complied with all provisions of this Agreement, and which thereafter is entitled to all the rights and benefits conferred by, and subject to all conditions and obligations imposed by, this Agreement, the Coverage Terms, or any rules and regulations which may be adopted by the Board of Trustees.
- 2.8 NON-COMPLIANCE.** “Non-Compliance” shall mean the failure to comply with the terms of this Agreement, the Coverage Terms, or any rules and regulations which may be adopted by the Board of Trustees, but only to the extent that such Non-Compliance is deemed material by, and within the sole discretion of, the Board of Trustees.

Participation Agreement” shall mean the

application for membership in the Preferred Governmental Insurance Trust pursuant to which an applying member agrees to be bound by the provisions of the Florida Workers’ Compensation Act, this Amended Interlocal Agreement, the rules and regulations adopted by the Board of Trustees of the Fund, and when accepted by the Board of Trustees or their duly authorized representative, becomes a part of the Interlocal Agreement between the applying member and the Fund.

- 2.10 PREMIUM(S).** “Premium(s)” shall mean “Contribution(s)”.
- 2.11 PREMIUM CONTRIBUTION(S).** “Premium Contribution(s)” shall mean Contribution(s).
- 2.12 THIRD-PARTY CLAIMS MANAGER.** “Third-Party Claims Manager” shall mean an individual or organization providing claims management services to the Fund.
- 2.13 TRUST.** “Trust” shall mean the “Fund”.
- 2.14 TRUSTEES.** “Trustees” or “Board of Trustees” shall mean the collegial body charged with the operation and administration of the Fund pursuant to the provisions of this Agreement.
- 2.15 TRUST FUND.** “Trust Fund” shall mean the “Fund”.

**SECTION III**  
**ESTABLISHMENT OF “PREFERRED**  
**GOVERNMENTAL INSURANCE TRUST”**  
**AS A SELF-INSURED FUND**

- 3.1 ESTABLISHMENT.** The Preferred Governmental Insurance Trust is hereby established and created pursuant to the provisions of Article VIII, Section 2, of the Florida Constitution, Sections 125.01, 163.01, 624.4622, 768.28(15)(a) and 111.072, Florida Statutes, for the purposes, and with the powers, duties and obligations, as herein set forth.
- 3.2 LOCATION.** The location of the principal office of the Trust shall be determined from time to time by the Board of Trustees.
- 3.3 PURPOSES.** This Amended Interlocal Agreement is made and executed, and the Fund created hereby is established for the purposes of:
  - (a) Pooling Member’s resources to fulfill Members’ legal liabilities and obligations, including, but not limited to, providing for the payment of benefits under the Florida Workers’ Compensation Law;

by developing and refining specialized claim services, by developing and refining, internally or through third party service providers, a managed care system, together with the development and refining of loss prevention programs for the Members;

- (c) To pay or provide for general liability and casualty coverage to participating Members, including, but not limited to, public officials errors and omissions, employment practices liability and law enforcement liability claims;
- (d) To pay or provide for property coverage to participating Members;
- (e) To pay for or provide to its participating Members coverage in anticipation of any judgment or settlement resulting from a civil rights action arising under federal law;
- (f) To pay for or provide to participating Members coverage in anticipation of any claims bill passed by the Legislature;
- (g) To pay for or provide to participating Members coverage for any other risk authorized under Florida law to be self-insured;
- (h) To pay for or provide to participating Members all or a part of such coverages.

This Agreement is not intended to create a partnership or other legal entity whereby one Member assumes the obligations of another Member, or the obligations of the Fund in general.

**3.4 NON-ASSESSABILITY.** Should a deficit develop in the Trust, after excess reinsurance recoveries, whereby claims or other expenses cannot be paid, each individual Member shall assume liability for the costs of claims brought against that Member as if such Member were individually self-insured. Each individual Member shall thereafter be responsible for its individual costs including, but not limited to, claims administration without an obligation to, or a right of contribution from, other Members.

**3.5 POWERS.** The Trust shall have all the rights, powers, duties and privileges as set forth in Article VIII, Section 2 of the Florida Constitution, and Sections 163.01, et seq., 624.4622, 768.28(15)(a) and 111.072, Florida Statutes, and any other applicable Florida Statutes, which are necessary to accomplish the purposes described in Section 3.3, including but not limited to the following:

- (a) Securing the payment of benefits under Chapter 440, Florida Statutes.

rom Members for the purpose of paying for or

providing casualty, property, and liability coverage, and securing the payment of claims associated therewith.

(c) Paying for or providing coverage for any other risk authorized under Florida law to be self-insured.

(d) Paying for or providing all or a part of such coverages.

(e) To make, enter into, and arrange for insurance, reinsurance, excess insurance, catastrophic insurance, stop-loss insurance, or any other coverage as the Fund shall deem necessary and appropriate, without such purchase being deemed a waiver of sovereign immunity.

(f) To pay, or approve the payment of, any expenses and fees associated with the operation of the Fund.

(g) To indemnify and hold harmless any Trustee, officer of the Fund, or any person acting on behalf of the Fund, to the fullest extent such indemnification is permitted by law, against (1) reasonable expenses actually and necessarily incurred in connection with any threatened, pending or completed action, suit or proceeding, whether civil, administrative or civil investigative, including any action, suit or proceeding by or on behalf of the Fund, seeking to hold said person liable by reason of the fact that he or she was acting in such capacity, and (2) reasonable payments made by him or her in satisfaction of any judgment, monetary decree or settlement for which he or she may have become liable in any such action, suit or proceeding by reason of the fact that he or she was acting in such capacity. This indemnification is not intended to, and does not, waive any immunities provided to Members of the Fund, Trustees serving in their capacity as Trustees to the Fund, or to officers or employees of the Fund, by virtue of the laws of the state of Florida, but is merely in addition to such rights, privileges and immunities. (Ref. 624.489 and 768.28, FS).

## SECTION IV

### ADMINISTRATION OF FUND

- 4.1** MEETINGS. The Board of Trustees shall meet at such time and in such location as may be acceptable to a majority of the Board of Trustees. The Chairman of the Board of Trustees or his designee shall set the date, time and location of each meeting, and notice thereof shall be furnished to each Trustee by the Chairman or his designee not less than ten (10) days prior to the date of such meeting.

may specify the purpose thereof, and any action proposed to be taken there at. Such notice shall be directed to each Trustee by mail to the address of such Trustee as is recorded in the office or offices of the Fund. In no event shall the Board of Trustees meet less than quarterly.

The Chairman of the Board or any three (3) Trustees may call a special meeting and direct the Administrator to send the prerequisite notice for any special meeting of the Board of Trustees. Special meetings of the Board of Trustees may be held at any time and place without notice, or with less than the prerequisite notice, provided all Trustees execute a waiver of notice and consent to said meeting.

For purposes of a duly called meeting of the Board of Trustees, a quorum shall exist if a majority of the members of the Board of Trustees are present. The Administrator shall keep minutes of all meetings, proceedings and acts of the Board of Trustees, but such minutes need not be verbatim. Copies of all minutes of the Board of Trustees shall be sent by the Administrator to all Trustees.

- 4.2** **VOTING.** All actions by, and decisions of, the Board of Trustees shall be by vote of a majority of the Trustees attending a duly called meeting of the Board of Trustees at which a quorum is present; however, in the event of a duly called special meeting, all actions by, and decisions of, the Board of Trustees may be by vote of a majority of the Trustees present and attending such special meeting if a proper waiver of notice and consent was obtained as provided herein.
- 4.3** **OFFICE OF THE FUND.** The Board of Trustees shall establish, maintain and provide adequate funding for an office or offices for the administration of the Fund. The address of such office or offices shall be made known to the units of local governments eligible to participate in, or participating in, the Fund. The books and records pertaining to the Fund and its administration shall be kept and maintained at the office or offices of the Fund.
- 4.4** **EXECUTION OF DOCUMENTS.** A certificate, document, or other instrument signed by the Chairman or the Administrator of the Fund shall be evidence of the action of the Board of Trustees and any such certificate, document, or other instrument so signed shall conclusively be presumed to be authentic. Likewise, all acts and matters stated therein shall conclusively be presumed to be true.

OR. The trustees shall designate and provide

compensation for an Administrator to administer the affairs of the Fund. Any Administrator so designated shall furnish the board of Trustees with a fidelity bond with the Trustees as named obligee. The amount of such bond shall be determined by the Trustees and the evidence thereof shall be available to all units of government eligible to participate, or participating in, the Fund.

- 4.6** COMPENSATION AND REIMBURSEMENT OF TRUSTEES. The Board of Trustees may from time to time establish a reasonable amount of compensation to cover attendance at a duly called meeting by the Board of Trustees, or to cover the performance of the normal duties of a Trustee. Such compensation shall include reimbursement for reasonable and necessary expenses incurred therewith.

## SECTION V

### NUMBER, QUALIFICATION, TERM OF OFFICE AND POWER AND DUTIES OF TRUSTEES

- 5.1** NUMBER AND QUALIFICATION OF TRUSTEES. The operation and administration of the Trust shall be the joint responsibility of a Board of Trustees consisting of seven (7) Trustees. No Trustee may be elected who is, or continue to serve as a Trustee after becoming, an owner, officer, or employee of a service provider to the Fund. Each Trustee shall be an elected official of a Member. No two (2) Trustees may be elected officials from the same Member. Each Trustee shall serve for a period of four (4) years, or the balance of such Trustee's term of office as an elected official of the Member, whichever shall first occur. A Trustee may serve successive four (4) year terms provided such Trustee continues to remain an elected official of a Member. Each and every Trustee named, and each successor Trustee, shall acknowledge and consent to their election as a Trustee by giving written notice of acceptance of such appointment to the chairman, or acting chairman of the Board of Trustees.
- 5.2** RESIGNATION AND REMOVAL OF A TRUSTEE. A Trustee may resign and become and remain fully discharged from all further duties or responsibilities hereunder, by giving at least sixty (60) days prior written notice sent by certified mail, overnight delivery or other appropriate method of delivery to the chairman or acting chairman of the Board of Trustees. Such notice shall state the date said resignation shall take effect, and such resignation shall take effect on the date designated unless a successor Trustee has been elected at an earlier date as herein provided, in which event resignation shall take

oral notice of resignation may be given at any duly convened meeting of the Trustees, which said oral notice of resignation shall be incorporated, and made a part of, the minutes of such duly convened meeting. A Trustee may be removed by a majority vote of the Board of Trustees or by a majority vote of the Members. Any Trustee, upon leaving office, shall forthwith turn over and deliver to the chairman or the secretary of the Trustees at the principal office of the Trust any and all records, books, documents or other property in such Trustees possession, or under such Trustees control, which belongs to the Trust.

**5.3 ELECTION OF SUCCESSOR TRUSTEES.** Successor Trustees shall be elected by a majority vote of the Board of Trustees. Nominations for the election of Trustees may be made by the Board of Trustees or by any Member of the Fund.

**5.4 TRUSTEE TITLE.** In the event of death, resignation, refusal or inability to act by any one or more of the Trustees, the remaining Trustees shall have all the powers, rights, estates and interests of this Trust and shall be charged with its duties and responsibilities; provided, however, that in such case(s), no action may be taken unless it is concurred in by a majority of the remaining Trustees.

**5.5 TRUSTEE OFFICERS.** The Trustees shall elect from among themselves a chairman, vice-chairman and secretary of the Board of Trustees. Such officers shall be elected annually at the end of the fiscal year of the Trust, and may succeed themselves.

**5.6 POWER AND AUTHORITY.** The Board of Trustees shall be charged with the duty of the general supervision and operation of the Fund, and shall conduct the business activities of the Fund in accordance with this Agreement, its by-laws, rules and regulations and applicable federal and state statutes and rules and regulations. In connection therewith, the Board of Trustees may exercise the following authority and powers:

(a) To collect premiums from participating Members in an amount individually agreed to by the Fund and said Members for the purpose of paying for or providing the coverages provided in this Agreement to participating Members.

(b) To pay for or provide such excess insurance or reinsurance coverage as is necessary to accomplish the purpose of the Fund.

and arrange for lines or letters of credit to assist in providing the coverages provided in this Agreement to participating Members.

(d) To pay for or provide appropriate liability and other types of insurance to cover the acts of the Board of Trustees of the Fund.

(e) To contract with appropriate professional service providers to meet the purposes of the Fund, and to expend funds for the reasonable operating and administrative expenses of the Fund, including but not limited to, all reasonable and necessary expenses which may be incurred in connection with the establishment of the Fund, in connection with the employment of such administrative, legal, accounting, and other expert or clerical assistance to the Fund, and in connection with the leasing and purchase of such premise, material, supplies and equipment as the Board, in its discretion, may deem necessary for or appropriate to the performance of its duties, or the duties of the Administrator or the other agents or employees of the Fund.

(f) To pay claims the Fund becomes legally obliged to pay pursuant to the Coverage Agreements entered into by and between the Fund and participating Members.

(g) To establish and accumulate as part of the Fund adequate reserves to carry out the purposes of the Fund.

(h) To pay premiums on, and to otherwise secure or provide, insurance products that are ancillary to the coverages authorized by this Agreement.

(i) To invest and reinvest funds that may come into the possession of the Fund.

(j) To assume the assets and liabilities of the Fund.

(k) To take such actions and expend such funds as are reasonably necessary to facilitate the cessation of the business of the Fund.

(l) To exercise such powers that are authorized to be exercised by trustees under and pursuant to the laws of Florida.

(m) To take such other action and expend such funds as are reasonably necessary to accomplish the purposes of the Fund.

**5.7 APPROVAL OF MEMBERS.** The Board of Trustees, after the inception of the Fund, shall receive applications for membership from prospective new participants in the Fund and shall approve applications for membership in accordance with the terms of this Agreement, any Participation Agreement, applicable federal and state statutes and rules and regulations, and the rules and regulations established by the Board of Trustees for the admission of new members into the Fund; provided, however, no prospective member may

the state. As used herein, the phrase “public agency” includes, but is not limited to, the state, its agencies, counties, municipalities, special districts, school districts, and other governmental entities; the independent establishments and constitutional officers of the state, counties, municipalities, school districts, special districts, and other governmental entities; and corporations primarily acting as instrumentalities or agencies of the state, counties, municipalities, special districts, school districts, and other governmental entities. The Board of Trustees shall be the sole judge of whether or not an applicant for membership shall be eligible to participate in the Fund; provided, however, the Board of Trustees may delegate the functions associated with approval of Members to the Administrator.

- 5.8 REPORTING.** The Board of Trustees shall be responsible for and shall cause to be prepared and filed such annual or other periodic audits, reports and disclosures as may be required from time to time pursuant to applicable federal and state statutes and rules and regulations, including, but not limited to, periodic payroll audits, periodic summary loss reports, periodic statements of financial condition, certified audits, appropriate applications filed by prospective new members, reports as to financial standings, payroll records, reports relating to coverage, experience, loss and compensation payments, summary loss data statements, periodic status reports, and any other such reports as may be required from time to time to accomplish the purpose of the Fund or to satisfy the requirements of appropriate governmental entities.
- 5.9 TRUSTEES’ LIABILITY.** The Trustees and their agents and employees shall not be liable for any act of omission or commission taken pursuant to this Agreement unless such act constitutes a willful breach of fiduciary duties nor shall any Trustee be liable for any act of omission or commission by any other Trustee or by any employee or agent of the Fund. The Fund hereby agrees to save, hold harmless and indemnify the Trustees and their agents and employees for any loss, damage or expense incurred by said persons or entities while acting in their official capacity on behalf of the Fund, unless such action constitutes a willful breach of fiduciary duties.
- 5.10 RELIANCE ON COUNSEL’S OPINION.** The Board of Trustees may employ and consult with legal counsel concerning any questions which may arise with reference to the duties and powers of the Board of Trustees or with reference to any other matter pertaining to this Agreement or the Fund created thereby; and the opinion of such counsel shall be full and complete authorization and protection from liability arising out of or in respect to any action taken or

in good faith and in accordance with the opinion of such counsel.

- 5.11 BY-LAWS, RULES AND REGULATIONS.** The Board of Trustees may adopt and enforce such by-laws, rules and regulations as between the Members of the Fund and the Fund governing the operation of the Fund as are consistent with the terms of this Agreement and as are reasonably necessary to accomplish the purposes of the Fund.

## **SECTION VI**

### **POWERS AND DUTIES OF THE ADMINISTRATOR**

- 6.1 RESPONSIBILITIES.** The Administrator shall have the power and authority to implement the directives of the Board of Trustees and the policy matters set forth by the Board of Trustees as they relate to the on-going operation and supervision of the Fund, the by-laws, rules and regulations established by the Board of Trustees, the provisions of this Agreement, and applicable federal and state statutes, rules and regulations. The powers, duties and responsibilities of the Administrator retained by the Board of Trustees shall be set forth in an Administrative Agreement executed between the Board of Trustees and the Administrator.
- 6.2 CONTRIBUTIONS.** The Administrator shall deposit into the account or accounts designated by the Board of Trustees, at the financial institution or institutions designated by the Board of Trustees, all contributions as and when collected from the Members and said monies shall be disbursed only in the manner provided by this Agreement, the Coverage Agreements, the rules, regulations and by-laws of the Board of Trustees, and the Agreement entered into by and between the Board of Trustees and the Administrator.

## **SECTION VII**

### **MEMBERS**

- 7.1 MEMBERSHIP CANCELLATION, SUSPENSION OR EXPULSION.** The Board of Trustees shall be the sole judge of whether membership in the Fund may be cancelled, or whether a member may be suspended or expelled from the Fund; provided, however, the Board of Trustees may delegate the functions associated with cancellation, suspension or expulsion of a Member to the Administrator. Written notice of any such cancellation, suspension or expulsion shall be provided by the Fund to the member no less than thirty

expulsion, and no liability under this Agreement or any other agreement, certificate, document, or other instrument executed by the Fund and the member pursuant to this Agreement, shall accrue to the Fund following the effective date of such cancellation, suspensions or expulsion. The minimal notice provisions of this paragraph shall not apply in the event a member fails to make the requisite contributions for coverages under this Agreement when such contributions are due.

**7.2** **RESPONSIBILITIES OF MEMBERS.** By execution of a Participation Agreement agreeing to be bound by the terms and conditions of this Amended Interlocal Agreement, each Member agrees to abide by the following rules and regulations:

- (a) The Trustees have the sole responsibility to govern and direct the affairs of the Fund pursuant to this Agreement.
- (b) Any Member who formally applies for Membership in this Fund, and who is accepted by the Board of Trustees, shall thereupon become a party to this Amended Interlocal Agreement and shall be bound by all of the terms and conditions contained herein. The Participation Agreement shall constitute a counterpart of this Amended Interlocal Agreement, and this Amended Interlocal Agreement shall constitute a counterpart of the Participation Agreement.
- (c) To maintain a reasonable loss prevention program in order to provide the maximum in safety and lawful practices as such may relate to the potential liability assumed by the Fund under this Agreement or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement.
- (d) To comply with the conditions of the Florida Workers' Compensation Law.
- (e) To provide immediate notification in the event an accident or incident occurs which is likely to give rise to a claim within the scope of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement.
- (f) To promptly make all contributions for coverages arising under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Fund and the Member pursuant to this Agreement, at the time and in the manner directed by the Board of Trustees.

other contribution reduction program established by the Board of Trustees.

(g) In the event of the payment of any loss by the Fund on behalf of the Member, the Fund shall be subrogated to the extent of such payment to all the rights of the Member against any party or other entity legally responsible for damages resulting from said loss, and in such event, the Member hereby agrees, on behalf of itself, its officers, employees and agents, to execute and deliver such instruments and papers as is required, and do whatever else is reasonably necessary, to secure such right to the Fund, and to cooperate with and otherwise assist the Fund as may be necessary to effect any recovery sought by the Fund pursuant to such subrogated rights.

(h) The Board of Trustees, its Administrator, and any of their agents, servants, employees or attorneys, shall be permitted at all reasonable times and upon reasonable notice to inspect the property, work places, plants, works, machinery and appliance covered pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, and shall be permitted at all reasonable times while the Member participates in the Fund, and up to and including two (2) years following the termination of its membership in the Fund, to examine the Members' books, vouchers, contracts, documents and records of any and every kind which show or tend to show or verify any loss that may be paid or may have been paid by the Fund on behalf of the Member pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, or which show or verify the accuracy of any contribution which is paid or payable by the Member pursuant to the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(i) The Fund is to defend in the name and on behalf of the Member any claims, suits or other legal proceedings which may at any time be instituted against the Member on account of bodily injury liability, property damage, property damage liability, errors and omissions liability or any other such liability, monetary or otherwise, to the extent such defense and liability has been assumed by the Fund pursuant to his Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, subject to any and all of the definitions, terms, conditions and exclusion contained in said

Agreement, certificate, document, or other instruments, although such claims, suits, allegations or demands are wholly groundless, false, fraudulent, and to pay all costs taxed against the Member in any such legal proceedings defended by the Fund or the Member, all interest, if any, legally accruing before and after entry of judgment in such proceedings, and all expense incurred in the investigation, negotiation or defense of such claims, suits, allegations or demands. Such defense shall be subject to the control of the Fund and its Administrator, which may make such investigations and settlement of any such claim, suit, or other legal proceeding, monetary or otherwise, as they deem expedient. The Member agrees to cooperate fully with the Fund, its administrator and their agents, with respect to the investigation, adjustment, litigation, settlement and defense of any claim, suit, or other legal proceeding, monetary or otherwise, which would be covered by the terms of this Agreement and/or any policies of insurance, excess insurance or re-insurance which have been purchased to provide protection against such claims and liabilities. The Member acknowledges that failure to cooperate fully in the investigation, defense or litigation of such claims, suits, or liabilities may constitute grounds for denial of coverage pursuant to this Agreement and/or the applicable policies of insurance.

(j) The liability of the Fund is specifically limited to the discharge of the liability of its Members assumed pursuant to this Agreement or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement; the coverage of the Fund does not apply to punitive or exemplary damages.

(k) Unless the Fund and the Member otherwise expressly agree in writing, coverage by the Fund for a Member under the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall expire automatically on the last day of September of each calendar year, and no liability under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall accrue to the Fund beyond such expiration date unless such Member renews its coverage.

(l) Except as otherwise provided herein, a Member's coverage may be cancelled by the Fund or the Member at any time upon no less than thirty (30) days prior written notice by the Board of Trustees or Administrator to

state the date such cancellation shall become effective.

(m) Excess monies remaining after the payment of claims and claims expenses, and after provision has been made for the payment of open claims and outstanding reserves, may be distributed by the Board of Trustees to the Members participating in the Fund in such manner as the Board of Trustees shall deem to be equitable.

(n) There will be no disbursements out of the reserve fund established by the Fund by way of dividends or distributions of accumulated reserves to Members until after provision has been made for all obligations against the Fund and except at the discretion of the Board of Trustees.

(o) Qualified service providers, including attorneys selected by the Fund, shall defend, investigate, settle and otherwise process and dispose of all claims, suits, allegations or demands that may result in liability assumed by the Fund on behalf of the Member pursuant to this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(p) The Member, through the Board of Trustees, does hereby appoint the Administrator as its agent and attorney-in-fact, to act on its behalf and to execute all necessary contracts, reports, waivers, agreements, excess insurance contracts, service contracts, and other documents reasonably necessary to accomplish the purposes and to fulfill the responsibilities of the Fund; to make or arrange for the payment of claims, claims expenses, and all other matters required or necessary insofar as they affect the matters covered pursuant to the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, and the rules and regulations now or hereafter promulgated by the Board of Trustees.

(q) To make prompt payment of all contributions and penalties as required by the Board of Trustees, said contributions or penalties to be determined by the Board of Trustees. Any disputes concerning contributions or penalties shall be resolved after the payment of said contributions or penalties.

(r) To pay reasonable penalties as determined by the Board of Trustees for late payment of contributions required under this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

under the terms of this Agreement, or any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement, shall expire and be cancelled, upon no less than ten (10) days prior written notice from the Fund to the Member, for nonpayment of contributions.

(t) To abide by all the terms and conditions of this Agreement, the Participation Agreement, the Fund's by-laws, the rules and regulations, the terms of any coverage document issued by the Fund to the Member, and any other agreement, certificate, document, or other instrument executed by the Member and the Fund pursuant to this Agreement.

(u) Each Member voluntarily transfers to the Trust any rights and privileges such Member enjoys under the laws of the State of Florida, including Sections 163.01, and 768.28, Florida Statutes, and specifically those statutory provisions pertaining to such Member's sovereign immunity and the applicable limitations of the Member's liability to \$100,000.00 per individual claim, and to \$200,000.00 for multiple claims, arising out of the same transaction. The purchase of insurance or indemnity hereunder shall not be deemed or be construed as a waiver of sovereign immunity by the Members.

## **SECTION VIII**

### **ACCOUNTING**

True and complete accounts shall be kept of all transactions and of all assets and liabilities of the Trust. The accounts of the Trust shall be audited annually by a firm of independent certified public accountants, which shall be selected by the Board of Trustees.

## **SECTION IX**

### **DURATION**

This Agreement shall continue in full force and effect until it is terminated by the mutual consent of all the Members; provided, however, that this Section IX shall not be construed to preclude the termination and winding up of the Trust within the discretion of the Board of Trustees, or the amendment of this Agreement pursuant to Section X.

**AMENDMENT**

This Agreement may be amended upon the written consent of the Members of the Fund. Execution of a Participation Agreement or renewal of coverages provided by the Fund shall constitute such written consent.

**SECTION XI**

**STATUTES, RULES AND REGULATIONS**

The Trust shall at all times act in accordance with the provisions of statutes, rules and regulations of the State of Florida.

**SECTION XII**

**MISCELLANEOUS PROVISIONS**

- 12.1 PROHIBITION AGAINST ASSIGNMENT.** No Member may assign any right, claim, or interest it may have under this Agreement, or any coverage term, and no creditor, assignee, or third-party beneficiary of any Member shall have any right, claim, or title to any part, share, interest, funds, or assets of the Trust except as specifically may be agreed to by the Trust.
- 12.2 APPLICABLE LAW.** This Agreement shall be governed by and construed in accordance with the statutes, rules and regulations of the State of Florida, and all questions pertaining to its validity, construction, and administration shall be determined in accordance with the laws of the State of Florida.
- 12.3 ENFORCEMENT.** The Trust and its Members shall have the power to enforce this Agreement by action brought in any court of appropriate jurisdiction within the State of Florida.
- 12.4 SEVERABILITY.** If any term or provision of this Agreement, or the application of such term or provision to any person or circumstance, shall to any extent be invalid or unenforceable, the remainder of this Agreement and the application of such term or provision to persons or circumstances other than those to which it is held invalid or unenforceable shall not be effected, and each term or provision of this Agreement shall be valid and enforceable to the full extent permitted by law.
- 12.5 CONSTRUCTION.** Whenever any words are used in this Agreement in the masculine gender, they shall be construed as though they were also used in the feminine or neutral gender in all situations where they would so apply.

ed in this Agreement in the singular, they shall

be construed as though they were also used in the plural form in all situations where they would so apply. Whenever any words are used in this Agreement in the plural form, they shall be construed as they thought were used in the singular form in all situations where they would so apply.

**12.6 FISCAL YEAR.** The Fund shall operate on a fiscal year from 12:01 a.m., October 1, to midnight the last day of September of the succeeding year. Application for membership, when approved in writing by the Board of Trustees or its designee, shall constitute a continuing contract for each succeeding fiscal year unless cancelled by the Board of Trustees or the participating Member in the manner herein provided.

By execution of the attached Participation Agreement or renewal of coverages provided by the Fund, and upon acceptance by the Board of Trustees, or their designated agent, the Member agrees to be fully bound by the terms and conditions of the Amended Interlocal Agreement, effective October 1, 2004, and thereafter.

**MENT "A" TO THE  
AMENDED INTERLOCAL AGREEMENT  
CREATING  
THE PREFERRED GOVERNMENTAL INSURANCE TRUST**

**WHEREAS**, Section X of the Amended Interlocal Agreement Creating The Preferred Governmental Insurance Trust (alternatively "Preferred", "Fund" or "Trust") provides that the Interlocal Agreement may be amended by the members of Preferred, and that execution of either a Participation Agreement or an Agreement for Renewal of Coverage shall constitute written consent to such amendment; and

**WHEREAS** , in order to protect the integrity of Preferred, its continued success and provide security as to its operation and administration, it is essential that the provisions of the Interlocal Agreement, relating to who may serve as a Trustee of Preferred, be fully compliant with applicable Florida Statutes;

**NOW, THEREFORE** , by execution of a Participation Agreement or Agreement for Renewal of Coverage, the Members of Preferred do hereby amend subsection 5.1 of the Amended Interlocal Agreement to read as follows:

**5.1 NUMBER AND QUALIFICATION OF TRUSTEES.** The operation and administration of the Trust shall be the joint responsibility of a Board of Trustees consisting of seven (7) Trustees. No Trustee may be elected who is, or continue to serve as a Trustee after becoming, an owner, officer, or employee of a service provider to the Fund. Upon initial election to the Board of Trustees, a Trustee shall be a local elected official of a member of the Trust. No two (2) Trustees may be local elected officials from the same governmental entity. Each Trustee shall serve for a period of four (4) years, or the balance of such Trustee's term of office as a local elected official. Following a Trustees' initial term of office, such Trustee may continue to serve as a Trustee of Preferred provided: (1) such Trustee holds an office as an elected local official (as required by s. 624.4622(1) (d) Florida Statutes); and (2) a majority of the Board of Trustees, in their sole discretion, determine that it is in the best interest of the Trust that such Trustee continue to serve as a Trustee of Preferred, and so elects such Trustee to continue to serve a successive term, or terms. Each and every Trustee named, and each successor Trustee, shall acknowledge and consent to their election as a Trustee by giving written notice of acceptance of such election to the Chairman, or acting Chairman, of the Board of Trustees.

Effective Date: October 1, 2013

**NT "B" TO THE  
AMENDED INTERLOCAL AGREEMENT  
CREATING  
THE PREFERRED GOVERNMENTAL INSURANCE TRUST**

**WHEREAS**, Section X of the Amended Interlocal Agreement Creating The Preferred Governmental Insurance Trust (alternatively "Preferred", "Fund" or "Trust") provides that the Amended Interlocal Agreement may be amended by the members of Preferred, and that execution of either a Participation Agreement or an Agreement for Renewal of Coverage shall constitute written consent to such amendment; and

**WHEREAS**, due to legislative changes to Florida Statutes over time, it is necessary to amend certain provisions of the Amended Interlocal Agreement to be fully compliant with applicable amended Florida Statutes;

**NOW, THEREFORE**, by execution of a Participation Agreement or Agreement for Renewal of Coverage, the Members of Preferred do hereby amend the Amended Interlocal Agreement set forth as follows:

1. Sections 3.1 and 3.5 of the Amended Interlocal Agreement, references to Section 768.28(15)(a), are hereby amended and restated to read 768.28(**16**)(a).
2. Section 7.2(u) of the Amended Interlocal Agreement is hereby fully amended and restated as follows:

Each Member voluntarily transfers to the Trust any rights and privileges such Member enjoys under the laws of the State of Florida, including Sections 163.01, and 768.28, Florida Statutes, and specifically those statutory provisions pertaining to such Member's sovereign immunity and the applicable limitations of the Member's liability set forth therein as amended from time to time. The purchase of insurance or indemnity hereunder shall not be deemed or be construed as a waiver of sovereign immunity by the Members.

3. Except as expressly modified and amended hereby, the terms and conditions of the Amended Interlocal Agreement are hereby ratified and affirmed and shall remain in full force and effect, and the parties promise to continue to perform all obligations of the Amended Interlocal Agreement.

Effective Date: October 1, 2025



**Down to Earth Landscape & Irrigation**

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

**Estimate: #147272**

**Customer Address**

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

**Billing Address**

Jayna Cooper  
Inframark  
2005 Pan Am Circle Suite 300  
Tampa, FL 33604

**Physical Job Address**

Two Rivers West  
35072 Big Hawk Drive  
Zephyrhills, FL 33541

**Job**

West Replacement Plants  
Revised

**Estimated Job Start Date**

May 22, 2026

**Proposed By**

Dave Towsley

**Due Date**

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Confederate Jasmine Installed (E)	1 Gallon Plant	600	\$13.52	\$8,112.00
Firebush "Firefly" Installed (E)	3 Gallon Plant	200	\$28.50	\$5,700.00
Azalea "Formosa" Installed (E)	3 Gallon Plant	150	\$29.83	\$4,474.50
Giant Apostle Iris Installed (E)	1 Gallon Plant	200	\$16.85	\$3,370.00
Viburnum Obovatum "Walters Viburnum" Installed (E)	3 Gallon Plant	200	\$28.50	\$5,700.00
Cocoa Mulch Installed (E)	2 Cubic Foot Bag	200	\$11.26	\$2,251.98
Pine Bark Installed (E)	3 Cubic Foot Bag	200	\$14.58	\$2,915.99
Magnolia "DD Blanchard" installed (E)	3.5" Caliper	1	\$1,691.02	\$1,691.02
Palm Sabal "Booted" Installed (E)	16' CT	3	\$844.10	\$2,532.31
Slash Pine installed (E)	45 Gallon Plant	3	\$670.17	\$2,010.51
Flax Lily "Blueberry Flax" Installed (E)	1 Gallon Plant	100	\$13.52	\$1,352.00
Ligustrum Tree	Each	2	\$3,858.00	\$7,716.00
Oak Tree Live	Each	2	\$6,429.00	\$12,858.00
			<b>Subtotal</b>	<b>\$60,684.31</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$60,684.31</b>

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

- Replacements along Two Rivers blvd. These plants are up and down the blvd in different beds. 150 Firebush, 100 Azalea, 100 viburnum, 400 Jasmine, \$16,926 approx
- Install replacement plants located at the mail kiosks throughout community 200 Iris, 100 Viburnum, 50 Azalea, 100 Flax lily, 50 Firebush, 200 Jasmine. \$11,782.50 approx.
- Install 1 Magnolia, 1 Sabal palms @ MI Homes (shortgrass Kiosk) \$2,535
- Install 3 Slash pines located @ Taylor Morrison (Hammock) parking lot to model center \$2,010.51
- Install 2 Sabal palms located @ Pulte villas mail Kiosk (Fairfield) \$1,688.33
- Install 2 12 x 12 Ligustrum trees at Two rivers blvd and tarmac \$7,716
- Replace 2 oak trees one located near Two Rivers blvd and roundabout Exit side, One located @ Two rivers Blvd and sr 56 center island. \$12,858
- Mulch is only for newly planted plants not the whole bed \$5,167.97
- this is not for all dead plant material just the focal points.



Irrigation will be billed 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:

Dave Towsley  
Down to Earth

05/05/2026

Date

Agreed & Accepted By:

Jayna Cooper

5-5-2026

Inframark

Date

## **Landscape Installation and Maintenance Services Agreement** *(Phase D1 and D6)*

This Landscape Installation and Maintenance Services Agreement (this “**Agreement**”) is entered into as of May 5, 2026, between the **Two Rivers West Community Development District**, a local unit of special-purpose government organized and established under Chapter 190, Florida Statutes (the “**District**”) and **Sperber Landscape Companies, LLC**, a Delaware limited liability company (the “**Contractor**”).

### **Background Information:**

The District owns, operates, and maintains certain common areas, landscaping, and irrigation systems within and around the District. The District desires to retain an independent contractor to provide landscape and irrigation installation and maintenance services for these lands. Contractor represents that it is qualified to serve as a landscape and irrigation installation and maintenance contractor and provide services to the District. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

### **Operative Provisions:**

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Agreement.
2. **Contractor’s Representations.** In order to induce the District to enter into this Agreement, Contractor makes the following representations, upon which the District has actually and justifiably relied:
  - a. That Contractor has examined and carefully studied the project site, and that Contractor has the experience, expertise, and resources to perform all required work.
  - b. That Contractor has visited the site and at least a fair representative sample of the project area and become familiar with and is satisfied as to the general, local, and site conditions that may affect cost, progress, performance or furnishing of the work to be performed pursuant to this Agreement.
  - c. The Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of all landscaping installed by the Contractor for the lifetime of this Agreement.
  - d. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism, upon written notice to the District.
  - e. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

- f. That Contractor is familiar with and can and shall comply with all federal, state, and local laws and regulations that may affect cost, progress, performance, and furnishing of the work to be performed pursuant to this Agreement.

**3. Description of Work.**

- a. The work to be performed shall include all labor, material, equipment, supervision, and transportation necessary to perform the services as described in the attached Scope of Work which is attached hereto as **Exhibit A** for the areas depicted on the Maintenance Map which is attached hereto as **Exhibit B** (collectively the “**Work**”).
- b. The Contractor agrees that the District shall not be liable for the payment of any work or services unless the District (including irrigation repair work), through an authorized representative of the District, authorized the Contractor, in writing, to perform such work.

- 4. Additional Work.** If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, amendment, or work order authorization. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.

- 5. Emergency Services.** In the event of an emergency or disaster, Contractor shall provide the District the following services:

- a. Debris removal services shall be available on a timely basis and at a reasonable price. Prior to mobilization for debris removal activities, Contractor shall provide District, in writing, hourly rates for personnel, and equipment. Unreasonable rates will be rejected. All overhead costs are inclusive in the hourly rates.
- b. Hourly rates for equipment apply only when equipment is operating and includes all associated costs such as operator, fuel, maintenance, and repair.
- c. Personnel and equipment hourly rates include only those hours that Contractor’s personnel are performing the debris removal activities. Stand-by time is not an eligible expense.
- d. Disaster recovery assistance services shall not exceed a total of 70 hours worked for each emergency/disaster.
- e. Contractor shall maintain and supply District all the necessary and adequate documentation on all emergency/disaster-related services to support reimbursement by other local, state, or federal agencies.
- f. District reserves the right to immediately terminate all disaster recovery assistance activities under this Agreement for any reason. District will not be held responsible for any loss incurred by Contractor as a result of District’s election to terminate these activities pursuant to this paragraph.

**6. Manner of Performance.**

- a. While performing the Work, the Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work in accordance with the

- specifications.
- b. The Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be of the very highest quality at least in accordance with industry standards and best management practices, such as IFAS.
  - c. The performance of all services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.
  - d. The Contractor shall assign the same work personnel and supervisors to the District to maintain the property in a consistent manner by workers that are familiar with the property and the procedures expected.
  - e. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement at no additional cost to the District.
  - f. Contractor shall use due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair, at its sole cost, any damage resulting from the Work within 24 hours of the damage occurring or receiving written notice, whichever is earlier to the satisfaction of the District.
  - g. Contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment. Any motorized equipment used on the roadways of the community must be legally equipped.
  - h. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein.
  - i. It is the responsibility of the Contractor to notify the District in writing of any conditions beyond the control of the Contractor or Work that may result in the damage and/or loss of plant material, vegetation, sod, or other landscaping. This responsibility includes but is not limited to the following: vandalism and/or other abuse of property, areas of the site that continually hold water, areas of the site that are consistently too dry. Contractor shall provide such items via written notice together with recommended solutions and related costs. Failure of the Contractor to report such items shall result in the Contractor incurring full responsibility and cost for repairs or replacements.
  - j. In the event that time is lost due to heavy rains ("**Rain Days**"), the Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. The Contractor shall provide services on Saturdays if needed to make up Rain Days with prior notification to and approval by, the District's representative.
  - k. The District shall be contacted at least 48 hours ahead of time when services cannot be performed by Contractor on schedule and an alternate time shall be scheduled in accordance with the District's rules and regulations for operations of contractors on site. The District may at any time request alterations to the general maintenance service timing provided that the Contractor may accomplish the request without incurring additional expense for equipment, materials, or labor.

7. **Time of Commencement.** The work to be performed under this Agreement has already

commenced. Contractor shall provide the District the requisite insurance referenced herein as soon as possible.

**8. Term and Renewal.** The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew for subsequent one (1) year terms pursuant to the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.

**9. Termination.**

- a. Contractor's Termination. Contractor may terminate this Agreement at any time by first providing sixty (60) days' written notice to the District, with or without cause. The termination notice must be sent to and received by the District by certified mail. The sixty (60) day notice shall commence on the day of actual receipt of said written notice by the District.
- b. District's Termination. The District may at any time, in its sole and arbitrary discretion, on thirty (30) days' written notice to Contractor, terminate this Agreement with or without cause, and without prejudice to any other remedy it may have. The termination notice shall be sent to the Contractor by certified mail. The thirty (30) day notice shall commence on the day of mailing of said notice to the Contractor. The Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
- c. Upon termination of this Agreement, the Contractor shall be entitled to receive payment for work executed, subject to whatever claims or off-sets the District may have against the Contractor.
- d. On a default by Contractor, the District may elect not to terminate this Agreement, and in such event it may make good the deficiency in which the default consists, and deduct the costs from the payment then or to become due to Contractor. The District specifically reserves all rights available under the law or equity should there be a default by Contractor which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**10. District Representatives and Inspections.**

- a. The District hereby designates the District Manager and other representatives of the District Manager's office to act as the District's representatives. The District's representatives shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Work.
- b. The Contractor agrees to meet with a District representative no less than 1 time per month to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement. At that time, the District will compile a list of landscape related items that should be performed before the next walk through.
- c. The District will be responsible for scheduling the monthly inspections. The District must have no less than 3 days' notice if there is a need to reschedule.
- d. All scheduled inspections will proceed with or without the attendance of the Contractor. Notwithstanding, Contractor is responsible for a weekly inspection of the entire property subject to the Work.

- e. If the District representatives identify any deficient areas, the District representatives shall notify the Contractor through a written report or otherwise. The Contractor shall then within the time period specified by the District representatives, or if no time is specified within 48 hours, explain in writing what actions shall be taken to remedy the deficiencies. Upon approval by the District, the Contractor shall take such actions as are necessary to address the deficiencies within the time period specified by the District, or if no time is specified by the District, then within 3 days and prior to submitting any invoices to the District.

## **11. Compensation**

- a. As compensation for the Work, the Contractor shall invoice the District monthly at the rate of Six Thousand Two Hundred Twenty-Three Dollars and Twenty-Six Cents (**\$6,223.26**).
- b. The total annual contract for the Work is Seventy-Four Thousand Six Hundred Seventy-Nine Dollars and Eighteen Cents (**\$74,679.18**).
- c. Contractor shall invoice the District monthly for services provided during the previous month. The format of the invoice and backup documentation shall strictly adhere to the requirements established by District and at a minimum shall include the District's name, the Contractor's name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each service, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted.
- d. The District shall provide payment within 45 days of receipt of invoices, unless such invoice is disputed as described below, in accordance with Florida's Prompt Payment Act, Section 218.70, Florida Statutes.
- e. If the District disputes or questions any part or all of an invoice, the District shall advise Contractor in writing of such questions or disputes within 10 days of the District's receipt of such invoice.
- f. In the event of any dispute regarding the Work performed to date and so long as the District is pursuing resolution of such dispute in an expeditious manner, Contractor, including any of Contractor's subcontractor(s) or agent(s) responsible for the Work, shall continue to carry on performance of the Work and maintain their progress during any such dispute, lawsuit or other proceeding to resolve the dispute, and District shall continue to make payments of undisputed amounts to Contractor in accordance with this Agreement.
- g. If the District should desire additional work or services, or to add additional lands to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the parties shall agree in writing to an addendum, addenda, work order authorization, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the parties and agreed to in writing.
- h. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers, or

laborers, and further require that the Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

**12. Duties and Rights of Contractor.** Contractor's duties and rights are as follows:

- a. *Responsibility for and Supervision of the Work:* Contractor shall be solely responsible for all work specified in this Agreement, including the techniques, sequences, procedures, means, and coordination for all work. Contractor shall supervise and direct the work to the best of its ability, giving all attention necessary for such proper supervision and direction.
- b. *Discipline, Employment, Uniforms:* Contractor shall maintain at all times strict discipline among its employees and shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. The shirt and pants shall be matching and consistent. At the start of each day, the uniform shall be reasonably clean and neat. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.
- c. *Furnishing of Labor, Materials/Liens and Claims:* Contractor shall provide and pay for all labor, materials, and equipment, including tools, equipment and machinery, utilities, including water, transportation, and all other facilities and services necessary for the proper completion of work in accordance with this Agreement. Contractor waives any right to file mechanic's and construction liens. The Contractor shall keep the District's property free from any material men's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within 3 business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.
- d. *Payment of Taxes, Procurement of Licenses and Permits, Compliance with Governmental Regulations:* Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and county laws or requirements. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the

District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

- e. *Responsibility for Negligence of Employees and Subcontractors*: Contractor shall be fully responsible for all acts or omissions of its employees, its subcontractors and their employees, and other persons doing work under any request of Contractor.
- f. *Safety Precautions and Programs*: Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for reasonable safety of the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property affected by Contractor's work, utilizing safety equipment such as bright vests and traffic cones.
- g. *Monthly Maintenance Reports*. The Contractor has a duty to provide the District a monthly maintenance report, that highlights any significant work done in the previous month, and issues they encountered (including all prior work and history if a problem keeps occurring at the same location), and an update on any work on outstanding issues.

### **13. Indemnification.**

- a. The Contractor does hereby indemnify and hold the District, its officers, agents and employees, harmless from liabilities, damages, losses and costs (including but not limited to reasonable attorney's fees) arising in any manner whatsoever from or out of Contractor's presence at the District for any purpose, including but not limited to performing the Work. The foregoing indemnification includes agreement by the Contractor to indemnify the District for conduct to the extent caused by the negligence, recklessness or intentional wrongful misconduct of the Contractor and persons or entities employed or utilized by the Contractor in the performance of this Agreement. Notwithstanding the foregoing, Contractor's obligation to indemnify shall not extend to any liability, damages, or losses that arise from the sole negligence or willful misconduct of the District, its officers, agents, or employees. For avoidance of doubt, Contractor's liability to indemnify Indemnified Parties will be reduced proportionally to the extent that any negligent act, omission, or willful misconduct of Indemnified Parties has caused or contributed to any loss or claim.
- b. *It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, Florida Statutes, (as amended) and that said statutory provision does not govern, restrict or control this Agreement.*

- c. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.
- d. The Contractor shall and does hereby indemnify and hold the District and anyone directly or indirectly employed by it harmless from and against all claims, suits, demands, damages, losses, and expenses (including attorney's fees) arising out of any infringement of patent or copyrights held by others and shall defend all such claims in connection with any alleged infringement of such rights.

**14. Limitations on Governmental Liability.** Contractor agrees that nothing herein will constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor will acknowledge the same in writing.

**15. Insurance.**

- a. Before performing any Work, Contractor shall procure and maintain, during the life of the Agreement, unless otherwise specified, insurance listed below. The policies of insurance shall be primary and written on forms acceptable to the District and placed with insurance carriers approved and licensed by the Insurance Department in the State of Florida. No changes are to be made to these specifications without prior written specific approval by the District.
  - i. Workers' Compensation: Contractor will provide Workers' Compensation insurance on behalf of all employees who are to provide a service under this Agreement, as required under applicable Florida Statutes and Employer's Liability with limits of not less than \$100,000.00 per employee per accident, \$500,000.00 disease aggregate, and \$100,000.00 per employee per disease. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or subcontractor operating under a worker's compensation exemption shall access or work on the site.
  - ii. Commercial General Liability: Commercial General Liability including but not limited to bodily injury, property damage, contractual, products and completed operations, and personal injury with limits of not less than \$2,000,000.00 per occurrence, \$2,000,000.00 aggregate covering all work performed under this Agreement.
  - iii. Automobile Liability: Including bodily injury and property damage, including all vehicles owned, leased, hired and non-owned vehicles with limits of not less than \$1,000,000.00 combined single limit covering all work performed under this Agreement.
  - iv. Umbrella Liability: With limits of not less than \$1,000,000.00 per

- occurrence covering all work performed under this Agreement.
- b. Each insurance policy required by this Agreement shall:
    - i. Apply separately to each insured against whom claim is made and suit is brought, except with respect to limits of the insurer's liability.
    - ii. Be endorsed to state that coverage shall not be suspended, voided, or canceled by either party except after 30 calendar days prior written notice, has been given to the District.
    - iii. Be written to reflect that the aggregate limit will apply on a per claim basis.
  - c. The District shall retain the right to review, at any time, coverage, form, and amount of insurance.
  - d. The procuring of required policies of insurance shall not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.
  - e. The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.
  - f. Certificates of insurance evidencing coverage and compliance with the conditions to this Agreement, and copies of all endorsements are to be furnished to the District prior to commencement of Work, and a minimum of 10 calendar days after the expiration of the insurance contract when applicable. All insurance certificates shall be received by the District before the Contractor shall commence or continue work.
  - g. Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.
  - h. Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all subcontractors to cover their operations performed under this Agreement. The Contractor shall be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to subcontractors.
  - i. All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, shall name the District, its supervisors, officers, agents, employees and volunteers as additional insured as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the district, its supervisors, officers, agents, employees or volunteers.

**16. Subcontractors.** The Contractor shall not award any of the Work to any subcontractor without prior written approval of the District. The Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as the Contractor is for the acts and omissions of persons directly employed by the Contractor. Nothing contained herein shall create contractual relations between any subcontractor and the District.

**17. Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

**18. No Third Party Beneficiaries.** This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

**19. Public Entity Crimes.** Pursuant to Section 287.133(3)(a), Florida Statutes:

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in s. 287.017 for CATEGORY TWO for a period of 36 months following the date of being placed on the convicted vendor list.

Contractor represents that in entering into this Agreement, the Contractor has not been placed on the convicted vendor list within the last 36 months and, in the event that the Contractor is placed on the convicted vendor list, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

**20. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

- 21. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 22. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
  - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
    - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- 23. Public Records.** As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813.873.7300, OR BY EMAIL AT [PUBLICRECORDS@INFRAMARK.COM](mailto:PUBLICRECORDS@INFRAMARK.COM), OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.**

24. **Waivers.** The failure of any party hereto to enforce any provision of this Agreement shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Agreement or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Agreement shall be held to constitute a waiver of any other or subsequent breach.
25. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county the District is located in.
26. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
27. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties hereto.
28. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties. In the event that the Contractor is purchased by, acquired by, or merges with another company, the new company must request the District's written consent to the company's assumption of this Agreement.
29. **Arm's Length Transaction.** This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
31. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
32. **Notices.** Whenever any party desires to give notice to the other party, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other party shall be made.

**To the District:**  
c/o Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607  
Attn: Jayna Cooper  
[Jayna.Cooper@Inframark.com](mailto:Jayna.Cooper@Inframark.com)

**To Contractor:**  
c/o Sperber  
30700 Russell Ranch Rd., Suite 120  
Westlake Village, CA 91362  
Attn: John Cornelius  
[jcornelius@sperberls.com](mailto:jcornelius@sperberls.com)


**33. Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.


**34. Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in the Landscape Service Specifications, the Landscape Service Specifications shall control. To the extent that any provisions of this Agreement conflict with the provisions in any other exhibit, the provisions in this Agreement shall control over provisions in such other exhibit.

**IN WITNESS WHEREOF,** the parties hereto have signed and sealed this Agreement on the day and year first written above.

**Sperber Landscape Companies, LLC**

**Two Rivers West  
Community Development District**

Signed by:  
  
0E177F0D0B124D8...  
Name: John Cornelius  
Title: Branch Manager

Signed by:  
  
CC0CB251E795481...  
Name: Carlos de la Ossa  
Chair of the Board of Supervisors

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

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

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

Before me the undersigned authority personally appeared \_\_\_\_\_, who being duly sworn, deposes and says (the “Affiant”):

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

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

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

\_\_\_\_\_  
Signature of Affiant

Sworn before me on \_\_\_\_\_, 2026

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

## EXHIBIT A

### SCOPE OF SERVICES

#### PART 1

#### GENERAL LANDSCAPE MAINTENANCE

**1) MOWING** – All grass areas will be mowed on the following schedule:

MARCH 1 – NOVEMBER 1 – Once a week

NOVEMBER 1 – MARCH 1 – Once every two weeks

This schedule estimates that there will be between 41 – 45 cuts annually based on standard growing periods in Florida, however, requires a minimum of 52 visits (weekly) to perform those duties, other than mowing, that cannot remain unattended for two weeks. (i.e., weed control, selective mowing, landscape detailing, debris clearing, etc.) Notwithstanding the above, at no time will the Paspalum ever be allowed to grow beyond a maximum height of two (2) inches and St. Augustine shall never be allowed to grow beyond five and one half (5 ½) inches. Each mowing should leave the Bahia grass at a height of three (3) to three and one half (3 1/2) inches, Paspalum at a height of one (1) to one and one half (1 ½) inches and St. Augustine at a height of three and one half (3 ½) to four (4) inches. Optimum height for Paspalum should be approximately one and one half (1 ½”) to encourage deeper root growth. Rotary Mowers are preferred for heights above one (1) inch and Reel type mowers for heights below one (1) inch. All blades shall be kept sharp at all times to provide a high quality cut and to minimize disease. The District requires mowers to be equipped with a mulching type deck. Clippings may be left on the lawn as long as no readily visible clumps remain on the grass surface thirty-six hours after mowing. Otherwise large clumps of clippings will be collected and removed by the contractor. In case of fungal disease outbreaks, the clippings will be collected until the disease is under control. The contractor shall restore any noticeable damage caused by the contractor’s mowing equipment within forty-eight hours from the time the damage is caused at the contractor’s sole cost and expense. The contractor shall be responsible for training all its personnel in the technical aspects of the Two Rivers West Landscape Maintenance and Irrigation Program and general horticultural practices. This training will also include wetland species identification as it relates to pond banks and wetland areas. The Contractor shall be held responsible for all damage to wetlands, littoral shelves, mitigation areas and uplands due to mowing/fertilizing, etc. The contractor is responsible for vehicular safety within the community and shall use the proper warning safety equipment, including orange safety cones, at all times. Any motorized equipment used on the road ways of the community must be legally equipped. Weekend work is permitted when necessary upon prior approval.

**1A) POND MOWING (if applicable)** - All ponds (if applicable) identified as such on the overall Two Rivers West Maintenance Exhibit/Plans shall be mowed incorporating the same mowing schedule as the common areas stated above. Each mowing shall leave the grass at a height of four (4) to four and one half (4½) inches. Pond banks will be mowed and trimmed to water’s edge. Line trimming at water’s edge and line trimming of drainage

structures shall occur each and every time the pond is mowed. Careful attention must be paid to mower height on pond banks so as not to scalp at the crest of the lake bank and increase the chances for pond bank erosion. Also when line trimming to water's edge, Contractor shall be extremely careful not to scalp at the water's edge also increasing chances of pond bank erosion. Line trimming height shall be the same as mowing height (if not slightly higher). The contractor shall be careful to keep trimmings from entering water. Excessive clippings shall be hand removed. Mowers must blow all clippings away from the water's edge. It is understood that trash of any kind and other debris within arm's reach of water's edge shall be removed & disposed of by the contractor during every normal service event. Unless otherwise designated on Maintenance Exhibit/Plans, homeowners are responsible for mowing down to the water's edge behind their property.

**2) EDGING AND TRIMMING** – All hard-edged areas (curbs, sidewalks, bike paths, nature trails, etc.) and soft-edged areas (tree rings, shrub and groundcover bed lines) shall be edged during each mowing event. All edging shall be performed to the sole satisfaction of the District. **Chemical edging shall not be permitted anywhere on property.**

**AT NO TIME SHALL LAWN BE ALLOWED TO GROW IN AN UNSIGHTLY MANNER. SHOULD THIS OCCUR, CONTRACTOR AGREES TO CORRECT WITHIN FORTY-EIGHT HOURS OF NOTICE BY DISTRICT.**

**3) TREE AND SHRUB CARE** – All deciduous trees shall be pruned when dormant to ensure proper uniform growth. All evergreen trees shall be pruned in the early summer and fall to ensure proper growth and proper head shape. Once per year, central leaders shall be maintained and interfering or crossed limbs shall be removed. Sucker growth at the base of the trees shall be removed by hand continuously throughout the year. Aesthetic pruning shall consist of the removal of dead and/or broken branches as often as necessary to have trees appear neat at all times. Branches will be pruned just outside the branch collar. Branches and limbs shall be kept off buildings (including roofs), signage structures, play structures, fences & walls as well as pruned to keep street lights and traffic signage from being blocked. Additionally, on an as-needed basis, all trees shall be pruned over sidewalks, nature trails, parking lots, driveways & roadways so as not to interfere with pedestrians, cars or other vehicles. (This is to include maintaining at all times a minimum of ten to fifteen (10-15) feet (but shall vary according to DOT specs) of clearance under all limbs depending on location and species of tree.)

All shrubs will be pruned as necessary to retain an attractive shape and fullness, removing broken or dead limbs as necessary to provide a neat and clean appearance. Shrubs shall not be clipped into balled or boxed forms unless such forms are required by design. Shrubs shall be pruned in accordance with the intended function of the plant in its present location. Flowering shrubs shall be pruned immediately after the blossoms have cured with top pruning restricted to shaping the terminal growth. All pruning shall be done with horticultural skill and knowledge to maintain an overall acceptable appearance consistent with the current aesthetics of Two Rivers West. The Contractor agrees that pruning is an art that must be done under the supervision of a highly trained foreman and shall make provisions for such supervision. Individual plants pruned into rounded

balls or unnatural shapes will not be allowed. All clippings and debris from pruning will be carted away at the time pruning takes place.

Palms: All palms shall receive pruning as often as necessary to appear neat and clean at all times. The timing of the Palm pruning to be coordinated with the District. This includes brown and/or broken fronds and inflorescence. Removal of green or even yellowing fronds is unnecessary. Fronds should be removed only once they turn brown or become broken or are disrupting flow of pedestrian/vehicular traffic or are hanging on architectural structures. Fruit pods shall be removed prior to development. Tarpaulins shall be used in areas where date palms and other palm fruits may stain sidewalks & pavement including, but not limited to, pool decks. "Hurricane" palm pruning shall never be allowed without prior written approval from the District.

**4) WEEDS AND GRASSES** – All groundcover and turf areas shall be kept reasonably free of weeds and grasses, and be neatly cultivated and maintained in an orderly fashion at all times. This may be accomplished by carefully applied applications of pre & post emergent herbicides as part of fertilizer mixtures and post-emergent herbicide spot treatments on an as-needed basis. Condition of turf is to be determined by the District at its sole discretion. All shrub and bed areas shall be maintained each mowing service by removing all weeds, trash and other undesirable material and debris to keep the area neat and tidy. All ornamental beds, hedge areas and tree rings shall be kept weed (and sod) free throughout the year. This is to be accomplished through hand pulling or the careful application of a post-emergent herbicide. **AT NO TIME SHALL POST-EMERGENT HERBICIDES BE PERMITTED WHEN WEEDS HAVE ESTABLISHED THEMSELVES AS TO DOMINATE PLANTING BEDS. HAND PULLING MUST BE PERFORMED.**

**NON-SELECTIVE, POST-EMERGENT HERBICIDES SHALL NEVER BE USED TO CONTROL WEED/SOD GROWTH AROUND STRUCTURES OF ANY TYPE (I.E. STREET SIGNS, UTILITY BOXES, STREET LIGHTS, PAVEMENT, ETC.) THE FIRST OFFENSE WILL RESULT IN A VERBAL WARNING; THE SECOND OFFENSE WILL RESULT IN A SECOND VERBAL WARNING AND THE BOARD OF SUPERVISORS FOR THE DISTRICT WILL BE NOTIFIED; THE THIRD OFFENSE MAY TERMINATE THIS CONTRACT FOR CAUSE AT THE DISTRICT'S DISCRETION.**

The contractor shall be responsible for the replacement of ornamental plants killed or damaged by herbicide application. All fence lines shall be kept clear of weeds, undesirable vines and overhanging limbs.

**5) MAINTENANCE OF PAVED AREAS** – All paved areas shall be kept weed free. This may be accomplished by mechanical means (line trimmer) or by applications of post/pre-emergent herbicides. Weeds greater than two (2) inches in height or width shall be pulled from paved areas, not sprayed. No sprays with dyes may be used on any paved areas.

**6) CLEAN UP** – At no time will the contractor leave the premises after completion of any work in any type of disarray. All clippings, trimmings, debris, dirt or any other unsightly material shall be removed promptly upon completion of work. The contractor shall use his own waste disposal methods, never the property dumpsters. Grass clippings blown off of sidewalks, streets and curbs shall be blown into turf areas, never into mulched bed areas as these are to be maintained free of grass clippings. **NO CLIPPINGS SHALL BE BLOWN DOWN CURB INLETS.**

**7) REPLACEMENT OF PLANT MATERIAL** – Tree and shrubs in a state of decline should immediately be brought to the attention of the District. Dead or unsightly plant material shall be removed upon notification of the District. The contractor shall be responsible for replacement if due to contractor's negligence. New plant material shall be guaranteed for a period of one (1) year for trees and ninety (90) days for shrubs, ground cover and lawn after final acceptance.

**8) If contractor misses a service due to inclement weather or any other reason, the contractor is required to make up service the same week.**

**PART 2**

**FERTILIZATION**

The contractor shall follow all provisions of the Hillsborough County Fertilizer Ordinance and Regulation (Fertilizer Ordinance 21-42), as they may be amended from time to time, in addition to the Environmental Protection Commission (EPC) Rules 1-15. It is further recommended that those practices outlined in the Pasco County Fertilizer Rule be followed. Highlights of that rule are listed below.

NO PERSON SHALL APPLY FERTILIZERS CONTAINING NITROGEN AND/OR PHOSPHORUS TO TURF AND/OR LANDSCAPE PLANTS DURING ONE OR MORE OF THE FOLLOWING EVENTS: i) IF IT IS RAINING AT THE APPLICATION SITE, OR ii) WITHIN THE TIME PERIOD DURING WHICH A FLOOD WATCH OR WARNING, OR A TROPICAL STORM WATCH OR WARNING, OR A HURRICANE WATCH OR WARNING IS IN EFFECT FOR ANY PORTION OF PASCO COUNTY, ISSUED BY THE NATIONAL WEATHER SERVICE, OR iii) WITHIN 36 HOURS PRIOR TO A RAIN EVENT GREATER THAN OR EQUAL TO 2 INCHES IN A 24 HOUR PERIOD IS LIKELY.

All turf shall be fertilized according to the following IFAS Guidelines for a high maintenance level for central Florida turf: (per BMP guidelines and University of Florida IFAS Extension, central Florida is determined by anything south of a line running east-west from coast to coast through Ocala and north of a line between Tampa & Vero Beach.)

All St. Augustine Sod:

February	A complete fertilizer based on soil tests + PreM
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
July	Fe For foliar application, use ferrous sulfate (2 oz. /3-5 gal. H2O/1,000 SF)
August	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
October	A complete fertilizer based on soil tests + PreM

All Bahia Sod:

March	A complete fertilizer based on soil tests + Pre M
April	Nitrogen (soluble Nitrogen applied at 0.5 lbs. N/1000 SF)
June	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)
August	Apply Supplemental <b>Iron sulfate or chelated iron in liquid applications</b>
October	A complete fertilizer based on soil tests

All Paspalum Sod:

March	A complete fertilizer based on soil tests + PreM
April	N (Soluble Nitrogen applied at .5 lbs. N/1000 SF)
May	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF)

July	A complete fertilizer based on soil tests
August	Fe (for foliar apps, use ferrous sulfate @ 2 oz. /3-5 gal H2O/1000 SF). If Fe is applied to an acidic soil, use 1 lb. of iron sulfate/1000 SF. If soil is calcareous, use the container label recommended rate of an iron chelate.)
September	SRN (Slow Release Nitrogen applied at 1.0 lbs. N/1000 SF
November	A complete fertilizer based on soil tests + PreM

The contractor shall submit a fertilizer label to resident project representative for approval prior to application.

At times environmental conditions may require additional applications of nutrients, augmenting the above fertilization programs to ensure that turf areas are kept uniformly GREEN, healthy and in top condition. It shall be the responsibility of the contractor to determine specific needs and requirements and notify the resident project representative when these additional applications are needed.

Fertilizers containing iron shall be removed from all hard surfaces to avoid staining before the sprinklers are activated after application of the fertilizer. Any stains caused by a failure to do so will be the responsibility of the contractor to remove.

Soil test samples shall be taken twice a year by the contractor to determine the presence of Phosphorus and whether changes in the fertilizer pH or formulations are required. Test results will be provided to the District. Should changes be of merit, the contractor shall notify the District in writing prior to the implementation of such changes.

Fertilizer shall be applied in a uniform manner. If streaking of the turf occurs, correction will be required at no additional cost to owner. Fertilizer shall be swept/blown off of all hard surfaces onto lawns or beds in order to avoid staining. **IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ANY STAINS FROM ANY HARD SURFACES ON THE PROPERTY CAUSED BY ITS NEGLIGENCE OF FERTILIZER APPLICATION.** Fertilizer shall not be applied within ten (10) feet from the landward extent of any surface water. Spreader deflector shields are required when applying fertilizer by use of any broadcast or rotary spreader. Deflector shields must be positioned such that fertilizer granules are deflected away from all impervious surfaces and surface waters.

**SHRUB, TREE, & GROUNDCOVER FERTILIZATION:**

For purposes of bidding, All SHRUBS, GROUNDCOVERS and TREES shall be fertilized according to the following specifications:

3 Times a year – (March, June, October)

A complete fertilizer (formula will vary according to soil test results) at a rate of 4-6 lbs. N/1000 sq. ft. /year. (A minimum 50% Nitrogen shall be in a slow-release form)

Fertilizer shall be applied by hand in a uniform manner, broadcast around the plants, but never in direct contact with stems or trunks. Fertilizer shall never be piled around plants. All fertilizer

remaining on the leaves of the plants is to be brushed or blown off. **IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPLACE ANY PLANT MATERIAL DAMAGED BY FERTILIZATION BURN DUE TO ITS NEGLIGENCE.**

**PALM FERTILIZATION:**

All Palms shall receive 1 ½ pounds of 8N-2P2O5-12K2O+4Mg with micronutrients per 100 SF of palm canopy four times per year (March, June, September, November). 100% of the N, K & Mg **MUST** be in slow release form. All micronutrients must be in water soluble form. Fertilizer shall be broadcast evenly under the dripline of the canopy but must be kept at least 6" from the palm trunk.

**Fertilizer shall not be billed equally on a monthly basis, but invoiced the month after application.**

**The contractor shall provide the District with all fertilizer analysis tags from the fertilizer in order to verify correct formulation and quantity.** Payment will not be made until correct quantity and formulation has been verified and applied. Contractor must notify the District five (5) working days in advance of the day the property is scheduled to be fertilized. Failure on the part of the contractor to so notify the District may result in the contractor forfeiting any and all rights to payment for the applications made without notification.

### PART 3

#### **PEST CONTROL**

**Insects and Disease in Turf** Insect and disease control spraying on turf shall be provided by the contractor every month with additional spot treatment as needed. The contractor is responsible for the identification and eradication/control of disease and insect damage including but not limited to: scale, mites, fungus, chinch bugs, grubs, nematodes, fire ants, mole crickets, etc. The contractor shall pay for chemicals. Please list all chemicals that you will include in your fertilizer applications in the space allocated for “formula” under the fertilization section in the bid form. Also include the cost of these chemicals as part of the fertilizer application. Any anticipated additional treatments shall be included in the Pest Control portion of the bid form.

**Insects and Disease Control for Trees, Palms and Plants** The Contractor is responsible for treatment of insects and diseases for all plants. The appropriate insecticide or fungicide will be applied in accordance with state and local regulations, and as weather and environmental conditions permit. The contractor shall pay for chemicals. There are several afflictions that may be detrimental to the health of many trees and palms. The contractor will be fully responsible in the treatment of such afflictions. At the CDD’s discretion, this may include the quarterly inoculation of all palms susceptible to Lethal Yellowing and/or Texas Phoenix Palm Decline. The cost of these inoculations should be included as a separate line item in your Pest Control price. The contractor is to identify those species of palms susceptible and supply a list of species and quantities with proposal. Each susceptible palm shall receive quarterly injections. Each injection site/valve can be used only twice. The third quarterly injection requires a new valve and injection site. The contractor is asked to provide cost per injection (material & labor) multiplied by quantity of susceptible palms multiplied by four inoculations per year in bid form. **The CDD reserves the right to subcontract out any and all OTC Injection events. This will not be included in the Contract Amount.**

The contractor is required to inspect all landscaped areas during each visit for indication of pest problems. When control is necessary, it is the responsibility of the contractor to properly apply low toxicity and target-specific pesticide. If pesticides are necessary they will be applied on a spot treatment basis when wind drift is a threat.

Careful inspection of the property on each visit is crucial to maintaining a successful program. It is the contractor’s full responsibility to ensure that the person inspecting the property is properly trained in recognizing the symptoms of both insect infestations and plant pathogen damage (funguses, bacteria, etc.). It is also the contractor’s responsibility to treat these conditions in an expedient manner.

It shall also be the contractor’s responsibility to furnish the resident project representative with a copy of the Pest Management Report (a copy of which is included), which he is to complete at every service as well as all certifications (including BMP Certifications) of all pesticide applicators. The contractor shall familiarize itself with all current regulations regarding the applications of pesticides and fertilizers.

If at any time the District should become aware of any pest problems it will be the contractor’s responsibility to treat pest within five (5) working days of the date of notification.

## **FIRE ANT CONTROL**

The contractor is required to inspect property each visit for evidence of fire ant mounds and immediately treat upon evidence of active mounds. In small areas control can be achieved by individual mound treatment. Active mounds in larger turf areas will require broadcast application of bait.

For informational purposes only, the contractor is asked to provide the cost for the annual application of Top Choice in all designated parks and clubhouse finished landscaped and irrigated areas on the Plans/Maintenance Exhibit. This is not to include lake banks behind the residential properties or between ponds and conservation areas.

**Pest Control will not be included as a standard line item in each monthly billing, but shall be invoiced as a separate line item the month after service is rendered.**

**Pest Control shall be included in the Contract Amount.**

## PART 4

### IRRIGATION

#### IRRIGATION SYSTEM MONITORING AND MAINTENANCE

**Irrigation System.** The Contractor shall inspect and test the irrigation system components one (1) time per month. Areas shall include all the existing irrigation systems.

A. Irrigation Controllers

1. Semi-automatic start of the automatic irrigation controller
2. Check for proper operation
3. Program necessary timing changes based on site conditions
4. Lubricate and adjust mechanical components
5. Test back up programming support devices

B. Water Sources

1. Visual inspection of water source
2. Clean above ground strainers and filters
3. Test each pump at design capacities **weekly**; inform District Manager of any problems immediately. Contractor shall also confirm weekly that all backflow preventers are on and operating properly.
4. Test automatic protection devices

C. Irrigation Systems

1. Manual test and inspection of each irrigation zone
2. Clean and raise heads as necessary
3. Adjust arc pattern and distance for required coverage areas
4. Clean out irrigation valve boxes

D. Report

1. Irrigation operation time
2. Irrigation start time
3. Maintenance items performed
4. General comment and recommendations

The above list is for routine maintenance and adjustment of the existing irrigation system components. Locating and repairing or replacing automatic valves or control wires and irrigation controller or pump repairs as well as other larger scale repairs are to be considered additional items. Contractor shall provide a list of additional charges and pricing for such items other than routine maintenance as a separate price from this bid.

Routine irrigation maintenance is to be completed monthly. Each zone is to be turned on and operated for as long as necessary to verify proper operation. Each head, seal, nozzle and strainer is to be inspected for adjustment and shall be aligned, packed, cleaned and repaired as necessary. Shrubs, groundcovers and turf around sprinkler heads shall be trimmed to maintain maximum

clearance at all times for the greatest coverage. All below ground repairs including valves, pumps and wiring require an estimate for all such repairs. Upon written approval from Management, Contractor shall proceed. In the event of an emergency, Contractor shall make a diligent effort to contact, with the approximate price or estimate of repairs, Management or their assign prior to making such repair.

**Upon being awarded the contract, Contractor shall have a period of thirty (30) days from date of commencement to perform a thorough audit of the entire irrigation system listing items that need repair/replacement in order for the system to operate properly. A separate audit may be provided by the Contractor listing those items that would improve the irrigation system. Any action taken regarding the Irrigation Audit will be at the Board of Supervisors' discretion.**

**After the thirty (30) day period has expired and for the duration of the contract, Contractor shall assume responsibility for any and all unreported maintenance deficiencies, including parts and labor, associated with the irrigation system of 2 inches or less, to include sprinkler heads, nozzles, drip, main and delivery lines and any associated fittings.** Said repairs shall be performed immediately. The District Manager shall be notified what day and time of the week the irrigation tech will be available servicing the community. The Contractor will keep detailed irrigations reports consisting of run times and correct operation of system. A copy of this report will be maintained by the Contractor and a copy delivered to the District Manager or his designee, along with the weekly report. At no time shall the Contractor leave the property knowing of the need for a repair and not reporting it.

Watering schedules shall meet all government regulations, and zone times will be adjusted depending on job conditions, climactic conditions and all watering restrictions of Pasco County or any other governmental agencies. It is the responsibility of the Contractor to insure the turf and plant material remains healthy. If the Contractor finds that the irrigation system cannot adequately cover the District in the allotted time, it will be the Contractor's responsibility to bring this to the attention of the District representative and apply for a variance. **Violations and/or fines imposed by any local or state agency will be deducted from the Contractor's monthly payment.**

Emergency service shall be available after normal working hours and an emergency telephone/pager number will be provided to Management or their assign.

Freeze Protection. The Contractor shall describe ability and cost per man-hour to provide freeze protection for both landscape material and pumps/wells.

## PART 5

### INSTALLATION OF MULCH

At District's request and after prior approval by the District Manager, Contractor shall top dress all currently landscaped areas as shown on the plans/maintenance map (landscaped beds, tree rings, parks, etc.) with Grade "A" Medium Pine Bark Mulch. In doing so, Contractor shall ensure that all mulched areas are brought to a minimum depth of three (3) inches after compaction. Contractor is responsible for all necessary clean up related to this procedure.

Contractor agrees to provide reasonably neat and defined lines along edges of all mulched areas. This is done to facilitate mechanical edging of these areas. Additionally, Contractor shall properly trench all bedlines adjacent to concrete surfaces. Trenches shall be 3" deep and beveled. Mulched beds on slopes adjacent to turf shall also be trenched to a depth of 3" and beveled to reduce mulch washout. Mulch shall not be piled around tree trunks or bases of plants. Any mulch "volcanoes" around tree trunks shall be corrected immediately at no additional cost to the District.

Contractor agrees to ensure that mulch caught in plant material will be shaken or blown from plants, so that upon completion there is no plant material left covered with mulch.

If, after installation is complete and it is determined that additional mulch (Pine Bark) is required to attain the required 3" depth, sufficient mulch shall be supplied by Contractor at no additional cost to District.

**This item will not be included in the contract amount and shall be invoiced separately the month after service is rendered. Contractor shall provide a price per cubic yard and estimated quantities to be installed per top dressing (based on his own field measurements) and shall submit with bid.**

**The CDD reserves the right to subcontract out any and all mulching events.**

## PART 6

### ANNUAL INSTALLATION

**Planting of Annuals.** After prior approval by the Board of Supervisors, Contractor shall replace approximately sixty five hundred (6500) annuals in 4” containers up to four (4) times per year in designated areas and maintain annuals to ensure a healthy appearance. The Contractor will have the type of annual to be installed pre-approved by the District or its representative in writing. An Annual Options Presentation for the entire year stipulating plant options and timing for each quarterly rotation shall be submitted to District shortly after execution of contract in order for the CDD or its representative to select annual choice(s). Annuals shall be hand watered at the time of installation. The Contractor will remove dead or dying annuals before the appearance of such annuals could be reasonably described as an eyesore. If the beds are left bare prior to the next planting, the Contractor will keep such beds free of weeds at all times until the next planting rotation occurs.

Annual installation price shall include the removal of all dead annuals prior to placing new plants, regular dead-heading, necessary soil adjustments, soil additives, fungicides and **monthly slow-release** nutritional requirements. Contractor shall replace at his expense any annual that dies, fails to thrive or is damaged by insects/disease. Contractor shall also include in the summer rotation **at no additional cost to District**, a major renovation of all annual beds. A potting mix specifically blended for annuals shall be used at this time and shall be replenished as necessary prior to each change out throughout the year. All annual beds shall be raised at least eight inches.

**This item will not be included in the contract amount. Contractor shall provide a price per 4” annual to be installed and shall submit with bid. This work shall be invoiced separately in the month after service is rendered.**

**The CDD reserves the right to subcontract out any and all annual installation events.**



## SERVICES

### Turf Care

Mowing shall be performed with specified mower types and blades to provide a quality cut. Mowing patterns shall be rotated to minimize scalping and rutting by mower wheels and to minimize soil compaction. Contract is for the maintenance of warm season turf.

- A. **Mowing:** All turf shall be mowed weekly during the growing season and bi-weekly during the slow growing season. Please see service calendar below. Should the association request additional cuts, a separate proposal can be provided at the time service is requested. Clippings shall be left on the lawn as long as no visible clumps remain on the grass surface 24 hours after mowing; otherwise Contractor will collect and dispose of clippings.
- B. **Edging:** All hard surfaces shall be edged at every mowing. All soft surfaces, (landscape beds), shall be edged every other visit to maintain a clean edge.
- C. **Debris Removal:** Contractor shall be responsible for the removal of all lawn debris and visible clippings with each site visit and blowing off all walks, driveways and street area where debris may be visible. Excessive seasonal leaf flush from hardwoods along roadway or in beds will be removed from the site for a nominal additional fee upon approval.

### Hedge Care

Hedges less than 6 feet shall be pruned to maintain a natural, neat and healthy appearance based on plant palette's growth habit. Hedges exceeding 6 feet shall be performed at Owner's expense unless listed on service calendar below.

### Turf Fertilizer Applications

All fertilizers utilized under this program are custom blended with a balanced nutrient package. A complete minor and trace element package is included with each application to insure that all of the requirements of your Southwest Florida landscape are provided for. All fertilization blends shall be no less than 50% slow release. The method of application will be dependent upon the landscape layout.

- All fertilizer applications will be performed in accordance with County ordinances regulating the application of fertilizer. No Nitrogen based fertilizer is to be applied during the months of June thru September. At least one professional will be on site that has trained in Best Management Practices by the University of Florida.
- Contractor will provide for the following applications consistent with the manufacturer recommendations:
- Turf Fertilization - Four (4) treatments per year, unless otherwise listed in service calendar.
- Contractor will be responsible for rate and application of fertilizer.
- Following application of granular fertilizers, driveways, sidewalks and shrubs will be blown off to prevent the fertilizer from staining, spotting or burning.



## **IPM (Integrated Pest Management)**

**Turf Weed Control:** Chemical weed control will be rotated on an eight-week cycle and can only be applied safely when temperatures are below 90 degrees and wind drift is at a minimum. Due to the unavailability or restricted use of effective control products, the prevention or control of Carpet grass, Torpedo grass, Bermuda grass and select sedges are not part of the Agreement and are not included in the Agreement amount.

**Ornamental Bed Weed Control:** All landscaped bed areas where weeds are evident will be treated with herbicides to keep these areas relatively weed free. Large weeds will be pulled by hand so as not to be allowed to have enough established quantity to detract from the overall aesthetics of the landscape.

**Insect & Disease Control:** Inspection of the turf areas and ornamental shrub material shall be done on an eight-week cycle, with applications done on an as needed basis. Areas with turf and plant damaging insects will be treated as problems occur, except for nuisance insects such as ants. Due to the extent and expense of Arbor-Jet Services, treatment of Ficus White Fly and Grubs, Owner agrees this is not part of the Agreement and is not included in the Agreement amount. In the event treatment is required, Contractor shall provide these management programs by separate proposal, which will be provided at the time the service is requested.

## **Ornamental/Palm/Tree Fertilizer Applications**

All fertilizers utilized under this program are custom blended with a balanced nutrient package. A complete minor and trace element package is included with each application to insure that all of the requirements of your Southwest Florida landscape are provided for. All fertilization blends shall be no less than 50% slow release. The method of application will be dependent upon the landscape layout.

- All fertilizer applications will be performed in accordance with County ordinances regulating the application of fertilizer. No Nitrogen based fertilizer is to be applied during the months of June thru September. At least one professional will be on site that has trained in Best Management Practices by the University of Florida.
- Contractor will provide Ornamental shrubs, Palms, and Tree Fertilization (Flowering/Juvenile only) consistent with the manufacturer recommendations:
- Ornamental Fertilization - Three (3) treatments per year, unless otherwise listed in service calendar.
- Contractor will be responsible for rate and application of fertilizer.
- Following application of granular fertilizers, driveways, sidewalks and shrubs will be blown off to prevent the fertilizer from staining, spotting or burning.



## **Irrigation Management**

**Service Specifications:** Contractor shall perform a routine monthly maintenance inspection of the irrigation system consisting of the following service specifications:

- Activate and inspect each zone of the existing system
- Visually surface inspect system pipes for leaks
- Adjust and clean sprinkler heads, where needed
- Inspect and report heads that may be damaged or needing repair to Property Manager
- Report accessible control valves and valve boxes that may be damaged on an as needed basis
- Adjust controller to the watering needs as dictated by environmental conditions
- Repair any damages resulting from the Contractor at no cost to the Owner, however this would not include the damage to malfunction heads or parts

## **Qualifying Statements:**

- Repairs that become necessary to insure proper water coverage of the turf and landscape areas that are over and above our routine maintenance contract will be done on a time and material basis. These repairs may incorporate the following items, however, are not limited to: installation of risers, head replacements, nozzle/filter replacements, valve, solenoid replacements and valve boxes and covers.
- Service calls required between scheduled visits will be billed on a time and material basis.
- Emergency service calls are defined as repairs that are required outside of our regular business hours (Monday thru Friday; 8:00am - 4:00pm), as well as weekends and holidays, shall be billed at a flat rate.
- Contractor is not responsible for the verification or performance of rain sensors.
- Contractor shall not be held responsible for damage due to the improper installation or previous management of irrigation system by others.
- Contractor shall not be responsible for the maintenance and performance of pump stations, main line filters and back flow preventers.
- It is further understood that the Contractor is not liable for any damage of any kind whatsoever caused by the failure of the main irrigation water supply, water pressure or to water restrictions imposed by a statutory or similar authority.
- Any requested additional maintenance inspection of the irrigation system over the scheduled monthly visits (1 per month / 12 per year) as described in this agreement will be billed on a time and material basis.

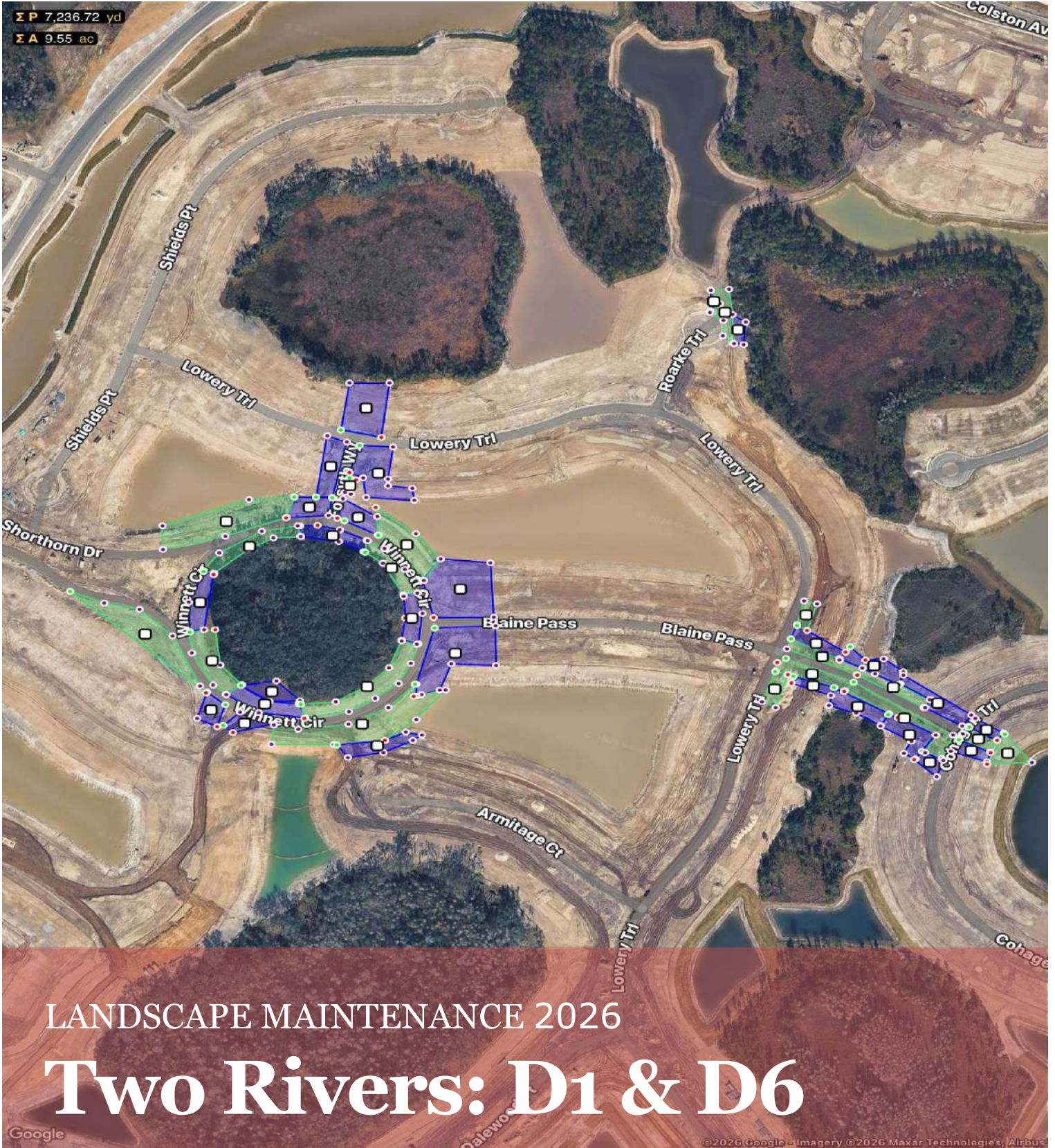
## **Authorization for Repairs:**

- In order to expedite minor repairs, Contractor is here with authorized to perform \$400 worth of repairs without prior approval.
- Any repairs which exceed the above authorized amount, must have written approval prior to the commencement of any work. A written proposal will be provided to Owner.



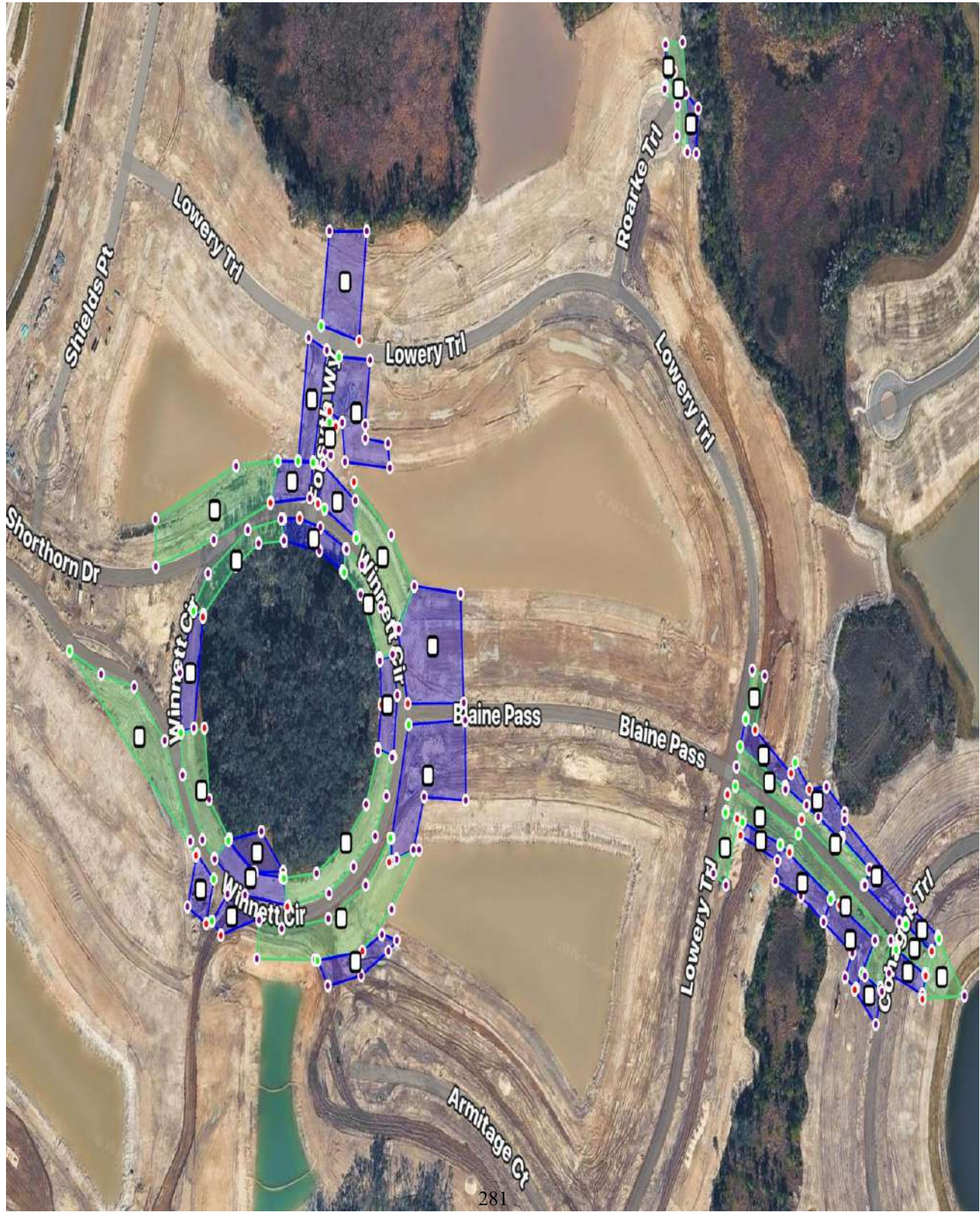
Service Calendar	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Mow, Hard Edge Line Trim	2	2	3	4	5	4	4	5	4	4	3	2	42
Soft Edge	1	1	1	2	2	2	2	3	3	2	1	1	21
Ornamental Pruning	1		1	1	1	1	1	1	1		1		9
Palm Pruning under 14' overall height	1										1		2
Ornamental Grasses Structural Cutbacks			1						1				2
Bed Weeding	Continuous												
Mulch													0
Turf Fertilization	1 <sup>st</sup> Application			2 <sup>nd</sup> Application			3 <sup>rd</sup> Application			4 <sup>th</sup> Application			4
Ornamental / Ground Cover Fertilization	1 <sup>st</sup> Application			2 <sup>nd</sup> Application						3 <sup>rd</sup> Application			3
Palm / Juvenile Tree Fertilization	1 <sup>st</sup> Application			2 <sup>nd</sup> Application						3 <sup>rd</sup> Application			3
Turf Weed Control	1		1		1		1		1		1		6
Turf Insect & Disease Control	1		1						1		1		4
Ornamental Shrub/Insect & Disease Control	1		1		1		1		1		1		6
Irrigation Inspections	1	1	1	1	1	1	1	1	1	1	1	1	12
Horticultural Review	1	1	1	1	1	1	1	1	1	1	1	1	12
Horticultural Reports	1		1		1		1		1		1		6

\* Changes to the timing may occur during the year based on environmental conditions.  
 See your Client Services Manager for exact dates tailored to your property.





# PROPERTY MAP MEASUREMENTS





## TWO RIVERS WEST CDD

FIELD INSPECTION REPORT-MAY-DOWN TO EARTH

Wednesday, May 6, 2026

Prepared For Board Of Supervisors

34 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

**Completed**

**Scheduled/Monitoring**

**Not completed/No response**

# Item 1- Behind Entrance Monument

Due By: Thursday, May 21, 2026

Assigned To: Down To Earth

Behind the monument entrance on Two Rivers Boulevard, plant material should be cut back to promote new growth and clean up areas where new growth is already coming in. Treat weeds throughout the beds, as there are several areas with heavy weed presence. These beds continue to hold a significant amount of weeds and were also noted in last month's report.

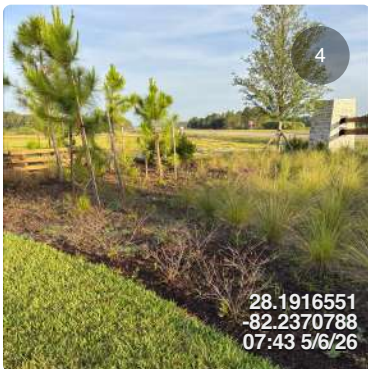
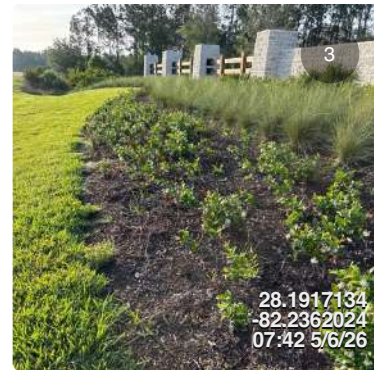
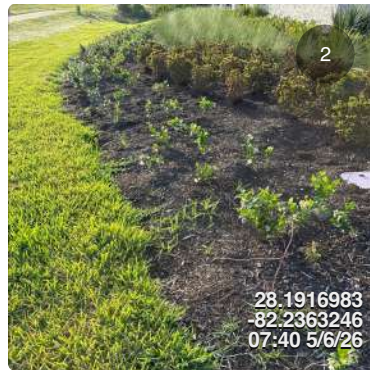


## Item 2- Entrance Landscape

Due By: Thursday, May 21, 2026

Assigned To: Down To Earth

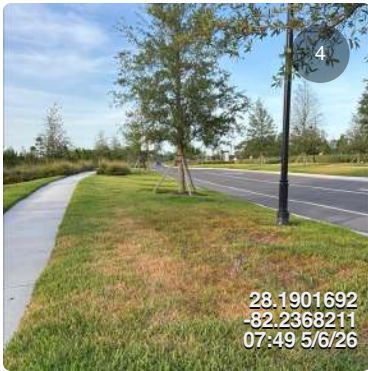
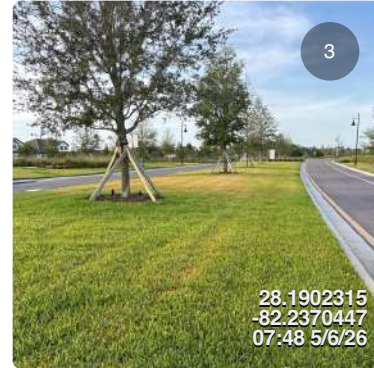
The landscape beds at the entrance of Two Rivers still have dead plant material that needs to be removed, along with soft edging and weed control. These items were also noted in last month's report. Plant material should be cut back to promote new growth, and weeds throughout the beds need to be addressed. As a main entrance and focal area, these beds should be consistently maintained to keep the area clean and presentable.



### Item 3- Turf On 2 Rivers Blvd

Assigned To: Down To Earth

The turf along Two Rivers Boulevard shows signs of stress, including dry areas and hotspots, largely due to current water restrictions. Efforts are being made to support turf health through alternative measures where possible. Continued monitoring and maintenance will be important to help improve overall conditions.

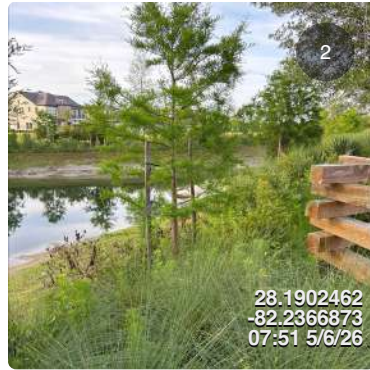


## Item 4- Landscape Beds

Due By: Thursday, May 21, 2026

Assigned To: Down To Earth

The landscape beds along the C1A sidewalk on the northeast side of Two Rivers Boulevard (West Bay area, heading toward the exit) contain a significant amount of weeds, with growth in some areas exceeding the height of the plant material. This was also noted in the previous report. Weed treatment and removal are needed to bring these beds back under control.

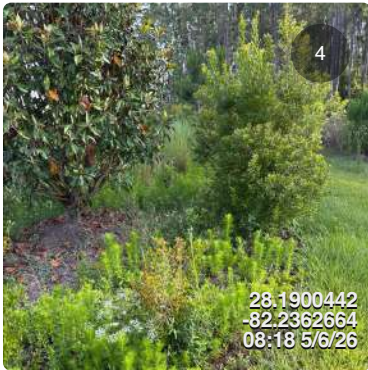
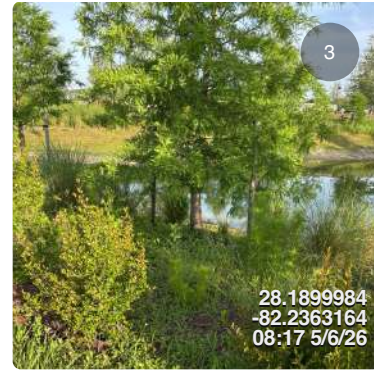
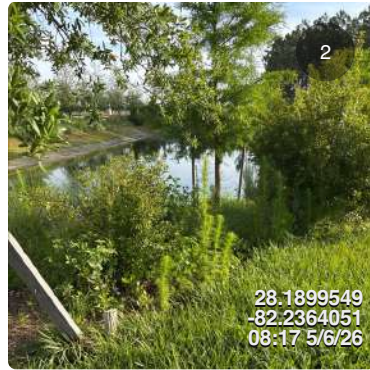
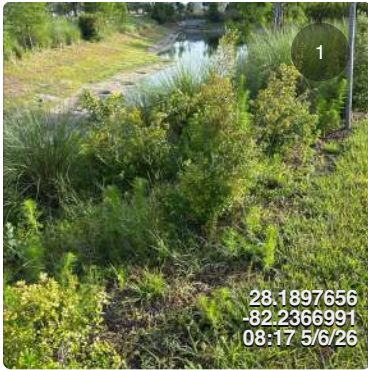


## Item 5- Ryals Field

Due By: Thursday, May 21, 2026

Assigned To: Down To Earth

The landscape beds extending from the entrance at Big Hawk Drive along C1A, including areas adjacent to the vacant lots, contain a heavy presence of weeds and require treatment and cleanup. Due to the visibility of this area and its proximity to nearby residences, these areas should be maintained to ensure a clean and well-kept appearance.

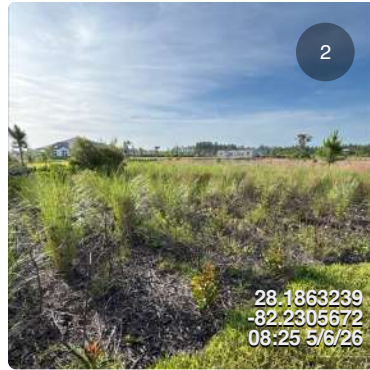
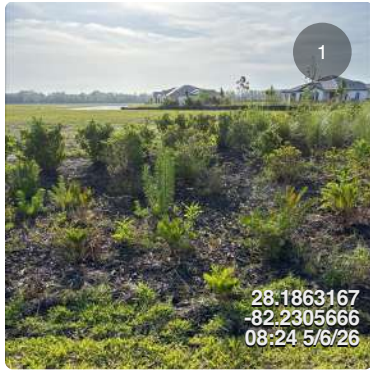


## Item 6- Big Hawk Dr. Mailbox Kiosk

Due By: Friday, May 22, 2026

Assigned To: Down To Earth

The landscape bed surrounding the mail kiosk and lift station on Big Hawk Drive, just past Arching Branch, contains a significant amount of weeds along with dead plant material that needs to be removed or cut back to promote healthy new growth where applicable. The beds also need to be properly soft edged to improve definition and overall appearance.

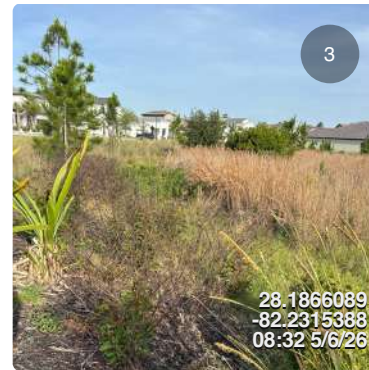
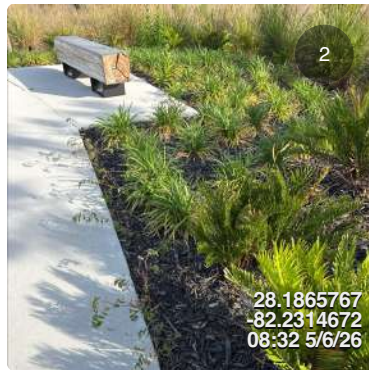
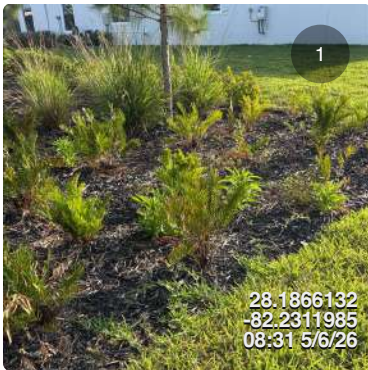


## Item 7- Pocket Park On Big Hawk Drive

Due By: Thursday, May 21, 2026

Assigned To: Down To Earth

The pocket park located on Big Hawk Drive at the corner of Arching Branch contains a significant amount of weeds, along with firebush that needs to be cut back due to new growth developing at the base. The landscape beds also need to be redefined and separated. This area was also missed during mowing. As a visible focal area, it should be consistently maintained to ensure a clean and well-kept appearance.

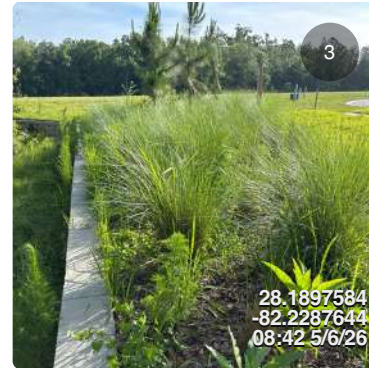
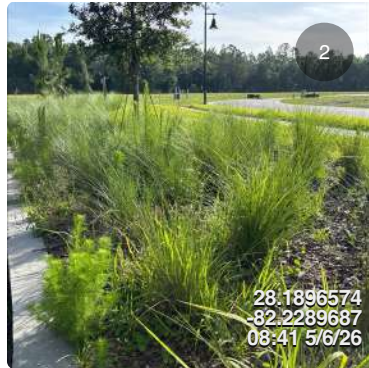
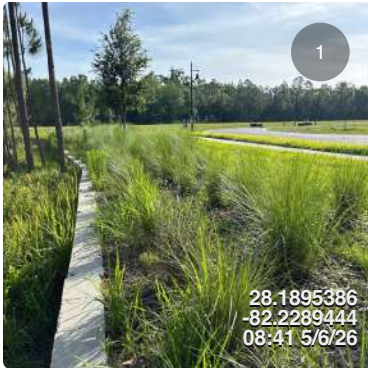


## Item 8- Bright Moon Trail

Due By: Thursday, May 21, 2026

Assigned To: Down To Earth

The pocket park located on Bright Moon Trail was missed during mowing and shows a significant presence of weeds within the landscape beds, with weed growth in some areas exceeding the height of the plant material. This area requires cleanup and weed treatment. As a visible focal area near residential homes, it should be consistently maintained to ensure a clean and well-kept appearance.

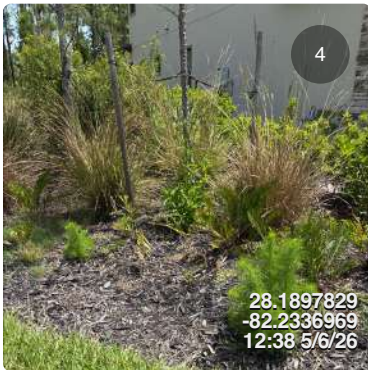
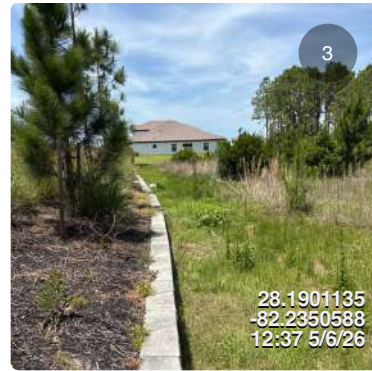
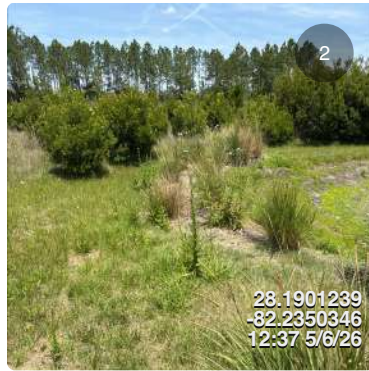


**Item 9- Big Hawk Dr.**

Due By: Thursday, May 21, 2026

Assigned To: Down To Earth

The common area landscape beds on Big Hawk Drive have a significant amount of weeds. There is also an area that was missed and has not been mowed. These areas need to be treated and brought back up to standard.



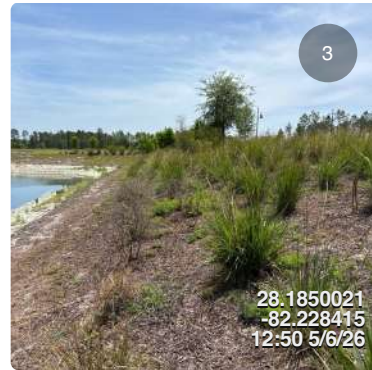
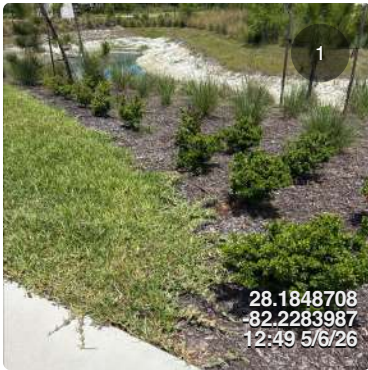
# Item 10- Fairwood Landscape Beds

Due By: Thursday, May 21, 2026

Assigned To: Down To Earth

The landscape beds at the Fairwood entrance need to be soft edged, as runners are encroaching into the beds and along the sidewalk. The beds also contain a significant amount of weeds and dead plant material that need to be removed.

Additionally, the beds located behind the model home have a heavy presence of weeds. These areas need to be maintained and brought back up to standard.

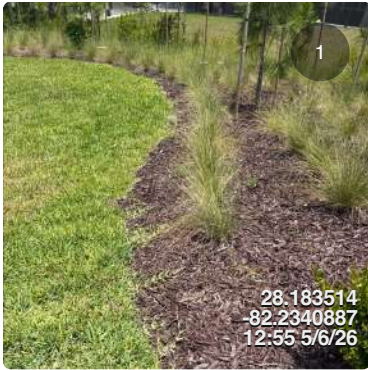


# Item 11- Colston Ave Heading East

Due By: Friday, May 22, 2026

Assigned To: Down To Earth

The landscape beds located along the left side of Colston Boulevard heading east toward the Fairwood entrance still hold a significant amount of weeds that need to be treated. Beds also need to be soft edged. This is to be maintained more frequently to prevent areas from becoming overgrown.

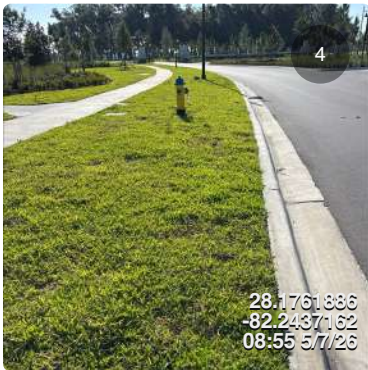
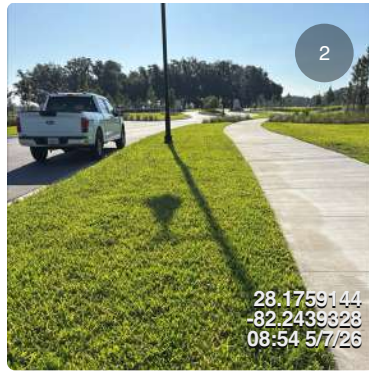
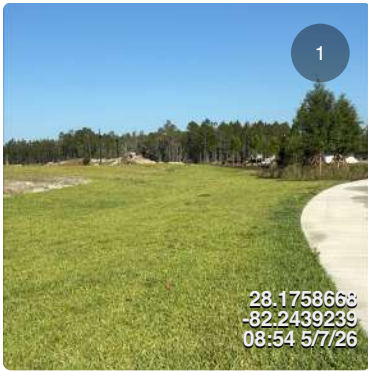


## Item 12- Hammock Turf

Due By: Friday, May 22, 2026

Assigned To: Down To Earth

The turf located at the hammock entrance shows overall acceptable fertility with some green coverage and is not completely dry or stressed. However, the area contains a significant amount of weeds throughout, and all affected areas should be treated.

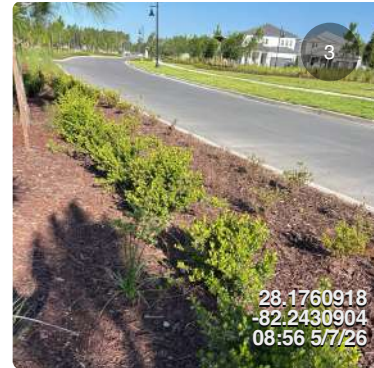


# Item 13- Hammock ( Shorthorn Dr. )

Due By: Friday, May 22, 2026

Assigned To: Down To Earth

The landscape beds in the hammock area contain a significant amount of weeds, with some exceeding the height of the existing plants. Plants that are fully dead or show no signs of viable growth should be removed from the beds. Any plants showing new growth but still containing dead or damaged portions should be selectively pruned to promote healthier growth and improve overall bed appearance.

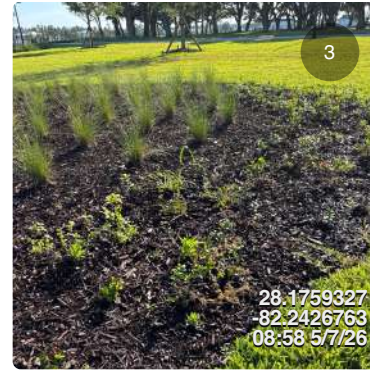


# Item 14- Hammock ( Shorthorn Dr. )

Due By: Friday, May 22, 2026

Assigned To: Down To Earth

The landscape beds and hammock area entrance on Shorthorn Drive hold a significant amount of weeds and need to be treated. These areas are to be maintained to community standards on a frequent basis. Remove any dead plant material remaining within the landscape beds.



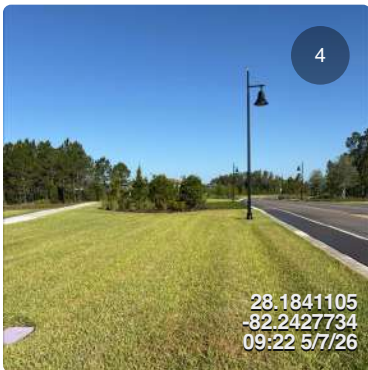
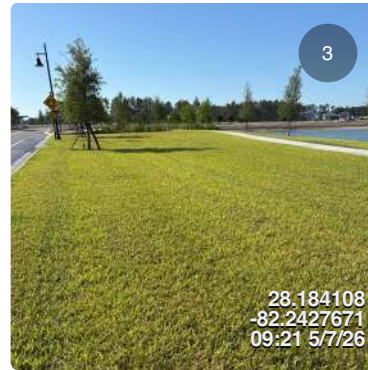
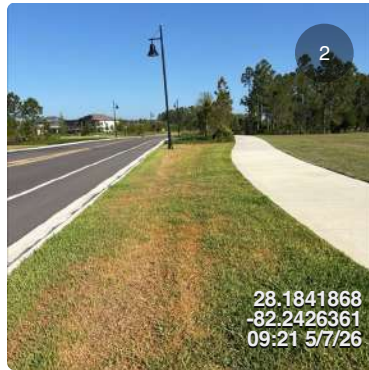
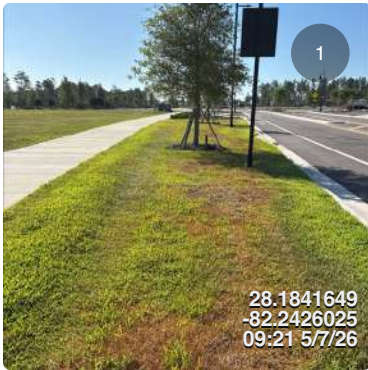
# Item 15- Colston Ave

Due By: Friday, May 22, 2026

Assigned To: Juniper

The turf along Colston Ave is showing stress due to current water restrictions and elevated temperatures. Supplemental watering has been applied; however, turf condition continues to reflect limited irrigation availability.

Juniper should continue monitoring turf conditions and irrigation performance during periods of reduced pressure to maintain consistent coverage.



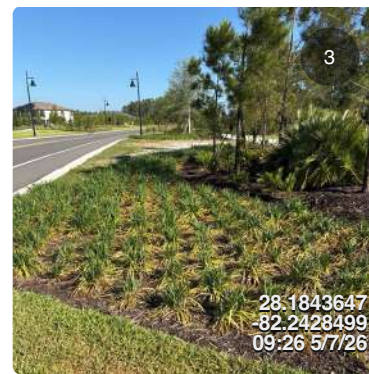
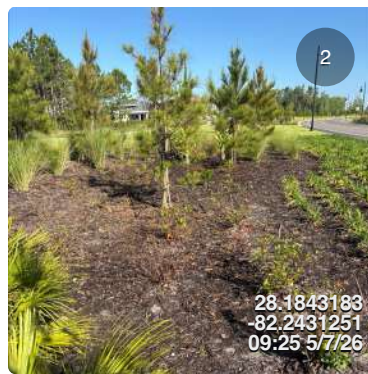
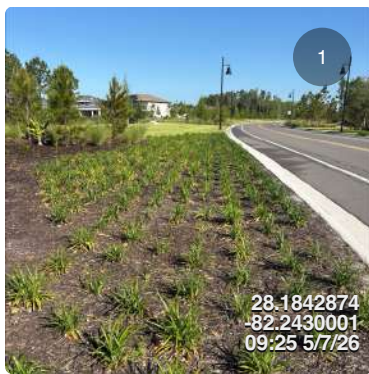
## Item 16- Colston Ave Beds

Due By: Friday, May 22, 2026

Assigned To: Juniper

The landscape beds along Colston Ave, including liriopse beds, are generally weed-free and showing minimal stress despite current water restrictions. However, there is some plant material that is dead and should be removed, along with selective pruning of areas that contain new growth mixed with dead or declining foliage.

Along sidewalks, ornamental grasses should be cut back to prevent overgrowth and reduce potential contact with residents.



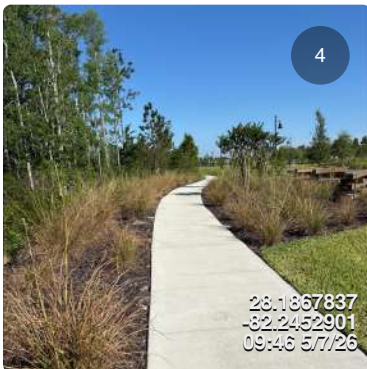
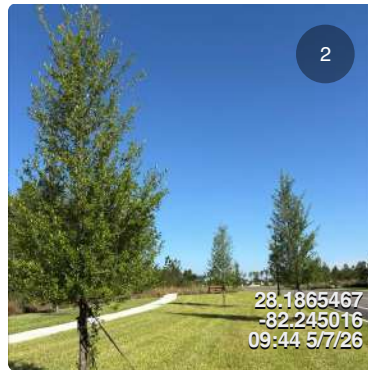
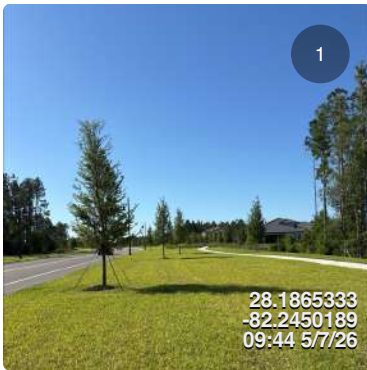
## Item 17- Colston Ave

Due By: Friday, May 22, 2026

Assigned To: Juniper

The trees along Colston Ave, along with surrounding plant material, are green and generally healthy. However, some ornamental grasses in select areas are showing signs of stress.

Juniper should inspect these areas to determine potential causes and monitor overall plant health.



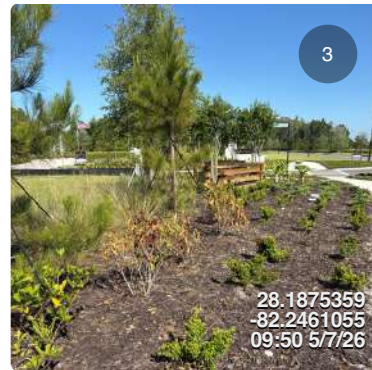
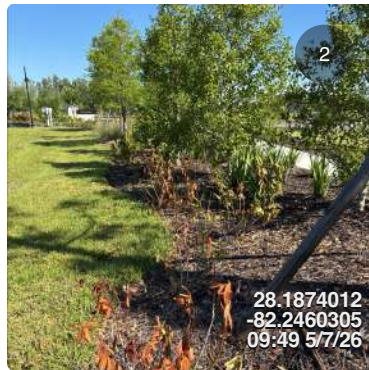
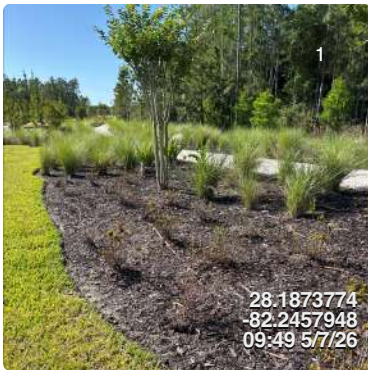
**Item 18- Colston Ave**

Due By: Friday, May 22, 2026

Assigned To: Juniper

Plant material along Colston Ave heading toward Morris Bridge shows remaining dead plant material that needs to be removed. All dead plant material should be pulled from the beds.

Other areas are showing signs of stress and dryness. Juniper should inspect plant material that is beginning to show stress to determine condition and appropriate maintenance actions.



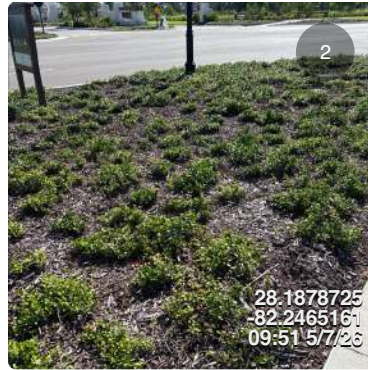
**Item 19- Colston Ave**

Due By: Friday, May 22, 2026

Assigned To: Juniper

The jasmine located at the entrance of Tamara Rack and Short Grass is generally well maintained. There is one bed containing some weeds that need to be pulled.

Overall, the remaining jasmine beds are in good condition and properly maintained.



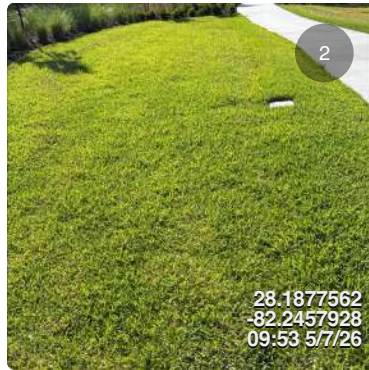
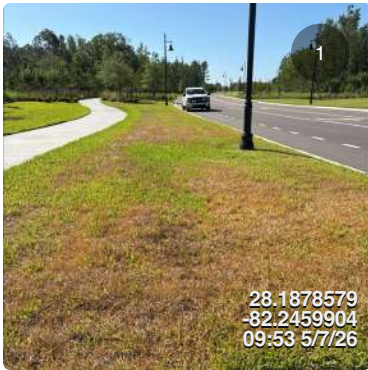
## Item 20- Colston Ave Turf

Due By: Friday, May 22, 2026

Assigned To: Juniper

The turf along Colston Ave is showing stress due to current water restrictions and elevated temperatures. Supplemental watering has been applied; however, turf condition continues to reflect limited irrigation availability.

There are also areas that remain green and are sustaining acceptable fertility despite current conditions.



# Item 21- Colston Ave Plant Material

Due By: Friday, May 22, 2026

Assigned To: Juniper

All dead plant material needs to be pulled out.



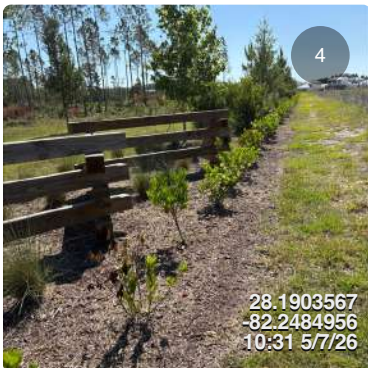
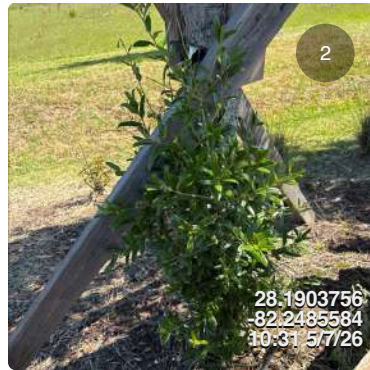
## Item 22- Cardwall Pt Berm Bed

Due By: Friday, May 22, 2026

Assigned To: Juniper

The landscape berm located on Cardewall PT and along Morris Bridge contains tree suckers/sprouts that need to be removed. Grass clippings left within the bed should be blown out, as debris remains after weed control operations.

Some plant material is also showing signs of stress. Juniper should inspect the affected areas to determine contributing factors and assess overall plant condition.



## Item 23- Landscape Berm

Due By: Friday, May 22, 2026

Assigned To: Juniper

The landscape berm located on Cardwell PT near the end contains a significant amount of weeds, with some exceeding the height of the existing plant material. All weeds in this area should be treated and removed, along with any dead plant material present within the bed

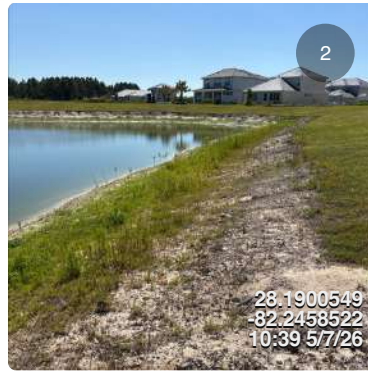
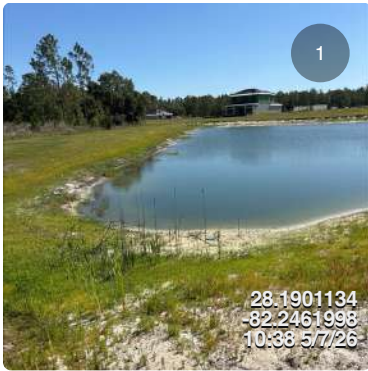


**Item 24- FPC2**

Due By: Friday, May 22, 2026

Assigned To: Sitex Aquatics

The pond has a significant presence of shoreline weeds, with cattail also beginning to establish. These areas need to be treated to control further growth and maintain shoreline condition.

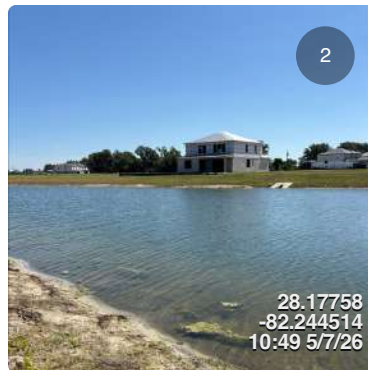
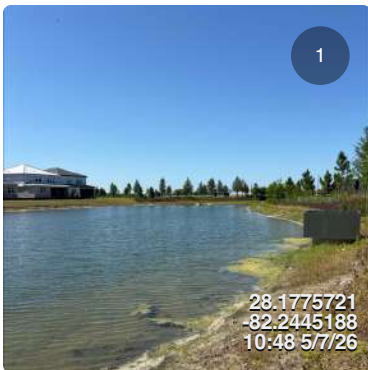


**Item 25- Pond 38**

Due By: Friday, May 22, 2026

Assigned To: Sitex Aquatics

The pond contains areas of filamentous algae, along with some trash along the water's edge that needs to be removed to maintain overall pond appearance and condition.

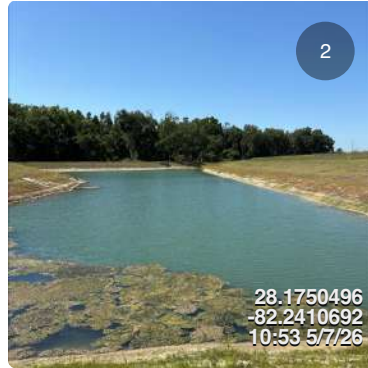


### Item 26- Pond 43

Due By: Friday, May 22, 2026

Assigned To: Sitex Aquatics

The pond has filamentous algae that appears to have been treated and is beginning to die off. There is also some trash along the water's edge that needs to be removed.

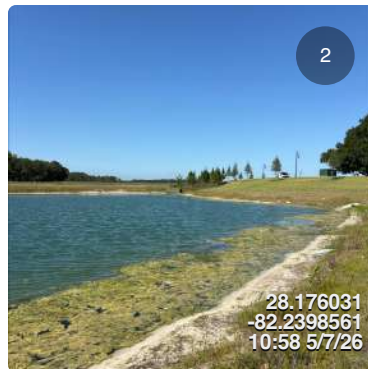
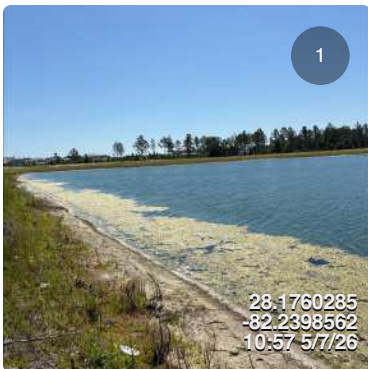


### Item 27- Pond 44

Due By: Friday, May 22, 2026

Assigned To: Sitex Aquatics

The pond has filamentous algae . There is also some trash along the water's edge that needs to be removed. Additionally, there are areas of shoreline weeds that need to be treated.

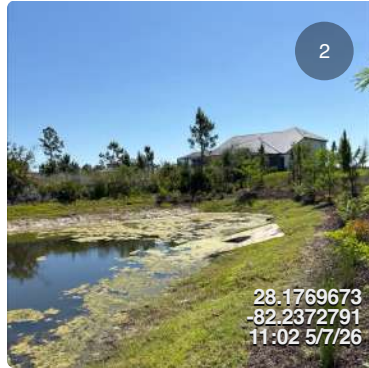
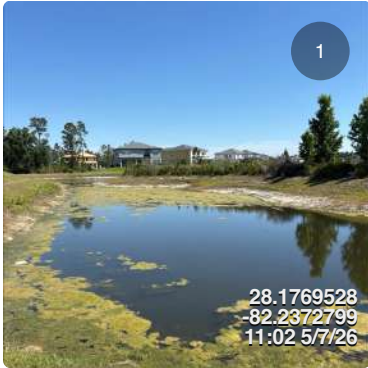


**Item 28- Pond 46**

Due By: Friday, May 22, 2026

Assigned To: Sitex Aquatics

The pond has filamentous algae that should be treated, along with some trash along the water's edge that needs to be removed.



**Item 29- TM11**

Due By: Friday, May 22, 2026

Assigned To: Sitex Aquatics

The pond has filamentous algae needs to be treated.

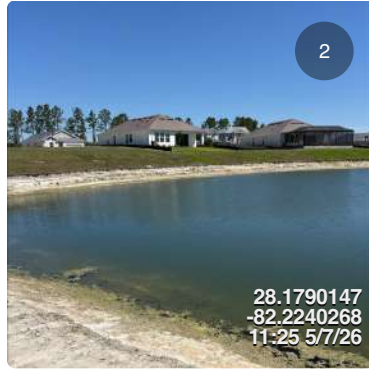
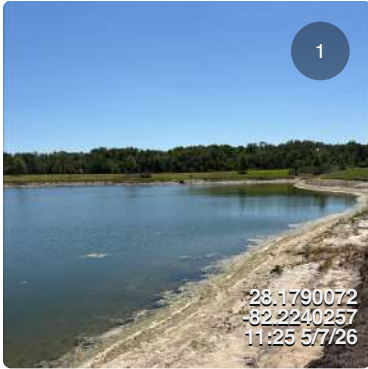


**Item 30- TM13**

Due By: Friday, May 22, 2026

Assigned To: Sitex Aquatics

The pond was treated for Filamentous algae along with shoreline weeds.

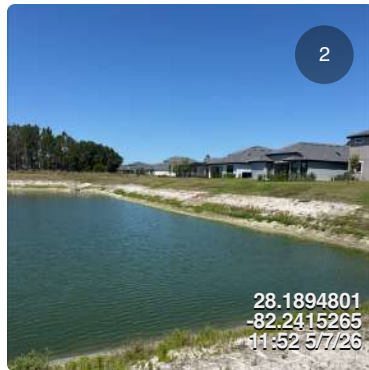
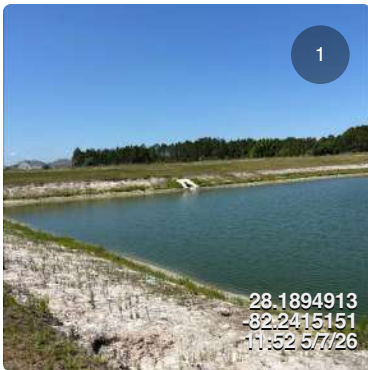


**Item 31- 340A**

Due By: Friday, May 22, 2026

Assigned To: Sitex Aquatics

Pond needs to be treated for Shoreline weeds.

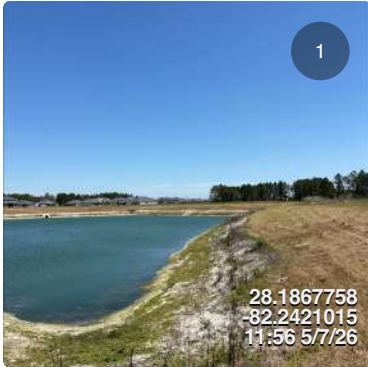


**Item 32- Pond 102**

Due By: Friday, May 22, 2026

Assigned To: Sitex Aquatics

Pond needs to be treated for shoreline weeds.

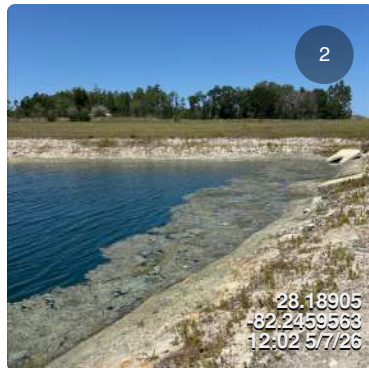
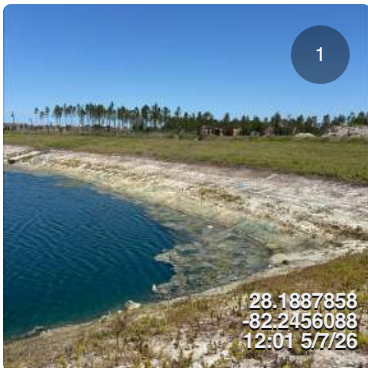


**Item 33- 101B**

Due By: Friday, May 22, 2026

Assigned To: Sitex Aquatics

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



**Item 34- TM2**

Due By: Friday, May 22, 2026

Assigned To: Sitex Aquatics

The pond has some filamentous algae needs to be treated.

