

Two Rivers West Community Development District

August 18, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE: F7AZ3qT6
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2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Two Rivers West Community Development

Board of Supervisors

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

District Staff

Brian Lamb, District Secretary
Angel Montagna, District Manager
John Vericker, District Counsel
Tonja Steward, District Engineer
Paul Young, Field Manager
Kristee Cole, District Manager

Regular Meetings Agenda

Tuesday, August 18, 2026, at 11:00 a.m.

The Public Hearing and Regular Meeting of Two Rivers West Community Development District will be held on **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, 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#

THE PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

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. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET

- A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget
- B. Discussion on Fiscal Year 2027 Budget
- C. Close the Public Hearing on Adopting Fiscal Year 2027 Final Budget
- D. Consideration of Resolution 2026-08 Adopting the FY 2027 Budget
- E. Consideration of Resolution 2026-09 Levying O&M Assessments

4. BUSINESS ITEMS

- A. Consideration of Resolution 2026-10 Setting the Fiscal Year 2027 Meeting Schedule
- B. Consideration of Resolution 2026-11 Goals & Objectives
- C. Consideration of Brown & Brown Insurance Proposal

5. CONSENT AGENDA

- A. Approval of the Regular Meeting Minutes of July 21, 2026
- B. Consideration of Operation and Maintenance Expenditures July 2026
- C. Acceptance of the Financials and Approval of the Check Register for July 2026
- D. Ratification of the Easement Encroachment Agreement 1966 Drummond Point

6. STAFF REPORTS

A. District Counsel

B. District Manager

i. Community Inspection Report

ii. Sitex Aquatic Monthly Report

C. District Engineer

7. BOARD MEMBERS' COMMENTS

8. ADJOURNMENT

Two Rivers West Community Development District

August 13, 2026

RE: Letter of Introduction Related to the Proposed Budget and Assessments

Dear Property Owners:

We are providing this cover letter to offer additional information and transparency regarding the Board of Supervisors' ("Board") deliberations during this budget cycle.

The Two Rivers West CDD ("District") Board approved a proposed increase to the annual operations and maintenance budget for Fiscal Year 2027 ("FY2027"), which runs from October 1, 2026, through September 30, 2027. If adopted at the budget hearing, assessments will increase by no more than 48.37% for FY2027. For residential properties, this represents an increase ranging from \$593 to \$978, depending on product type.

Due to State of Florida requirements, the District must submit a "not-to-exceed" budget to Pasco County by June 15. The final agreed-upon budget will be presented for approval at the budget adoption meeting on August 18, 2026.

The Board has worked diligently to reduce the proposed assessment increase for FY2027. Throughout this process, the Board has carefully evaluated opportunities to reduce expenses while maintaining the level of service and community standards expected by residents. The proposed FY2027 budget prioritizes the maintenance of existing assets, with a focus on health, safety, and infrastructure, all of which are core responsibilities of the District.

This budget process reflects the Board's commitment to maintaining the District at the standards expected by the residents of Two Rivers West CDD while also preparing future Boards and residents for the fiscal realities of operating and sustaining a growing community.

The Board's goal is to reduce the proposed increase to at least 32%, if possible.

If you have any additional questions, please contact the District Manager by email at angel.montagna@Inframark.com.

Sincerely,

Angel Montagna, District Manager
Enclosure

***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
REVENUES		
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
TOTAL REVENUES	\$3,157,059.00	\$4,847,770.53

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
Total Administrative	\$254,575.00	\$422,742.53

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
Total Insurance	\$39,084.00	\$37,500.00
Utility Services		
Electric Utility Services	\$500,000.00	\$600,000.00
Water/Waste	\$85,000.00	\$150,000.00
Total Utility Services	\$585,000.00	\$750,000.00
Other Physical Environment		
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
Total Landscape and Pond Maintenance	\$2,278,400.00	\$3,637,528.00
TOTAL EXPENDITURES	\$3,157,059.00	\$4,847,770.53
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	\$0.00
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		\$0.00

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

Two Rivers West

Community Development District

Debt Service Fund

Special Assessment Bonds, Series 2022 (Series 2022 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Annual Debt Service
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
	\$19,750,000.00			\$24,444,953.37	\$44,194,953.37

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2023 Bonds

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
REVENUES		
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
TOTAL REVENUES	\$0.00	\$847,619.08
EXPENDITURES		
<i>Administration</i>		
Misc-Assessment Collection Cost	\$0.00	\$16,494.46
Total Administration	\$0.00	\$16,494.46
<i>Debt Service</i>		
Principal Debt Retirement	\$0.00	\$175,000.00
Interest Expense	\$0.00	\$657,053.13
Total Debt Service	\$0.00	\$832,053.13
TOTAL EXPENDITURES	\$0.00	\$848,547.59
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	-\$928.51
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		-\$928.51
FUND BALANCE, BEGINNING		\$480,199.00
FUND BALANCE, ENDING	\$0.00	\$479,270.49
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	11/1/2027
Series 2023 Bonds	\$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
		\$11,270,000.00		\$13,576,573.70	\$24,846,573.70

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

Special Assessment Bonds, Series 2024

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Outstanding Balance
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
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
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
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
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
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
	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
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
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
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
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
	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
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
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
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
	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
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
	248										
GRAND TOTAL UNITS	2185										

***Two Rivers West
Community Development District***

**FISCAL YEAR 2027
PROPOSED BUDGET
AUGUST 03, 2026**

CLEAR PARTNERSHIPS



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Two Rivers West
Community Development District

Budget Overview
FY 2027

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	ACTUAL	PROJECTED	TOTAL	% +/-	ANNUAL
	BUDGET	THRU	July-	PROJECTED		BUDGET
	FY 2026	6/30/2026	9/30/2026	FY 2026	Budget	FY 2027
REVENUES						
Interest - Investments	\$0.00	\$9,301.00	\$0.00	\$9,301.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$1,470,012.00	\$0.00	\$1,470,012.00	0%	\$2,953,469.79
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$118,138.79
Special Assmnts- CDD Collected	\$3,157,059.00	\$799,342.00	\$2,357,717.00	\$3,157,059.00	0%	\$1,391,026.40
Developer Contribution	\$0.00	\$200,495.00	\$0.00	\$200,495.00	0%	\$0.00
Other Miscellaneous Revenues	\$0.00	\$2,099.00	\$0.00	\$2,099.00	0%	\$0.00
TOTAL REVENUES	\$3,157,059.00	\$2,481,249.00	\$2,357,717.00	\$4,838,966.00	53%	\$4,226,357.40

EXPENDITURES

Administrative

Supervisor Fees	\$12,000.00	\$8,800.00	\$3,200.00	\$12,000.00	0%	\$12,000.00
ProfServ - District Management	\$25,000.00	\$18,750.00	\$6,250.00	\$25,000.00	0%	\$25,000.00
ProfServ - Field Management	\$16,000.00	\$15,815.00	\$185.00	\$16,000.00	0%	\$64,000.00
ProfServ - Administration	\$4,500.00	\$3,375.00	\$1,125.00	\$4,500.00	0%	\$4,500.00
ProfServ - Recording Secretary	\$2,400.00	\$1,800.00	\$600.00	\$2,400.00	0%	\$2,400.00
ProfServ - Construction Accounting	\$6,000.00	\$3,500.00	\$2,500.00	\$6,000.00	0%	\$6,000.00
Profserv - Financial/Revenue Collections	\$5,000.00	\$3,750.00	\$1,250.00	\$5,000.00	0%	\$5,000.00
Profserv - Rental and Leases	\$600.00	\$450.00	\$150.00	\$600.00	0%	\$600.00
ProfServ - Technology Data Storage	\$600.00	\$450.00	\$150.00	\$600.00	0%	\$600.00
Profserv - Accounting Services	\$9,000.00	\$7,750.00	\$1,250.00	\$9,000.00	0%	\$9,000.00
ProfServ - Dissemination Agent/Reporting	\$5,000.00	\$11,250.00	\$0.00	\$11,250.00	125%	\$20,000.00
Profserv - Website Admin Services	\$1,200.00	\$900.00	\$300.00	\$1,200.00	0%	\$1,200.00
District Engineer	\$12,500.00	\$8,364.00	\$2,859.75	\$11,223.75	-10%	\$15,000.00
District Counsel	\$15,000.00	\$34,406.00	\$11,763.82	\$46,169.82	208%	\$25,000.00
Trustee Fees	\$6,500.00	\$11,704.00	\$0.00	\$11,704.00	80%	\$13,000.00
Auditing Services	\$6,000.00	\$8,100.00	\$0.00	\$8,100.00	35%	\$8,200.00
Postage, Phone, Faxes, Copies	\$500.00	\$80.00	\$420.00	\$500.00	0%	\$500.00
Legal Advertising	\$3,500.00	\$141.00	\$3,359.00	\$3,500.00	0%	\$3,500.00
Dues, Licenses, Subscriptions	\$175.00	\$325.00	\$0.00	\$325.00	86%	\$175.00
Website ADA Compliance	\$1,600.00	\$3,125.00	\$0.00	\$3,125.00	95%	\$1,613.00
Meeting Expense	\$500.00	\$0.00	\$500.00	\$500.00	0%	\$500.00
Loan Interest Expense	\$21,000.00	\$8,179.00	\$12,821.00	\$21,000.00	0%	\$21,000.00
Loan Repayment	\$100,000.00	\$9,750.00	\$90,250.00	\$100,000.00	0%	\$100,000.00
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$59,069.40
DTS - Continuing Disclosure Software Subscriptic	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$5,000.00
Arbitrage Reporting	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$1,200.00
Total Administrative	\$254,575.00	\$160,764.00	\$138,933.57	\$299,697.57	18%	\$404,057.40

Insurance

General Liability	\$3,846.00	\$3,378.00	\$468.00	\$3,846.00	0%	\$0.00
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Two Rivers West
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
Public Officials Insurance	\$2,738.00	\$2,505.00	\$233.00	\$2,738.00	0%	\$0.00
Property & Casualty Insurance	\$30,000.00	\$0.00	\$30,000.00	\$30,000.00	0%	\$0.00
Deductible	\$2,500.00	\$0.00	\$2,500.00	\$2,500.00	0%	\$2,500.00
Total Insurance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$35,000.00
Total Insurance	\$39,084.00	\$5,883.00	\$33,201.00	\$39,084.00	0%	\$37,500.00
Utility Services						
Electric Utility Services	\$500,000.00	\$330,458.00	\$112,987.48	\$443,445.48	-11%	\$600,000.00
Water/Waste	\$85,000.00	\$59,242.00	\$20,255.54	\$79,497.54	-6%	\$150,000.00
Total Utility Services	\$585,000.00	\$389,700.00	\$133,243.01	\$522,943.01	-11%	\$750,000.00
Other Physical Environment						
Landscape Maintenance - Contract	\$1,800,000.00	\$983,294.00	\$336,199.79	\$1,319,493.79	-27%	\$2,100,000.00
Landscaping - Mulch	\$100,000.00	\$120,388.00	\$41,162.07	\$161,550.07	62%	\$100,000.00
Landscaping - Annuals	\$24,000.00	\$8,016.00	\$2,740.76	\$10,756.76	-55%	\$24,000.00
Landscaping - Plant Replacement Program	\$100,000.00	\$145,510.00	\$49,751.58	\$195,261.58	95%	\$250,000.00
Irrigation Maintenance & Repairs	\$60,000.00	\$3,183.00	\$1,088.31	\$4,271.31	-93%	\$50,000.00
Aquatics - Contract	\$157,000.00	\$121,491.00	\$41,539.20	\$163,030.20	4%	\$157,000.00
Dog Station Service & Supplies	\$2,400.00	\$0.00	\$2,400.00	\$2,400.00	0%	\$2,600.00
Storm Cleanup Contingency	\$35,000.00	\$0.00	\$35,000.00	\$35,000.00	0%	\$35,000.00
Tree Trimming	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$25,000.00
Trail Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
R&M-Boundary Walls/Fences/Monuments	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$15,000.00
Wildlife Management Service	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$16,200.00
Erosion Repair	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$15,000.00
Pressure Washing	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$30,000.00
Windmill R&M	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$25,000.00
Holiday Lights	\$0.00	\$4,700.00	\$0.00	\$4,700.00	0%	\$25,000.00
TECO easement maintenance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$35,000.00
Onsite Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00
Water Trucks	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$30,000.00
Well Installation	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$100,000.00
Total Landscape and Pond Maintenance	\$2,278,400.00	\$1,386,582.00	\$509,881.71	\$1,896,463.71	-17%	\$3,034,800.00
Contingency						
Misc- Contingency	\$0.00	\$12,638.00	\$0.00	\$12,638.00	0%	\$0.00
Total Contingency	\$0.00	\$12,638.00	\$0.00	\$12,638.00	0%	\$0.00
TOTAL EXPENDITURES	\$3,157,059.00	\$1,955,567.00	\$815,259.29	\$2,770,826.29	-12%	\$4,226,357.40
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$525,682.00	\$1,542,457.71	\$2,068,139.71	0%	\$0.00
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-(-) Budget	ANNUAL BUDGET FY 2027
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$525,682.00	\$1,542,457.71	\$2,068,139.71	0%	\$0.00
FUND BALANCE, BEGINNING	-\$303,551.00	-\$303,551.00	\$0.00	-\$303,551.00	0%	\$1,764,588.71
FUND BALANCE, ENDING	-\$303,551.00	\$222,131.00	\$1,542,457.71	\$1,764,588.71	-681%	\$1,764,588.71

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

	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION						
REVENUES						
Interest - Investments	\$0.00	\$14,265.00	\$0.00	\$14,265.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$966,255.00	\$0.00	\$966,255.00	0%	\$1,535,385.37
Special Assmnts- CDD Collected	\$1,439,688.00	\$301,991.00	\$1,137,697.00	\$1,439,688.00	0%	\$1,624.56
Special Assmnts- Discounts	\$0.00	\$21,718.00	\$0.00	\$21,718.00	0%	-\$61,415.41
TOTAL REVENUES	\$1,439,688.00	\$1,304,229.00	\$1,137,697.00	\$2,441,926.00		\$1,475,594.52
EXPENDITURES						
<i>Administration</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$30,707.71
Total Administration	\$0.00	\$0.00	\$0.00	\$0.00		\$30,707.71
<i>Debt Service</i>						
Principal Debt Retirement	\$80,000.00	\$305,000.00	\$0.00	\$305,000.00	281%	\$300,000.00
Interest Expense	\$671,532.00	\$1,161,619.00	\$0.00	\$1,161,619.00	73%	\$1,146,962.50
Total Debt Service	\$751,532.00	\$1,466,619.00	\$0.00	\$1,466,619.00		\$1,446,962.50
TOTAL EXPENDITURES	\$751,532.00	\$1,466,619.00	\$0.00	\$1,466,619.00		\$1,477,670.21
Excess (deficiency) of revenues						
Over (under) expenditures	\$688,156.00	-\$162,390.00	\$1,137,697.00	\$975,307.00	42%	-\$2,075.69
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		-\$162,390.00	\$1,137,697.00	\$975,307.00	0%	-\$2,075.69
FUND BALANCE, BEGINNING	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$975,307.00
FUND BALANCE, ENDING	\$0.00	-\$162,390.00	\$1,137,697.00	\$975,307.00	0%	\$973,231.31

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT

	11/1/2024	11/1/2025	11/1/2026	11/1/2027
Series 2022 Bonds	\$19,495,000.00	\$19,225,000.00	\$18,940,000.00	\$18,640,000.00

Two Rivers West

Community Development District

Debt Service Fund

Special Assessment Bonds, Series 2022 (Series 2022 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Annual Debt Service
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
	\$19,750,000.00			\$24,444,953.37	\$44,194,953.37

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2023 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/- Budget	ANNUAL BUDGET FY 2027
REVENUES						
Interest - Investments	\$0.00	\$9,759.00	\$0.00	\$9,759.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$549,958.00	\$0.00	\$549,958.00	0%	\$824,723.07
Special Assmnts- CDD Collected	\$0.00	\$415,223.00	\$0.00	\$415,223.00	0%	\$55,884.94
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$32,988.92
TOTAL REVENUES	\$0.00	\$974,940.00	\$0.00	\$974,940.00		\$847,619.08
EXPENDITURES						
<i>Administration</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$16,494.46
Total Administration	\$0.00	\$0.00	\$0.00	\$0.00		\$16,494.46
<i>Debt Service</i>						
Principal Debt Retirement	\$0.00	\$160,000.00	\$0.00	\$160,000.00	0%	\$175,000.00
Interest Expense	\$0.00	\$665,381.00	\$0.00	\$665,381.00	0%	\$657,053.13
Total Debt Service	\$0.00	\$825,381.00	\$0.00	\$825,381.00		\$832,053.13
TOTAL EXPENDITURES	\$0.00	\$825,381.00	\$0.00	\$825,381.00		\$848,547.59
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	\$149,559.00	\$0.00	\$149,559.00	0%	-\$928.51
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		\$149,559.00	\$0.00	\$149,559.00	0%	-\$928.51
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	\$149,559.00
FUND BALANCE, ENDING	\$0.00	\$149,559.00	\$0.00	\$149,559.00	0%	\$148,630.49
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2023 Bonds	\$11,270,000.00	\$11,190,000.00	\$11,030,000.00			\$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
		\$11,270,000.00		\$13,576,573.70	\$24,846,573.70

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2024 Bonds

	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July- 9/30/2026	TOTAL PROJECTED FY 2026	% +/-) Budget	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION						
REVENUES						
Interest - Investments	\$0.00	\$20,024.00	\$0.00	\$20,024.00	0%	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$243,541.00	\$0.00	\$243,541.00	0%	\$378,499.34
Special Assmnts- CDD Collected	\$0.00	\$379,145.00	\$0.00	\$379,145.00	0%	\$927,001.87
Special Assmnts- Discounts	\$0.00	\$0.00	\$0.00	\$0.00	0%	-\$15,139.97
TOTAL REVENUES	\$0.00	\$642,710.00	\$0.00	\$642,710.00		\$1,290,361.24
EXPENDITURES						
<i>Administration</i>						
Misc-Assessment Collection Cost	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$7,569.99
Total Administration	\$0.00	\$0.00	\$0.00	\$0.00		\$7,569.99
<i>Debt Service</i>						
Principal Debt Retirement	\$0.00	\$265,000.00	\$0.00	\$265,000.00	0%	\$275,000.00
Interest Expense	\$0.00	\$1,023,926.00	\$0.00	\$1,023,926.00	0%	\$1,011,086.26
Total Debt Service	\$0.00	\$1,288,926.00	\$0.00	\$1,288,926.00		\$1,286,086.26
TOTAL EXPENDITURES	\$0.00	\$1,288,926.00	\$0.00	\$1,288,926.00		\$1,293,656.25
Excess (deficiency) of revenues						
Over (under) expenditures	\$0.00	-\$646,216.00	\$0.00	-\$646,216.00	0%	-\$3,295.01
OTHER FINANCING SOURCES (USES)						
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	0%	\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
Net change in fund balance		-\$646,216.00	\$0.00	-\$646,216.00	0%	-\$3,295.01
FUND BALANCE, BEGINNING		\$0.00	\$0.00	\$0.00	0%	-\$646,216.00
FUND BALANCE, ENDING	\$0.00	-\$646,216.00	\$0.00	-\$646,216.00	0%	-\$649,511.01
PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT						
	11/1/2024	11/1/2025	11/1/2026			11/1/2027
Series 2024 Bonds	\$18,285,000.00	\$18,035,000.00	\$17,770,000.00			\$17,495,000.00

Special Assessment Bonds, Series 2024

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Outstanding Balance
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	

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
Twin Villa 42.5'	20	\$1,583.60	\$1,224.22	\$359.38	29.36%	\$1,728.26	\$1,728.26	\$0.00	0.00%	\$3,311.86	\$2,952.48
SF 50'	346	\$1,867.45	\$1,443.66	\$423.79	29.36%	\$1,728.26	\$1,728.26	\$0.00	0.00%	\$3,595.71	\$3,171.92
SF 60'	309	\$2,240.94	\$1,732.39	\$508.55	29.36%	\$2,073.91	\$2,073.91	\$0.00	0.00%	\$4,314.85	\$3,806.30
SF 65'	42	\$2,435.16	\$1,882.53	\$552.62	29.36%	\$2,246.74	\$2,246.74	\$0.00	0.00%	\$4,681.90	\$4,129.27
SF 70'	70	\$2,614.43	\$2,021.12	\$593.31	29.36%	\$2,419.56	\$2,419.56	\$0.00	0.00%	\$5,033.99	\$4,440.68
	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
Twin Villa 42.5	88	\$1,583.60	\$1,224.22	\$359.38	29.36%	\$1,469.00	\$1,469.00	\$0.00	0.00%	\$3,052.60	\$2,693.22
SF 50'	93	\$1,867.45	\$1,443.66	\$423.79	29.36%	\$1,728.26	\$1,728.26	\$0.00	0.00%	\$3,595.71	\$3,171.92
SF 60'	101	\$2,240.94	\$1,732.39	\$508.55	29.36%	\$2,073.91	\$2,073.91	\$0.00	0.00%	\$4,314.85	\$3,806.30
SF 70'	159	\$2,614.43	\$2,021.12	\$593.31	29.36%	\$2,419.56	\$2,419.56	\$0.00	0.00%	\$5,033.99	\$4,440.68
	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
SF 50'	353	\$1,867.45	\$1,443.66	\$423.79	29.36%	\$1,728.31	\$1,728.31	\$0.00	0.00%	\$3,595.76	\$3,171.97
SF 60'	309	\$2,240.94	\$1,732.39	\$508.55	29.36%	\$2,073.97	\$2,073.97	\$0.00	0.00%	\$4,314.91	\$3,806.36
SF 70'	47	\$2,614.43	\$2,021.12	\$593.31	29.36%	\$2,419.63	\$2,419.63	\$0.00	0.00%	\$5,034.06	\$4,440.75
	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
Townhome 25'	248	\$1,045.77	\$808.45	\$237.32	29.36%	\$0.00	\$0.00	\$0.00	0.00%	\$1,045.77	\$808.45
	248										
GRAND TOTAL UNITS	2185										

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Two Rivers West Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Two

Rivers West Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 18, 2026.

Attested By:

**Two Rivers West
Community Development District**

Name: _____
Title: ☐ Secretary/☐ Assistant Secretary

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

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Two Rivers West Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Pasco County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A (“FY 2026-2027 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2026-2027 Budget (“**O&M Assessments**”);

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Direct Bill for Certain Debt Assessments.**
 - i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
 - ii. Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than December 1, 2026
 2. 25% due no later than February 1, 2027
 3. 25% due no later than May 1, 2027
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2026
 2. 25% due no later than February 1, 2027
 3. 25% due no later than April 1, 2027
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 18, 2026.

Attested By:

**Two Rivers West Community
Development District**

Name: _____
Title: ☐Secretary/☐Assistant Secretary

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

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-10

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND
LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS
AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT THAT:**

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Pasco County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 18TH DAY OF AUGUST 2026.

ATTEST:

**TWO RIVERS WEST COMMUNITY
DEVELOPMENT DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR /VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

**October 20, 2026
November 17, 2026
December 15, 2026
January 19, 2027
February 16, 2027
March 16, 2027
April 20, 2027
May 18, 2027
June 15, 2027
July 20, 2027
August 17, 2027
September 21, 2027**

All meetings will convene at 11:00 a.m. at the Springhill Suites by

Marriott Tampa Suncoast Parkway

Located at 16615 Crosspointe Run, Land O'Lakes, FL 34638

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 18TH day of AUGUST 2026.

ATTEST:

**TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Two Rivers West Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field

manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer’s report related to District’s infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District’s engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Two Rivers West Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Two Rivers West Community Development District

PUBLIC SECTOR

Insurance Proposal

October 1, 2026 – October 1, 2027

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT



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Our Story

The Brown & Brown, Public Sector team is a highly-specialized unit of insurance advisors 100% trained to deliver industry-leading services to public entities in the State of Florida. Since 1992, we have continuously refined that specialization and enhanced our services, while becoming the largest public entity brokerage in Florida. Our team provides Property & Casualty and Employee Benefits services to governments from Key West to the Panhandle and represents more than 200 clients.

We have built our reputation by empowering our governmental clients to outperform their industry peers, lower their cost of risk, and enhance their insurance programs - all while staying within their annual budgetary constraints. Our team is committed to serve those who serve the public – and provide superior service to our clients, their staff, and their employees.



- Dedicated service team working exclusively for Florida local governments in all capacities surrounding risk and human resources
- Access to highly experienced public entity resources including Claims Team, Panel Counsel, Loss Control, Disaster Planning and Recovery, and Risk Management Specialists.
- Only retail office in Florida 100% committed to Florida's public entities
- Brown & Brown, Public Sector currently represents over 200 of Florida's governmental entities
 - 22 Counties
 - 70 Cities
 - 20 Public Airports
 - 7 Public School Districts
 - State of Florida

An Introduction to Your Service Team

Account Executives

Matt Montgomery Executive Vice President	(386) 239-7245	Matt.Montgomery@bbrown.com
Michelle Martin, CIC Senior Vice President / Public Risk Advisor	(386) 239-4047	Michelle.Martin@bbrown.com
Stephen Scullian, CPCU, ARM Senior Vice President / Insurance Broker	(386) 239-7211	Stephen.Scullian@bbrown.com
Justin Anselmo, CRIS Senior Vice President / Insurance Broker	(386) 239-8821	Justin.Anselmo@bbrown.com
Tiffany Hill, GBDS Vice President / Client Services Leader	(386) 281-6846	Tiffany.Hill@bbrown.com
Michelle Perry Vice President / Business Development	(386) 366-6378	Michelle.Perry@bbrown.com
Robin Russell, ARM-P, CISR, CSRM Vice President / Account Executive	(386) 239-4044	Robin.Russell@bbrown.com
Kyle Stoekel, ARM-P, CIC, CRM Public Risk Advisor	(386) 944-5805	Kyle.Stoekel@bbrown.com
Bill Wilson Public Risk Advisor	(386) 333-6058	Bill.Wilson@bbrown.com
Devyn Donley Public Risk Advisor	(386) 239-4070	Devyn.Donley@bbrown.com
Ethan Reedy Insurance Broker	(386) 239-7264	Ethan.Reedy@bbrown.com
Victoria "Tori" Reedy Executive Coordinator	(386) 239-4043	Tori.Reedy@bbrown.com

Service Representatives

Emily Bailey Public Risk Specialist	(386) 333-6085	Emily.Bailey@bbrown.com
Melody Blake, ACSR Senior Public Risk Specialist	(386) 239-4050	Melody.Blake@bbrown.com
Taylor Brodeur Public Risk Specialist	(386) 361-5225	Taylor.Brodeur@bbrown.com
Jessica Conway Public Risk & Claims Specialist	(386) 333-6001	Jessica.Conway@bbrown.com
Megan Feinberg Public Risk Specialist Assistant	(386) 281-6836	Megan.Feinberg@bbrown.com
Patricia "Trish" Jenkins, CPSR Senior Public Risk Specialist	(386) 239-4042	Trish.Jenkins@bbrown.com
Mallory Moretti Public Risk & Claims Specialist	(386) 800-1164	Mallory.Moretti@bbrown.com

Certificate Requests: 179.certificates@bbrown.com
Claim Reporting: 179.claims@bbrown.com

Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at Brown & Brown are dedicated to achieving this goal and distinguishing ourselves from the competition.

Preferred Governmental Insurance Trust (*Preferred*) Overview

Several hundred members and millions in premiums prove that the *Preferred* Governmental Insurance Trust® fulfills what Florida needs: an insurance program exclusively customized and dedicated to the public sector. *Preferred* stays on the forefront of specialized insurance for property, casualty and workers' compensation because it is non-profit and self-governed with a membership comprised solely of Florida public entities.

Preferred's history dates back to 1999. Its robust membership and financial strength, including consistent growth of surplus, stem from its conservative platform of managed risk. *Preferred* is just that: ***preferred*** for unmatched public entity experience, innovation, stability and personalized service.

Preferred's Member Types

Municipalities	Counties	Special Districts
Public Schools	Charter Schools	Sheriff Departments
Housing Authorities	Aviation Authorities	Transit, Port & Utility Authorities

Preferred's Comprehensive Coverages

Property	Workers' Compensation	General Liability
Automobile Liability	Automobile Physical Damage	Law Enforcement Liability
Public Officials Liability	Employment Practices Liability	Educators' Legal Liability

The Power of Groups and People

What does a specialized insurance trust do for you? In the case of *Preferred*, it gives you the purchasing power of a very large trust with billions of covered property values—far more financial negotiating power than a single public entity can muster. As a *Preferred* member, you are part of a formidable Florida insurance trust.

The trust also transfers risks from any one public entity to the larger group. This provides all members of the trust better rating structures with less volatility. *Preferred's* sole focus on government ensures that members' unique needs are met.

Underwriting and Administration

Behind *Preferred's* underwriting platform are decades of success built on integrity and market relationships. Our team of underwriters' vast insurance expertise enhances the actuarial and scientific data used to underwrite individual risks within the trust. Services delivered are both broad and precise. Reliability is assured. The administrator for *Preferred* is Public Risk Underwriters of Florida, Inc.® (PRU), Florida's premier public entity specialist of its kind. *Preferred's* claims administrator is PGCS Claim Services. With more than 25 years in claims experience, PGCS is Florida's foremost governmental third-party administration company.



Underwriting Highlights

- **Diverse risk financing options:** guaranteed cost, deductible, self-insured retention, all lines aggregate
- **Competitive premium discounts** based on favorable experience and sound safety practices
- **Flexibility of coverage design**, including mono-line or package basis
- **Dynamic financial analysis** conducted periodically to validate the trust's superior financial standing

Administration

- **General counsel, defense counsel and litigation services** by specialists in governmental law
- **Membership relations** for networking and professional development
- **Legislative Pulse newsletter** from Tallahassee-based law firm
- **Professional marketing** that guarantees local agent support, governmental knowledge and an ever-growing group of members
- **Preferred News**—a quarterly publication covering the spectrum of government insurance issues
- **State filing, accounting and independent CPA audited financials** as needed

***Preferred's* Expert Boards Know Your Business**

Preferred is governed and guided by people working daily in all segments of Florida's public sector – from municipalities to counties to schools to special taxing districts.

The Board of Trustees is comprised of elected public officials who work wisely and diligently to set policy, keeping Preferred as the premier public entity insurer of its kind.

Preferred Claims Administration

Preferred Governmental Claim Solutions, Inc. ® (PGCS) is the premier governmental third-party claims administrator in the state of Florida and administers the claims for Preferred Governmental Insurance Trust (*Preferred*). Since its founding in 1956, PGCS has provided claims administration services exclusively to over 450 governmental entities including schools, cities, towns, counties, community development districts, and fire districts. Therefore, PGCS's adjusters are extremely qualified to handle governmental tort liability and public sector workers' compensation claims. They are experts at investigating and handling police and firefighters presumption claims. PGCS is sensitive to the politics involved in the handling of public entity claims.

PGCS's claims administration program consists of workers' compensation, general liability, bodily injury, personal injury, property, auto liability, auto physical damage, employment practices liability, school leaders/educators liability and public officials liability. Their claims staff has over 630 years of combined insurance experience and each has been with PGCS an average of 8 years. Claims are handled under strict supervision in accordance with the PGCS workers' compensation and liability claim handling procedure manuals and the PGCS claim best practices manual. A random sampling of each adjuster's claim files are audited on a monthly basis by a Quality Assurance Manager to ensure compliance.

PGCS provides their clients with a dedicated Subrogation Unit to pursue reimbursements from at-fault third parties. Their current recovery rate is fifty-nine (59) percent of the claim costs expended. PGCS also has a dedicated excess reporting and recovery unit for communication to and securing reimbursement from the excess and/or reinsurance carriers. In addition, PGCS provides a state-approved Special Investigation Unit (SIU) to prevent and pursue fraudulent claims. PGCS offers rewards up to \$10,000.00 for the arrest and conviction of persons committing workers' compensation fraud. This service is provided via a twenty-four hour seven day a week hotline.

PGCS utilizes the RiskMaster system for claims processing. This system captures a wide variety of data and allows the adjuster to enter an unlimited number of claim notes, process reserve changes, and issue claim payments. Customized reports can be obtained from PGCS's on-line system containing a multitude of data parameters that a client may choose to analyze. The system can be accessed by clients via their website at www.pgcs-tpa.com.

Communication with PGCS's clients is the cornerstone of their claims administration program. Professional adjusters, nurses, management, quarterly in-depth claim review meetings, 24/7 claim reporting, utilization of attorneys specializing in public entity defense, litigation management, and return to work programs are just a sample of how PGCS has set the standard for the industry.

PGCS is committed to partnering with their clients to provide professional and aggressive claim management programs. While they are recognized as the leader in the industry, PGCS is always striving to improve the quality of their programs and expand the services that they offer.

***Preferred* Safety and Risk Management Services**

The success of any public sector community is tied to its ability to protect and preserve its human physical assets. This basic premise serves as the cornerstone of an effective Safety Management program and underscores the importance of Safety and Risk Control to the community. *Preferred's* Safety and Risk Management Department is very aware of the valuable contribution a comprehensive safety and risk control program makes to the bottom-line of any organization.

At *Preferred*, Safety consultations originate with one basic thought—to recommend specific measures to minimize or eliminate the exposures that cause accidents. This does not mean that the workplace become no-risk utopias, but we expect our consultants to recommend measures to control and minimize all types of accidents, injuries and illnesses to our *Preferred* members' operations and premises.

Preferred is dedicated to meeting the challenge of the complex issues facing public sector organizations. Disarming these issues and converting them into solutions which work to the advantage of our goal. *Preferred's* approach to risk control incorporates the following elements:

- **Exposure Identification** – Assist management in determining areas where a chance of loss might exist through cause trend analysis, work site evaluations, and facility inspections.
- **Exposure Measurement and Loss Analysis** – Loss analysis and a review of the consequences of the exposures will be considered to develop alternative methods of control.
- **Determination and Selection of Appropriate Risk Control Methods** – Based on measurement and analysis, specific recommendations and/or custom designed risk control plan will be formulated. OSHA, as well as other Agency Standards will be applied and/or used as a "Best Practice" measure when designing and formulating safety and risk control plans.
- **Training and Safety Management Consulting** – After considering client needs specific services and/or training will be formulated and initiated to fit the client's need. Key Personnel or specialty consulting services with the knowledge and skills needed to meet those identified needs will be provided.
- **Additional Consulting Services Available** – *Preferred's* Safety & Risk Management has other services available that may benefit our clients. These services include security evaluations and review of existing safety and risk programs.

Preferred's Safety and Risk Management Department evaluates the unique needs to each client, ultimately designing a program that is capable of being integrated into the overall safety and risk control efforts of each client. *Preferred's* dedication to the problem-solving approach is the foundation of their Safety and Risk Management Service.

Property – Inland Marine

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Property (Per Schedule Provided)	
\$1,940,000	Blanket Value Buildings and Contents
Special Property Coverages	
\$1,000,000	Flood
\$1,000,000	Earth Movement
Not Included	TRIA Terrorism
Inland Marine (Per Schedule Provided)	
\$100,000	Blanket Unscheduled Inland Marine***
Included in Blanket	Communication Equipment***
Included in Blanket	Contractor's / Mobile Equipment***
Included in Blanket	Electronic Data Processing Equipment***
Included in Blanket	Emergency Portable Service Equipment***
Included in Blanket	Fine Arts***
Included in Blanket	Other Inland Marine
Not Included	Rented, Leased or Borrowed Equipment♦♦
Included in Blanket	Valuable Papers
Not Included	Watercraft, Not Including Hull Coverage**

Deductibles: \$2,500 per Occurrence – Buildings and Contents, Earth Movement

5% of TIV per Occurrence / Per Location for “Named Storm” subject to minimum of \$10,000 Per Occurrence. Location is defined by each itemized listing on the applicable schedule. Also applies to Inland Marine.

\$2,500 any one occurrence for Flood, except:
Excess of maximum NFIP available whether purchased or not or 5% of the TIV at each affected location whichever is greater for Zones A & V

\$1,000 per Occurrence – Inland Marine

***Unscheduled items are subject to a maximum value of \$25,000 or less per item. Items valued above this amount must be scheduled.

**Watercraft, not exceeding 25 feet, coverage is not hull coverage. Limited to Specified Perils only, excluding collision with another object.

♦♦Unscheduled items are subject to a maximum value of \$250,000 or less per item, subject to the maximum per occurrence loss limit shown on the Inland Marine Schedule. Items valued above \$250,000 must be scheduled.

Property – Inland Marine

Coverage:

1. Special form (formerly “All Risk”), subject to policy exclusions.
2. Replacement Cost applies to Buildings, Contents and EDP is subject to all terms and conditions of the coverage agreement the most we will pay for all loss, damage or costs in any one occurrence is the applicable limits of liability shown in the property declaration. **The blanket limit of coverage shown in the property declaration applies to all covered property unless a separate limit, lower limit or reduced amount of coverage is indicated elsewhere in the coverage agreement or in the property declaration.**
3. Inland Marine coverage paid at “Agreed Value” if the valuation type on the Inland Marine schedule is shown as agreed value; or the lesser of Actual Cash Value or 110% of the value reported on the schedule. See policy for complete details.
4. *Preferred* will pay for covered loss to your real property, inland marine or personal property:
 - a. At the location shown on the Schedule of the Declarations,
 - b. Property in the open within 1,000 feet of locations described in a. above,**
 - c. With respects to Inland Marine, at or away from your covered location.
5. No Coinsurance Clause.
6. Certain coverages subject to sub-limits stated in policy.
7. During the current Coverage Agreement period, *Preferred* will not charge an additional premium for **new locations** if the value of a **new location** or total value of all **new locations** at the same physical address that are acquired or newly constructed during the coverage agreement period **is less than \$15,000,000** and if the location is acquired after the inception date of the Coverage Agreement. If the newly added location was owned or acquired prior to the inception date of the Coverage Agreement then premium is due at the time the location is added.
8. The *Preferred* Property Program is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by *Preferred* on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence.
- 9. *Preferred* will be appraising all property currently scheduled. At time of finalization of appraisal, building values are to be adjusted accordingly or Stated Value endorsement will be applied with immediate effect. In addition, trending will be provided every 3 years to ensure adequate Replacement values are insured.**

Property – Inland Marine

Sublimits of Coverage	
Sublimits apply as part of, and not in addition to, the overall Total Insured Values coverage limit.	
\$1,000,000	Accounts Receivable, per occurrence
\$1,000,000	Additional Expense
\$40,000	Animals, annual aggregate
\$1,000,000	Business Income
\$500,000, or 25% of loss whichever is greater	Debris Removal, per occurrence
\$1,000,000	Demolition Cost, Ordinance & Increased Cost of Construction, per occurrence
\$500,000	Errors and Omissions, per occurrence
\$250,000	Expediting Expense, per occurrence
\$50,000	Fire Department Charges, per occurrence
\$250,000	Fungus Cleanup Expense, annual aggregate
\$1,000,000	Golf Course Tees to Greens
\$50,000 Per Occurrence \$1,000 Max per Tree	Lawns, Plants, Trees and Shrubs, Excludes Wind (see policy form for additional restrictions)
\$4,000,000	New Locations, per occurrence – 60 days from the date new location(s) is first purchased, rented or occupied, whichever is earlier. See policy for details.
\$250,000	Personal Property of Employees, per occurrence
\$250,000	Pollution Cleanup Expense, annual aggregate
\$500,000	Preservation of Property, per occurrence
\$50,000	Professional Fees, per occurrence
\$250,000	Property at Miscellaneous Unnamed Locations
\$25,000	Recertification, per occurrence
\$250,000	Service Interruption Coverage, per occurrence
\$500,000	Transit, per occurrence
\$1,000,000	Track and Fields

Property – Inland Marine Major Exclusions

Property **Not** Covered includes but not limited to:

1. Animals, water, land including land on which the property is located, shrubs, trees, lawns, growing crops, or standing timber, except under conditions described in the “Extensions of Coverage” section of the policy.
2. Aircraft.
3. Property you sold under conditional sale, trust agreement, installment payment, or other deferred payment plan after such property has been delivered to the customer.
4. Caves, caverns, mines or any type, or any property contained within them.
5. Currency, money, notes or securities.
6. Dams, dikes or levees.
7. Contraband or property in the course of illegal transportation or trade.
8. Property covered under import or export ocean cargo policies.
9. Property you transport as a common carrier.
10. Property shipped by mail, unless sent registered or certified.
11. **Watercraft unless loss is from a specified peril and scheduled on the inland marine schedule.**
12. Vehicles licensed or designed for highway use, unless shown on the Property Declaration, Extensions of Coverage item U, and then no coverage for any **over the road coverage**, or collision with another vehicle or object. The AOP deductible applies per occurrence and in the event of a Named Storm the Named Storm deductible applies per vehicle rather than per location. This coverage is paid at actual cash value at time of loss.
13. Bulkheads, docks, piers, wharves, retaining walls, boardwalks or underwater conduits from: freezing and thawing; impact of watercraft; waves, or debris driven by waves; pressure or weight of ice or water, whether driven by wind or not; or sinking or settling.
14. Dune walkovers, unless loss is at a covered location and from a specified peril other than collapse. **No wind coverage is afforded for dune walkovers.**
15. Electrical or communication lines, towers, and poles you own that are not located on a “covered location” insured under this policy.
16. Personal property of volunteers.
17. Underground pipes, unless loss is from a specified peril.
18. If building has been vacant for more than 90 consecutive days before a loss or damage, the following perils will be excluded: Vandalism, Sprinkler leakage, unless the system has been protected against freezing, building glass breakage, water damage, theft or attempted theft.
19. Loss or damage to any portion of the roof, roof surfacing, awnings, or covered walkways that alters only the appearance of any portion of the roof, roof coverings, awnings or covered walkways (including but not limited to marring, pitting, scratches, or dents) but does not result in damage that allows the penetration of water through the roof covering or result in the failure of the roof covering to perform its intended function to keep out elements over an extended period of time. Roof coverings means shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof, and includes all materials used in securing the roof surface and all materials applied to or used under the roof surface for moisture protection.

Property – Inland Marine Major Exclusions

Excluded Risks of Direct Physical Loss include but not limited to:

1. War, invasion, acts of foreign enemies, hostilities or war like operations, civil war, rebellion, revolution, insurrection, civil commotion, military, usurped power, or any act of terrorism
2. Biological or Chemical Materials
3. Electronic Data or Electronic Data Recognition Exclusion
4. Asbestos
5. Damage caused by electronic currents artificially generated.
6. Pollution, except as provided under “Extensions of Coverage”
7. Building ordinance enforcement or Government action
8. Nuclear reaction
9. Utility failure
10. Fungus, except as provided under “Extensions of Coverage”
11. Any offshore oil well or oil shipping/tanker incident and the ensuing oil spill

“Named Storm” Definition: “...*the direct action of wind, including wind driven water and storm surge when associated with or occurring in conjunction with a storm or weather disturbance which is named...*” Wind driven water and storm surge loss are NOT subject to Flood Sublimit and are included to the blanket limits.

Flood coverage in zones A or V, or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a special flood deductible equal to all flood insurance available for such property under the NFIP, whether purchased or not or 5% of the Total Insured Value at each affected location whichever is greater. If such property is not eligible for the National Flood Insurance Program because the community in which the property is located does not participate in the NFIP, the Special Flood Deductible will be \$1,000,000 per insured location damaged in the flood occurrence or 5% of the Total Insured Value at each affected location whichever is greater.

Flood zones A will include, but not be limited to all the sub-classifications of AO, AH, AE, AR, A1 through A99, or any other sub-classification with the A prefix or designation. Flood zones V will include, but not be limited to all the sub-classifications of VO, VH, VE, VR V1 through V99, or any other sub-classification with the V prefix or designation. See policy form for special deductible restrictions.

Equipment Breakdown

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Equipment: Covered Property built to operate under vacuum or pressure, other than weight of contents, or used for the generation, transmission or utilization of energy.

Coverage	Limit
Property Damage / Loss of Business Income / Additional Expense per accident	\$1,940,000
Water Damage	\$1,000,000
Ammonia Contamination	\$1,000,000
Hazardous Substance Coverage	\$1,000,000
Utility Interruption (24 Hour Waiting Period)	\$2,000,000
Spoilage Damage	\$250,000
Ordinance or Law	\$1,000,000
Expediting Expenses	\$1,000,000
Data or Media	\$250,000
Fungus, Wet Rot, Dry Rot	\$15,000

Deductibles: Same as Property – Building and Contents
24 Hours – Utility Interruption

Crime

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Limits of Liability and Coverage:

Coverage	Limit	Deductible
Employee Dishonesty, Including Faithful Performance	\$100,000	\$1,000
Forgery or Alteration Coverage	\$100,000	\$1,000
Theft, Disappearance and Destruction Coverage		
Inside	\$100,000	\$1,000
Outside	\$100,000	\$1,000
Computer Fraud Coverage (Including Funds Transfer)	\$100,000	\$1,000

Notes of Importance:

1. Employee dishonesty coverage is excluded for those employees required by law to be individually bonded.

General Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Occurrence

Coverage	Limit	Deductible
General Liability		
Bodily Injury and Property Damage, per Occurrence	\$1,000,000	\$0 Per Occurrence
Personal Injury and Advertising Injury, per Person/Occurrence	Included	
Products/Completed Operations, Aggregate	Included	
Fire Damage, per Occurrence	Included	
Medical Payments	\$5,000	
Employee Benefits Liability, per Occurrence	\$1,000,000	
Sublimits		
Vicarious Law Enforcement Liability, per Occurrence	\$1,000,000	Same as General Liability
Principle of Eminent Domain Including Inverse Condemnation, “Bert J. Harris, Jr., Private Property Rights Protection Act” per Occurrence / Annual Aggregate.	\$100,000	
Sewer Backup and Water Damage: Non-Negligent Claims Negligent Claims.	\$10,000/\$200,000 \$200,000/\$200,000	
Herbicide and Pesticide, per Occurrence	\$1,000,000	

Additional Coverages Included:

1. EMT/Paramedic Professional Services
2. Premises Operations
3. "Insured" Contracts
4. Host Liquor Liability
5. Broad Form Property Damage Subject to \$2,500 Personal Property of Others Sublimit
6. Watercraft Liability (under 52 feet). See policy form for limitations
7. Limited Worldwide Coverage
8. Failure to Supply Water
9. Communicable Disease (Correctional Facilities and Health Care Facilities - \$300,000 Limit)

Notes of Importance:

1. Premium is not audited.
2. Defense Costs are paid in addition to policy limits.
3. In the event an occurrence, accident or offense continues beyond the policy period, the applicable deductible would apply separately to each policy period in which the occurrence, accident or offense was committed or was alleged to have been committed.
4. Limits of Liability are subject to Florida Statute 768.28.
5. Deductible does not apply to claims expense.

General Liability

Exclusions, include but not limited to:

- Expected or intended injury
- Contractual Liability
- Liquor Liability
- Workers' Compensation and similar laws
- Employer's Liability
- Pollution
- Aircraft, Auto or Watercraft
- Mobile Equipment
- War
- Damage to Your Property, Product or Work
- Damage to Impaired Property or Property Not Physically Injured
- Recall of Products, Work or Impaired Property
- Racketeering
- Law Enforcement, except for vicarious liability arising out of an act or omission by a law enforcement agency that is not owned, operated or controlled by the "Covered party" if there is a contract with an outside agency to provide law enforcement for your entity.
- Asbestos, Mold, Fungi, or Bacteria
- Liability arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities; this exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.
- Failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel
- Subsidence, erosion or earth movement.
- Hospital / Clinic Medical Malpractice or Health Care Facilities
- Professional Health Care Services, but not including emergency medical services for first aid performed by emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.
- ERISA
- Actual or alleged illegal discrimination
- Injunctive, declaratory or equitable relief
- Actual or alleged deterioration, bursting breaking, leaking, inadequacy, design of, control of, maintenance of, or any other alleged responsibility for any structure device, or water course, natural or man-made, including, but not limited to: dams, reservoirs, levees, banks, embankments, gates, canals, ditches, gutters, sewers, aqueducts, channels, culvert, retaining walls, drains, tanks, watershed, or drains, a purpose of which is the containing, carrying, impeding, channeling, diverting, or draining of water or other liquid. Does not apply only as to the bursting or failure of man-made sewer, storm water, grey water or potable water supply pipes owned and maintained by Covered Party.
- Sexual abuse after initial discovery
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Deadly Weapon Protection

Term: October 1, 2026 to October 1, 2027
Company: Preferred Governmental Insurance Trust (*Preferred*)
Form: Claims Made

Deadly Weapon Protection – Claims Made		
Retroactive Date: 5/1/2026		
Coverage	Limit	Deductible
Deadly Weapon Event (Including Claims Expenses), per event	\$1,000,000	\$0 Per Event
Deadly Weapon Protection – Sublimits		
Business Interruption	Included	\$0 Per Event
Demolition, Clearance, and Memorialization, per event	\$250,000	
Extra Expense, per event	\$250,000	
Crisis Management	Included	
Property Damage Extension, per event	Included	
Counseling Services, per event	\$250,000	
Funeral Expenses, per event	\$250,000	
Claims Expenses	Included	
Medical Expense, per person	\$25,000	
Accidental Death & Dismemberment, per person	\$50,000	

Notes of Importance:

1. **Coverage limited to scheduled locations only.**
2. Premium is not audited.
3. Defense Costs are paid within the policy limits.
4. Deductible does not apply to claims expense.

Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by *Preferred* PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

Deadly Weapon Protection

Exclusions include but are not limited to:

- Loss of market, income or use at the property physically lost or physically damaged.
- Confiscation, nationalization, requisition, destruction or damage to property by any authority.
- Criminal, dishonest, fraudulent or malicious conduct by the Covered Party.
- Negligent act, error, omission, misstatement, misleading statement, neglect or breach of duty by the Directors or Officers
- Euthanasia.
- Vehicle not defined as a Road Vehicle;
- Weapon mounted (or designed to be mounted) on a vehicle;
- Weapon, device or substance delivered by an airborne weapon delivery system including, but not limited to, fixed wing aircraft, helicopter or drone.
- Injury or death to employees of the Covered Party, except for Crisis Management Services, Counselling Services, and Funeral Expenses endorsed by Extension to this Coverage Agreement.
- Claim or Claims made by, or on behalf of, any Assailant(s).
- Use or operation, as a means for inflicting harm, of any computer, computer system, computer software program, malicious code, computer virus or process or any other electronic system.
- Nuclear, Chemical, Biological, Bio-Chemical, Electromagnetic or Radioactive Weapons.
- Mental injury or mental anguish related claim where no actual Bodily Injury has occurred to the claimant.
- Covered Party's recklessness or deliberate misconduct.
- Mercy Killing(s).
- Covered Party except for employee while they are a recipient of Business Services being provided by the Covered Party.
- Pollutant or Contaminant.
- Goods or products designed, manufactured, constructed, altered, repaired, serviced, treated, sold, supplied or distributed by the Covered Party.
- Property Damage in respect of property:
 - owned, leased, rented or occupied by the Covered Party.
 - in the care, custody or control of the Covered Party or the care, custody or control of any person under contract with the Covered Party.
- Punitive or exemplary damages, sanctions or any additional damages resulting from the multiplication of compensatory damages.
- Strikes, labor unrest, riots or civil commotion.
- Suicide.
- War, invasion, acts of foreign enemies, hostilities or warlike operations, civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of, or amounting to, an uprising, military power.
- Swatting and any other fictitious event of hoax.

Deadly Weapon Protection

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 90 days following the effective date of termination or nonrenewal, but only for Claims first made during the 90 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Public Officials Liability/Employment Practices Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: **POL/EPLI:** Claims Made – Duty to Defend

Coverage	Limit	Deductible
Public Officials Liability Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
Employment Practices Liability Retroactive Date: Full Prior Acts		
Per Claim	\$1,000,000	\$0 Per Claim
Sublimits		
Employee Pre-Termination Legal Consultation Services		
Per Employee	\$2,500	
Aggregate	\$5,000	
Non-Monetary Claims Defense Costs, Aggregate	\$100,000	

Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.
3. Broadened definition of "Who is an Insured."
4. Limits of Liability are subject to Florida Statute 768.28.

Public Officials Liability/Employment Practices Liability

Exclusions, include but not limited to:

- Criminal Acts
- Non-Monetary relief except as provided in the Supplementary Payments
- Bodily Injury, Personal Injury, Property Damage, Advertising Injury
- Damages arising out of Inverse Condemnation, Eminent Domain, Temporary or Permanent taking, Adverse Possession, Dedication by adverse Use, Condemnation Proceedings, or claims brought under Florida Statute 70.001 the "Bert J. Harris Jr., Private Property Rights Protection Act" or any similar claim by whatever named called.
- War, Invasion, Acts of foreign enemies, hostiles or warlike operations, strike, lock-out, riot, civil war, rebellion, revolution, insurrection or civil commotion
- Failure to effect and maintain insurance
- Fiduciary Liability
- Pollution
- Workers' Compensation, Employers Liability and similar laws
- Nuclear
- ERISA of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- Infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property
- Contractual Liability
- Health Care Professional or Health Care Facilities
- Prior and Pending claims
- Workers' Adjustment and Retraining Notification Act, OSHA, RICO, or ADA
- Law Enforcement Activities
- Insured vs. Insured
- Bonds, Taxes or Construction contracts
- Collective Bargaining Agreements
- Capital Improvement to make property more accessible or accommodating to disabled persons
- Punitive Damages
- Return or improper assessment of taxes, assessments, penalties, fines, fees
- Activities of any attorney-at-law, medical personnel, architect, engineer or accountant, in the scope of their professional duties, except for claims made against them as Public Officials or Employees
- Media Wrongful Act
- Access or Disclosure of Confidential or Personal Information and Data-related Liability
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Public Officials Liability/Employment Practices Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Public Entity shall have the right, upon payment of up to 200% of the expiring premium, to purchase an Optional Extended Reporting Period, for the period of 12 months following the effective date of the cancellation or nonrenewal, but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Cyber Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made – Duty to Defend

Cyber Liability Retroactive Date: 5/1/2026		
Coverage	Limit	Deductible
Policy Limit – Annual Aggregate	\$2,000,000	Per Below
Third Party Liability Coverage		
Privacy & Security Liability, each claim	\$2,000,000	\$25,000
Media Content Services Liability, each claim	\$2,000,000	\$25,000
PCI DSS, sublimit	\$1,000,000	\$25,000
First Party Liability Coverage		
Cyber Extortion & Ransomware, each claim	\$500,000	\$25,000
Data Breach & Crisis Management, each claim	\$2,000,000	\$25,000
Data Recovery, each claim	\$2,000,000	\$25,000
Business Interruption / Extra Expense, each claim	\$2,000,000	\$25,000/12 Hr.
Cyber Crime, refer to form for sublimits – Annual Aggregate	\$500,000	\$25,000
Social Engineering Financial Fraud*	\$500,000	\$25,000
Funds Transfer Fraud	\$500,000	\$25,000
Invoice Manipulation	\$500,000	\$25,000
Utility Fraud, refer to form for sublimits – Annual Aggregate	\$500,000	\$25,000
Crypto Jacking	\$500,000	\$25,000
Telecommunications Fraud	\$500,000	\$25,000
System Failure – BI/EE, sublimit	\$2,000,000	\$25,000/12 Hr.
Dependent Business Interruption – System Failure, BI/EE, sublimit	\$2,000,000	\$25,000/12 Hr.
Bricking Coverage, sublimit	\$1,000,000	\$25,000
Consequential Reputation Loss Period of Restoration	\$1,000,000 6 Months	14 Days

*Social Engineering Financial Fraud – Coverage shall only apply if you verify the instruction to transfer money or securities by following a pre-arranged callback or other established procedural method to authenticate the validity of the request prior to acting upon any transfer instructions.

Cyber Liability

Notes of Importance:

1. Defense Costs are included in the policy limits.
2. Deductible does apply to claims expense.

Exclusions, include but not limited to:

- Deliberate Acts / Personal Profit
- Prior Acts
- Bodily Injury / Property Damage
- Employment Practices
- Ownership
- Covered Party vs. Covered Party
- ERISA/Securities
- Pollution
- Contractual except when assumed under contract
- Guarantees
- Advertising
- Business Practice
- Patent
- Privacy
- Governmental Action
- Software Responsibility
- Act of God
- Recover of Profits, Royalties and Fees
- RICO
- Trade Secrets
- War
- Infrastructure Failure electrical, mechanical, Internet, telecommunication, cable or satellite failure, fluctuation or outage not under the operational control of the Insured, however caused, including any electrical power interruption, short circuit, surge, brownout or blackout, however this exclusion shall not apply to a telecommunications fraud event.
- Governmental Orders any court order or damaged requiring the Covered Party to provide law enforcement, any administrative, regulatory or judicial body or any other governmental authority access to personally identifiable information, protected health information, or confidential business information.
- Over-Redemption price discounts, prizes, awards, coupons, or any other valuable consideration given in excess of the contracted or expected amount.
- Perfluoroalkyl and Polyfluoroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Cyber Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Covered Party shall have the right to purchase an Optional Extended Reporting Period for up to 6 years following the effective date of the cancellation or nonrenewal, as shown below:

- Option 1 – 100% for 1 Year
- Option 2 – 150% for 2 Years
- Option 3 – 175% for 3 Years
- Option 4 – 250% for 6 Years

but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Automobile Liability

Term:

October 1, 2026 to October 1, 2027

Company:

Preferred Governmental Insurance Trust (*Preferred*)

Coverage	Limit	Symbol	Deductible
Automobile Liability			
Primary Bodily Injury and Property Damage Liability – Combined Limit	\$1,000,000	8,9	\$0 Each Accident
Personal Injury Protection	Statutory	5	\$0 Per Person
Medical Payments	N/A	N/A	N/A
Uninsured Motorist	N/A	N/A	N/A

Coverage and Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Hired and non-owned liability is included.
3. Premium is based on number of vehicles and subject to adjustment if schedule is changed.
4. Limited Replacement Cost provided for owned and scheduled private passenger vehicle, light truck or sport utility vehicle that is involved in a covered total loss if the vehicle has less than 18,000 miles and is within the first 12 months of being scheduled at the time of the total loss. This coverage does not apply to police vehicles or any other vehicle types already listed.
5. Physical Damage coverage paid at Actual Cash Value or 110% of the value reported on the schedule, whichever is less. Please see policy for complete details.
6. Limits of Liability are subject to Florida Statute 768.28.

Automobile Liability

Description of Covered Auto Designation Symbols:

SYMBOL		DESCRIPTION
1	=	ANY "AUTO"
2	=	ALL OWNED "AUTOS" ONLY. Only those "autos" you own and or lease (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This also includes all those "autos" you acquire ownership of after the coverage agreement begins.
3	=	OWNED PRIVATE PASSENGER "AUTOS" ONLY. Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the coverage agreement begins.
4	=	OWNED "AUTOS" OTHER THAN PRIVATE PASSENGER "AUTOS" ONLY. Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the coverage agreement begins.
5	=	OWNED "AUTOS" SUBJECT TO NO-FAULT. Only those "autos" you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	=	OWNED "AUTOS" SUBJECT TO A COMPULSORY UNINSURED MOTORIST LAW. Only those "autos" you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are subject to the same state uninsured motorists requirement.
7	=	SPECIFICALLY DESCRIBED "AUTOS". Only those "autos" described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in ITEM THREE).
8	=	HIRED "AUTOS" ONLY. Only those "autos" you hire rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your employees or partners or members of their households.
9	=	NONOWNED "AUTOS" ONLY. Only those "autos" you do not own, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business.

Premium Recapitulation

	<u>Annual Premium</u>	<u>Check Option</u>	
		<u>Accept</u>	<u>Reject</u>
<i>Preferred Package</i>			
Property including Equipment Breakdown	\$12,631.00	☐	☐
Inland Marine	Included	☐	☐
Crime / Employee Dishonesty	\$500.00	☐	☐
General Liability	\$2,000.00	☐	☐
Deadly Weapon Protection*	Included		
Public Officials / Employment Practices Liability	\$2,400.00	☐	☐
Cyber Liability	\$501.00	☐	☐
Automobile Liability	\$600.00	☐	☐
Package Payment Plan:	Annual		

***Deadly Weapon Protection Coverage:** Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, **MUST BE** reported to **AND APPROVED** by Preferred **PRIOR** to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

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.

(Signature)

(Name & Title)

(Date)

SIGN HERE

Notes of Importance:

1. Quotes provided in the proposal are valid until 10/01/2026. After this date terms and conditions are subject to change by the underwriters.
2. *Preferred* is not subject to the Florida Insurance Guaranty Act, in the event it becomes unable to meet its claims payment obligations. However, insured is named on excess of loss policies.
3. Some of the Carriers of the *Preferred* excess of loss policies are issued pursuant to the FL Surplus Lines laws. Entities insured by surplus lines carriers do not have the protection of the FL Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent, unlicensed insurer.
4. Quote is subject to review and acceptance by *Preferred* Board of Trustees.
5. Premiums are subject to change if all lines of coverage quoted are not bound. **Premiums are subject to 25% minimum premium upon binding.**
6. Not all coverages requested may be provided in this quotation.
7. Flood quotes from NFIP may be available. Please advise your agent if you have property located in zones A or V and would like to have separate NFIP quotes.
8. Property values are based on information supplied by you. You should have reviewed your property schedule and as you deem necessary have appraisals done to verify your reported values are accurate based on current market conditions.
9. The Trust requires all Members to maintain valid and current certificates of workers' compensation insurance for all work performed by persons other than its employees.
10. **The total premium is due within 30 days of inception. Premium financing can be arranged if needed.**
11. Quote is not bound until written orders to bind are received from the insured and the Trust subsequently accepts the risk.
12. Should signed application reveal differing details/data than original application received, the entire quote/binder is subject to revision and possible retraction.
13. Higher limits of liability may be available. Please consult with your agent.
14. This proposal is based upon exposures to loss made known to Brown & Brown. Any changes in exposures (i.e. new operations, new acquisitions of property or change in liability exposure) need to be promptly reported to us in order that proper coverage may be put into place.
15. **This proposal is intended to give a brief overview. Please refer to coverage agreements for complete information regarding definition of terms, deductibles, sub-limits, restrictions and exclusions that may apply. In the event of any differences, the policy will prevail.**

Retail Compensation Disclosure

Compensation: As a licensed insurance producer/broker/agent, Brown & Brown entities (“we”) are generally authorized by our license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. Our role as an insurance producer in any ordinary transaction typically involves one or more of these activities.

We will receive compensation in the form of commission or fees for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages. Commission compensation will be based on the insurance contract you purchase and may vary depending on a number of factors including the insurance contract(s) and the insurer(s) the purchaser selects. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not customer-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or “pooled”) with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

You may obtain information about compensation expected to be received by us based in whole or part on the sale of insurance to you, and (if applicable) compensation expected to be received based in whole or part on any alternative quotes presented to you by us, by requesting such information from us.

Questions and Information Requests. If you have any questions, or require additional information, please contact your Brown & Brown team, or, if you prefer, submit your question or request online at <https://www.bbrown.com/us/contact/contact-general/>

***PREFERRED* Compensation Disclosure**

We appreciate the opportunity to assist with your insurance needs. Information concerning compensation paid to other entities for this placement and related services appears below. Please do not hesitate to contact us if any additional information is required.

Public Risk Underwriters is owned by Brown & Brown, Inc. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so.

For the policy year presented herein, your insurance was placed with Preferred Governmental Insurance Trust (*Preferred*). *Preferred* is an independent entity formed by Florida public entities through an Interlocal Agreement for the purpose of providing its members with an array of insurance coverages and services. *Preferred* has contracted with entities owned by Brown & Brown, Inc. to perform various services. As explained below, those Brown & Brown entities are compensated for their services.

Preferred has contracted with Public Risk Underwriters (PRU), a company owned by Brown & Brown, Inc., to administer *Preferred*'s operations. The administrative services provided by PRU to *Preferred* include:

- Underwriting
- Coverage review
- Marketing
- Policy Review
- Accounting
- Issuance of *Preferred* Coverage Agreements
- *Preferred* Member Liaison
- Risk Assessment and Control

Pursuant to its contract with *Preferred*, Public Risk Underwriters of Florida, Inc. (PRU) receives an administration fee, based on the size and complexity of the account, up to 9.75% of the *Preferred* premiums billed and collected.

Preferred also utilizes wholesale insurance brokers, some of which (such as Peachtree Special Risk Brokers and Apex Insurance Services) are owned by Brown & Brown, Inc., for the placement of *Preferred*'s insurance policies. The wholesale insurance broker may provide the following services to *Preferred*:

- Risk Placement
- Coverage review
- Claims Liaison with Insurance Company
- Policy Review
- Current Market Intelligence

The wholesale insurance broker's compensation is largely dictated by the insurance company. It typically ranges between 5% and 10% of the premiums you pay to *Preferred* for your coverage.

Notice of Carrier Financial Status

Brown & Brown, Inc., its subsidiaries and affiliates do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer entity. We endeavor to place your coverage with insurance carriers rated "A-" or better by AM Best Company. However, we cannot predict whether a company's financial condition will improve or deteriorate over time.

This notice is provided to allow you to make an informed decision regarding the placement of your insurance. Upon your request, we will attempt to obtain alternative quotes from insurance carriers rated "A-" or better by AM Best Company. Please note the following with regard to the placement of the insurance indicated below and with regard to any subsequent renewal of such insurance:

- Insurance coverage is being quoted with/provided by the Preferred Governmental Insurance Trust ("Preferred"), which is a Florida local government self-insurance fund established pursuant to Section 624.4622, Florida Statutes. The Trust is not rated by the AM Best Company or subject to the protections afforded by any state guaranty fund or association.
- The financial condition of insurance companies and other coverage providers including local government self-insurance funds/trusts may change rapidly and is beyond the control of Brown & Brown.
- You have had an adequate opportunity to make a thorough and complete inquiry into the financial condition and the terms and conditions of membership in Preferred, including reviewing it with your accountants, legal counsel and advisors, and enter into this relationship knowingly, voluntarily and with a full understanding of the risks.

Named Insured:	Two Rivers West Community Development District
Line of	Property/Equipment Breakdown, Inland Marine, Crime, General Liability and
Coverage(s):	Employee Benefits Liability, Public Officials and Employment Practices
	Liability, Cyber Liability, Automobile Liability, Deadly Weapon
Policy Number(s):	PK FL1 0294969 26-02 01
Policy Period(s):	10/01/2026 to 10/01/2027
Date of Notice:	8/3/2026

* AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating
Financial Size Category: XV to I - Largest to smallest rating

Guide to Bests Ratings		
Best Category	Rating	Description
Secure	A++	Superior
Secure	A+	Superior
Secure	A	Excellent
Secure	A-	Excellent
Secure	B++	Very Good
Secure	B+	Very Good
Vulnerable	B	Fair
Vulnerable	B-	Fair
Vulnerable	C++	Marginal
Vulnerable	C+	Marginal
Vulnerable	C	Weak
Vulnerable	C-	Weak
Vulnerable	D	Poor
Vulnerable	E	Under Regulatory Supervision
Vulnerable	F	In Liquidation
Vulnerable	S	Rating Suspended
Not Rated	NR-1	Insufficient Data
Not Rated	NR-2	Insufficient Size and/or operating experience
Not Rated	NR-3	Rating Procedure Inapplicable
Not Rated	NR-4	Company Request
Not Rated	NR-5	Not Formally Followed
Rating Modifier	u	Under Review
Rating Modifier	q	Qualified
Affiliation Code	g	Group
Affiliation Code	p	Pooled
Affiliation Code	r	Reinsured

Guide to Best's Financial Size Categories		
Reflects size of insurance company based on their capital, surplus and conditional reserve funds in U.S. dollars.	I	Less than \$1,000,000
	II	\$1,000,000 - \$2,000,000
	III	\$2,000,000 - \$5,000,000
	IV	\$5,000,000 - \$10,000,000
	V	\$10,000,000 - \$25,000,000
	VI	\$25,000,000 - \$50,000,000
	VII	\$50,000,000 - \$100,000,000
	VIII	\$100,000,000 - \$250,000,000
	IX	\$250,000,000 - \$500,000,000
	X	\$500,000,000 - \$750,000,000
	XI	\$750,000,000 - \$1,000,000,000
	XII	\$1,000,000,000 - \$1,250,000,000
	XIII	\$1,250,000,000 - \$1,500,000,000
	XIV	\$1,500,000,000 - \$2,000,000,000
	XV	Greater than \$2,000,000,000

Brown & Brown always strives to place your coverage with highly secure insurance companies. We cannot, however, guarantee the financial stability of any carrier.



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: 10/01/2026 to 10/01/2027

General Member Information	
Name: Two Rivers West Community Development District	
Mailing: c/o Inframark Management Services - Tampa	
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.

SIGNATURE:	_____
TITLE:	_____
DATE:	_____



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.



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers West Community Development District

Agency: Risk Management Associates, Inc.

Coverages Selected:

Auto Liability	Y	Auto Physical Damage	N
Boiler & Machinery	Y	Crime	Y
Flood	Y	Garage Keepers	N
General Liability	Y	Inland Marine	N
Professional Liability	Y	Property	Y
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	Applicable



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers West Community Development District

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:	
Requested Effective Date:	10/01/2026
Requested Termination Date:	10/01/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	
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).	No
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

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Two Rivers West Community Development District**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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers West Community Development District

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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers West Community Development District

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	5/1/2026
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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers West Community Development District

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 _____ Title _____ Date _____

SIGN HERE

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.



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers West Community Development District

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?	
9 - Are safety inspection records maintained?	
10 - Are vehicles assigned to specific drivers with back up drivers?	
11 - Do you have any busing operations contracted to third parties that is greater than 50% of the overall busing operations?	
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.)	
13 - Do you own/operate Autonomous Vehicles? If so Autonomous Vehicle Supplemental Application is required.:	
PLEASE ENTER 4 DIGIT YEAR FOR DATE WRITTEN, LAST UPDATED OR "NONE" for the next 5 questions	
14 - Fleet Management Safety Manual:	
15 - Driver Training Program:	
16 - MVR Criteria:	
17 - Formal Written Accident Reporting Procedure:	
18 - Employee Disciplinary Program for Driver Safety	

**Public Entity Application****Coverage Term:** 10/01/2026 to 10/01/2027**Member Name:** Two Rivers West Community Development District**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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers West Community Development District

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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers West Community Development District

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?	



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers West Community Development District

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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers West Community Development District

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



Public Entity Application

Coverage Term: 10/01/2026 to 10/01/2027

Member Name: Two Rivers West Community Development District

Agency: Risk Management Associates, Inc.

COVERAGE INFORMATION - Property

Coverage	Response
1 - ISO Protection Class:	3
2 - AOP Property Deductible:	\$2,500
3 - Excess Flood Limit (primary for zones other than A & V) - Maximum Limit \$5,000,000	\$1,000,000
4 - Earth movement Limit - Maximum Limit \$5,000,000	\$1,000,000
5 - Equipment Breakdown Coverage requested (Y/N)	
6 - Do any of the buildings have unrepaired damage from a recent loss? If so, please describe the extent of the damage and location.	
7 - Date of last property valuation: (4 digit year)	
8 - If new business, have you attached a copy of your most recent appraisal?	
9 - Does the member own any structures not listed on the Property Application Schedule of Locations? If yes, provide description in the comment box.	
10 - Are these structures insured with another carrier?	



Named Covered Party: Two Rivers West Community Development District
Term: 10/01/2026 to 10/01/2027
Coverage Provided by: Preferred Governmental Insurance Trust
Quote Number: PK FL1 0294969 26-02 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 _____
Name _____

Title _____
Date _____

SIGN HERE

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.

Service is the heart of what we do

FL License #L055432
 PO Box 958455 Lake Mary, FL 32795 | 321.832.1450 | pgit.org
 Page 1



Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

X	Property TIV: \$1,940,000 Building and Contents Combined
X	Inland Marine Blanket Unscheduled IM: \$100,000 Scheduled Inland Marine: Not Included Total All Inland Marine: \$100,000
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
N/A	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).
N/A	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.

Signature _____ Title _____
 Name _____ Date _____

SIGN HERE

Coverage is provided by Preferred Governmental Insurance Trust

**MINUTES OF MEETING
TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Two Rivers West Community Development District was held on Tuesday, July 21, 2026, and called to order at 11:27 a.m., at the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land O' Lakes, Florida 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson	
Nicholas Dister	Vice Chairperson	(via phone)
Angie Grunwald	Assistant Secretary	
Ryan Motko	Assistant Secretary	(via phone)

Also present were:

Angel Montagna	VP District Services	
Brooke Chapman	Assistant District Manager	
Brian Lamb	VP Developer Services	(via phone)
Jere Earlywine	District Counsel	(via phone)
Kathryn Hopkinson	District Counsel	
Jason Liggett	Field Manager	
Paul Young	Field Manager	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Montagna called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments

The Board received concerns from a resident regarding landscaping and pond maintenance. Ms. Montagna requested the resident provide pond photos to research and provide update.

THIRD ORDER OF BUSINESS

Business Items

A. Appointment to Vacant Seat

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Appointment of Austin Berns to Vacant Seat, confirming Oath of Office on file, was approved. 4-0

B. Consideration of Resolution 2026-06 Authorizing Conveyance of Inadvertent Conveyance Parcel

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-06 Authorizing Conveyance of Inadvertent Conveyance Parcel, was adopted. 4-0

- Ms. Montagna explained the Special Warranty Deed also required approval.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Special Warranty Deed, was approved. 4-0

C. Consideration of Addendum to Infrastructure Cost Sharing Agreements

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Addendum to Infrastructure Cost Sharing Agreements (QOZPE), was approved. 4-0

D. Consideration of Resolution 2026-07 Designation of Officers

The following persons were elected to the offices:

- | | |
|---------------------|---------------------|
| • Carlos De La Ossa | Chairperson |
| • Nick Dister | Vice Chairperson |
| • Ryan Motko | Assistant Secretary |
| • Austin Berns | Assistant Secretary |
| • Angie Grunwald | Assistant Secretary |
| • Kristee Cole | Assistant Secretary |
| • Angel Montagna | Assistant Secretary |
| • Brain Lamb | Secretary |
| • Eric Davidson | Treasurer |

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-07 Designation of Officers, as detailed above, was adopted. 4-0

E. Discussion of Inframark – 60 Days' Notice to Cure Deficiencies

F. Discussion of Down To Earth – 60 Days' Notice to Cure Deficiencies

G. Discussion of Juniper – 60 Days' Notice to Cure Deficiencies

Mr. de la Ossa commented on continuance of the appropriate management of vendors.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Inframark, Down To Earth and Juniper – 60 Days' Notice to Cure Deficiencies were lifted and approved. 4-0

FOURTH ORDER OF BUSINESS**Consent Agenda**

- A. Approval of the Regular Meeting Minutes of June 2026**
- B. Consideration of Operation and Maintenance Expenditures June 2026**
- C. Acceptance of the Financials and Approval of the Check Register for June 2026**
- D. Ratification of the Salva Tree Cutting Proposal 2026-125**
- E. Ratification of the Juniper Jasmine Minima Replacement Proposal 403792**
- F. Ratification of the Down to Earth Landscape & Irrigation Community Sod Replacement Proposal 150526**
- G. Ratification of the Coastal Fence Services Proposal 199**
- H. Ratification of the Down to Earth Addendum No.13 Colston Roundabout Part 1**
- I. Ratification of the Down to Earth Landscape & Irrigation Community Plant Replacement Phase 1 Proposal 150445**
- J. Ratification of the Down to Earth Landscape & Irrigation PVC Caps Proposal 151418**

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

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

Ms. Hopkinson informed of the Districts' approval by *US-GNIS*.

B. District Manager

There being no reports, the next item followed.

i. Community Inspections Report**ii. Sitex Aquatic Monthly Report**

The Community Inspections and *Sitex* Aquatic Reports were presented, providing

status updates, pending/completed items, copies of which were included in the agenda package.

C. District Engineer

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

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

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, meeting adjourned at 2:45 pm. 4-0

Assistant Secretary

Carlos de la Ossa
Chairperson

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
Down To Earth	7/1/2026	179066	\$120,650.69			Landscape Maintenance 07/26
JUNIPER LANDSCAPING OF FLORIDA LLC	7/1/2026	405067	\$2,064.66			Landscape Maintenance - Morris Bridge Buffer - 07/26
JUNIPER LANDSCAPING OF FLORIDA LLC	7/1/2026	405066	\$8,138.00			Landscape Maintenance - W. Colston Avenue, Phase 1 - 07/26
JUNIPER LANDSCAPING OF FLORIDA LLC	6/1/2026	404354	\$2,064.66		\$12,267.32	Landscape Maintenance - Morris Bridge Buffer - 06/26
SITEX AQUATICS LLC	7/1/2026	11289-B	\$13,499.00			Monthly Lake Maintenance - 129 Waterways 07/26
Monthly Contract Subtotal			\$146,417.01			
Variable Contract						
Down To Earth	6/29/2026	179887	\$844.10			Sabal Palm Replacement 06/26
Down To Earth	6/29/2026	179886	\$641.71			Irrigation Repairs 06/26
Down To Earth	7/10/2026	180647	\$58,684.19		\$60,170.00	Community Plant Replacements - Phase 1 07/26
STRALEY ROBIN VERICKER	7/14/2026	28681	\$5,392.20			Legal Counsel 06/26
Variable Contract Subtotal			\$65,562.20			
Utilities						
PASCO COUNTY UTILITIES	7/14/2026	24809202-ACH	\$63.99			2772 Wise River Lane 05/26/26-06/25/26
PASCO COUNTY UTILITIES	6/9/2026	060926 24629517-ACH	\$5,584.55			0 State Road 56 & Two Rivers Hydrant Boulevard 04/27/26-05/26/26
PASCO COUNTY UTILITIES	7/21/2026	24848403	\$639.33			Shorthorn Drive and Two Rivers Boulevard Reclaim #2 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849500	\$11.00			35518 Lowery Trail Pump Station 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24850839-ACH	\$493.89			36730 Colston Avenue 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849326-ACH	\$273.71			1871 Trailhead Lane 2 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849987-ACH	\$188.87			36442 Hillridge Trail POC 'E' 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24850148-ACH	\$527.22			34153 Grande Dominion Drive 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24850157-ACH	\$1,292.80			1912 Two Rivers Boulevard 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849258-ACH	\$984.75			34584 Shorthorn Drive - RM-E Reclaim 1-1/2 Inch 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849294-ACH	\$925.16			35094 Blaine Pass -RM-G Reclaim-1.5 Inch 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849328-ACH	\$8.08			1828 Trailhead Lane Reclaim Meter 1 Inch 06/04/26-07/06/26

TWO RIVERS WEST CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES	7/21/2026	24849329-ACH	\$2.02			Emberview Driver & Trailhead Lane Reclaim Meter 1.5 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849497-ACH	\$50.50			Dalewood Point Reclaim-Common Area 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849974-ACH	\$20.20			1873 Drummond Point Point 1 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849973-ACH	\$16.16			1508 Suttonset Trail 1 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848637-ACH	\$2.02			35888 Stableton Lane 2 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849257-ACH	\$654.48			34583 Shorthorn - RM-D 2 Inch Driver 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849779-ACH	\$18.18			2023 Drummond Point 1 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/14/2026	24809210-ACH	\$6,267.83			0 State Road 56 & Two Rivers Hydrant Boulevard 05/26/26-06/25/26
PASCO COUNTY UTILITIES	7/21/2026	24849254-ACH	\$35.35			1539 Roarke Trail RM-F 1-Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849255-ACH	\$1,168.57			34592 Shorthorn Drive -RM-A 2 Inch Meter 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848287-ACH	\$16.16			35183 Colstrip Trail Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848625-ACH	\$101.00			35017 Big Hawk Drive 1.5 Inch Reclaim RM-I 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848626-ACH	\$224.22			1841 Arching Branch RM-C-1.5 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848017-ACH	\$11.11			0 Bright Moon Trail 1 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848286-ACH	\$12.12			Colstrip Trail Reclaim Meter E 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24849501-ACH	\$297.95			Lowery Trail Reclaim 2- Common Area 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848629-ACH	\$285.83			2281 Two Rivers Boulevard 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848630-ACH	\$52.52			34492 Colston Avenue 2 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848631-ACH	\$106.05			2124 Wise River Lane 2 Inch Reclaim 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848632-ACH	\$66.66			34501 Colston Avenue 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848628-ACH	\$13.13			35039 Big Hawk Drive 1 Inch Reclaim RM-A 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24848627-ACH	\$844.36			2221 Two Rivers Boulevard 06/04/26-07/06/26

TWO RIVERS WEST CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES	7/21/2026	24848014-ACH	\$9.09			1659 Drummond Point Reclaim Meter 1-1 Inch 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24847942-ACH	\$33.33			2396 Wise River Lane Reclaim 1.5 Inch-1 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24847944-ACH	\$59.59			2707 Wise River Lane Reclaim 2 Inch 1 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24847949-ACH	\$715.08			Two Rivers & Big Hawk 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/21/2026	24847951-ACH	\$291.89			Drummond and Colston 06/04/26-07/06/26
PASCO COUNTY UTILITIES	7/28/2026	24913857 - CK	\$37.13			SERVICE 07/06/26 - 07/27/26
PASCO COUNTY UTILITIES	7/21/2026	24848015-ACH	\$318.15		\$22,724.03	34496 Colston Avenue 2 Inch Reclaim 06/04/26-07/06/26
TECO-TAMPA ELECTRIC	6/25/2026	062526-18668-ACH	\$22,325.74			Wise River Lane Lights 05/21/26-06/19/26
TECO-TAMPA ELECTRIC	6/25/2026	062526-93866-ACH	\$746.99			Two Rivers West Ph D9 Streetlights 05/21/26-06/19/26
TECO-TAMPA ELECTRIC	6/25/2026	062526-40329-ACH	\$946.20			Two Rivers West Ph D10 Streetlights 05/21/26-06/19/26
TECO-TAMPA ELECTRIC	6/25/2026	062526-40311-ACH	\$1,244.98			Two Rivers West Ph D6 Streetlights 05/21/26-06/19/26
TECO-TAMPA ELECTRIC	6/25/2026	062526-44216-ACH	\$7,064.64			Two Rivers West Roadway Ph4_Ph5 Streetlights 05/21/26-06/19/26
TECO-TAMPA ELECTRIC	6/25/2026	062526-04051-ACH	\$1,296.82			Two Rivers West Ph D11 Streetlights 05/21/26-06/19/26
TECO-TAMPA ELECTRIC	6/25/2026	062526-79584-ACH	\$1,545.39			Colston Rd/Two Rivers Blvd - Streetlights - 05/21/26-06/19/26
TECO-TAMPA ELECTRIC	6/15/2026	061526-2312-ACH	\$29.61			1841 Arching Br 05/09/26-06/09/26
TECO-TAMPA ELECTRIC	6/15/2026	061526-8003-ACH	\$25.08			35037 Big Hawk Dr., B 05/09/26-06/09/26
TECO-TAMPA ELECTRIC	6/29/2026	221009678352-062926	\$18.60			SERVICE 06/10/26 - 06/28/26
TECO-TAMPA ELECTRIC	5/27/2026	052726-79584-ACH-A	\$1,545.39			ELECTRIC
TECO-TAMPA ELECTRIC	7/15/2026	071526-81042-ACH	\$20.23			36474 Colston Avenue 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/13/2026	071326-16468-ACH	\$202.16			2762 Wise River Lane, Entry 06/06/26-07/07/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-58003ACH	\$23.87			35037 Big Hawk Drive B 06/10/26-07/09/26

TWO RIVERS WEST CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO-TAMPA ELECTRIC	7/15/2026	071526-92312-ACH	\$27.45			1841 Arching Drive 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-20351-ACH	\$79.55			1910 Webbstone Way, Gate 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-35774-ACH	\$32.81			2483 Suttonset Trail 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-18650-ACH	\$80.21			2137 Wise River Lane, Entry 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-16740-ACH	\$27.94			36312 Colston Avenue 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-89145-ACH	\$31.66			1756 Valier Point 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-25395-ACH	\$2.26			2429 Wise River Lane 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-19269-ACH	\$143.73			1552 Two Rivers Boulevard 06/29/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-97206-ACH	\$28.10			1861 Drummond Point, Mail Kiosk 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-17181-ACH	\$32.00			2306 Morris Bridge Road 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-89111-ACH	\$34.76			35889 Stableton Lane 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-84756-ACH	\$26.87			35644 Big Hawk Drive, MP 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-37031-ACH	\$32.64			34583 Rangewood Drive 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-97391-ACH	\$30.70			2047 Two Rivers Boulevard 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-56826-ACH	\$40.43			2113 N. Drummond Point 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-74120-ACH	\$35.32			1745 Fallon Pass 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-87970-ACH	\$23.23			1664 N. Morris Bridge Road 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-66943-ACH	\$67.38			1828 Trailhead Lane 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-56834-ACH	\$72.41			35037 Big Hawk Drive 06/10/26-07/09/26

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO-TAMPA ELECTRIC	7/15/2026	071526-47331-ACH	\$28.76			34706 Colston Avenue 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-58279-ACH	\$111.53			34707 Shorthorn Drive 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/15/2026	071526-27242-ACH	\$28.76			1900 Alcove Place 06/10/26-07/09/26
TECO-TAMPA ELECTRIC	7/21/2026	072126-30827-ACH	\$2,838.56		\$40,892.76	Colston Avenue/Trailhead Lane, TwoRvrPhD4 - Lighting - 06/16/26-07/15/26
Utilities Subtotal			\$63,616.79			
Regular Services						
ANGIE GRUNWALD	7/21/2026	AG-072126	\$200.00			BOARD 07/21/2026
AUSTIN BERNIS	7/21/2026	AB-072126	\$200.00			BOARD 07/21/2026
BUSINESS OBSERVER	7/17/2026	26-01674P	\$253.75			Legal Advertising #26-01674P - Notice of Public Hearing
BUSINESS OBSERVER	7/24/2026	26-01753P	\$67.81		\$321.56	Legal Advertising #26-01753P - Notice of Public Hearing
CARLOS DE LA OSSA	7/21/2026	CO-072126	\$200.00			BOARD 07/21/2026
NICHOLAS J. DISTER	7/21/2026	ND-072126	\$200.00			BOARD 07/21/2026
RYAN MOTKO	7/21/2026	RM-072126	\$200.00			BOARD 07/21/2026
STANTEC CONSULTING	6/24/2026	2585003	\$3,820.00			General Engineering Services Through 06/12/2026
U.S. BANK	6/25/2026	8227749	\$1,418.71			Trustee Fees S2024 06/01/2026-05/31/2027
U.S. BANK	6/25/2026	8227749	\$2,837.42	\$4,256.13	\$4,256.13	Trustee Fees S2024 06/01/2026-05/31/2027
Regular Services Subtotal			\$9,397.69			
Additional Services						
COASTAL FENCE SERVICES	7/15/2026	143	\$750.00			Street Signs Repairs 07/26
COASTAL OUTDOOR SERVICES LLC	6/26/2026	3593	\$120.00			6 Rolls of Flags (600) 06/26
Down To Earth	6/30/2026	180197	\$18,462.44			Community Sod Replacement & Top Dressing Phase 1 06/26
Down To Earth	7/23/2026	181421	\$140.50			Irrigation Repairs from June 07/26
Down To Earth	7/23/2026	181423	\$7,832.20			Ryals Field Additional Jasmine Beds 07/26
Down To Earth	7/23/2026	181422	\$925.46		\$27,360.60	Irrigation Repairs - Colston @ Hammocks 07/26
SITEX AQUATICS LLC	7/1/2026	11289-B	\$404.97			Temporary Fuel Surcharge 07/26
Additional Services Subtotal			\$28,635.57			

TWO RIVERS WEST CDD Summary of Operations and Maintenance Invoices
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			\$313,629.26			

Down to Earth Landscape & Irrigation

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



Invoice: #179066

July 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 # 150134

Invoice Date

7/1/2026

Date Due

8/30/2026

Terms

Net 60

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#150134 - Two Rivers West Contract (2026)				\$120,650.69
LCR003: Pond Maintenance				\$6,041.70
LCR003: Culdesac and Colston Ave / Blvd Median - Start 3/26/25				\$7,354.29
LCR003: D2 Pond Maintenance - Start 12/16/24				\$1,570.85
LCR003: Pond Bank Maint (3 Ponds) - Start 1/27/25				\$1,302.32
LCR003: Pond Bank Maint (14 Ponds) - Start 1/27/25				\$4,918.96
LCR003: Pond Bank Maint (13 Ponds) - Start 1/27/25				\$5,116.75
LCR003: Roadway Addendum 2 - Start 1/27/25				\$1,219.92
LCR003: Roadway Addendum 3 - Start 1/27/25				\$1,611.13
LCR003: Additional Common Areas - Start 4/7/25				\$3,447.90
LCR003: Additional Common Areas - Start 5/19/2025				\$11,772.90
LCR003: Added Areas - Start 7/1/25				\$12,104.70
LCR003: Additional Common Areas - Start 7/21/25				\$8,189.99
LCR003: Additional Areas - Start 8/11/25				\$4,785.26
LCR003: D2 Entrance - Start 12/1/25				\$1,516.52
LCR003: D4 Taylor Morrison - Start 12/1/25				\$6,883.41
LCR003: D1 Roundabout - Start 12/1/25				\$812.61
C1A and B3 Additions - Start 1/1/26				\$2,634.32
Hammock Ponds Maintenance - Start 12/1/25				\$8,896.50
D1 Entry/Roadway & D11 Roadway - Start 3/17/26				\$12,992.98
Colston 3 Phase 2 Addition - Start 5/15/26				\$8,549.25

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

Colston 3 Addition - Start 6/3/26	\$7,205.62
Colston Roundabout P1 - Start 6/17/26	\$1,722.81

Billing Questions
rhonda.culotta@down2earthinc.com
(904) 780-2257

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	\$120,650.69
Sales Tax	\$0.00
Total	\$120,650.69
Credits/Payments	(\$0.00)
Balance Due	\$120,650.69

To pre-authorize cleanup services following a storm event this season, please click [here](#). Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.



Hurricane season demands preparation. This Pre-Authorization Agreement establishes a formal service commitment between SSS Down to Earth Opco LLC dba Down to Earth ("DTE") and the undersigned client ("Client"), ensuring a structured, prioritized, and transparent storm response before the storm arrives.

Why Sign Before the Storm?

- Pre-authorized clients receive priority dispatch. DTE mobilizes to your property before responding to non-authorized requests.
- DTE begins property assessment immediately after a storm clears, no waiting for a quote before work can start.

SECTION 1 — PARTIES & PROPERTY INFORMATION

Property / Business Name	Property Address
Primary Contact Name & Title	Primary Contact Phone & Email
Emergency Contact Name	Emergency Contact Phone
Billing Contact Name & Title	Billing Email and Phone

SECTION 2 — THREE-PHASE RESPONSE PLAN

Phase 1 Emergency Clearance (Storm Labor Rates Apply)

Upon arrival, DTE prioritizes life-safety access: clearing roadways, driveways, building entrances, and walkways to ensure unobstructed access for first responders and essential personnel. Service provided up to the Client's pre-authorized items in section 3.

Phase 2 Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

Phase 3 Property Rebuild & Enhancements (Standard Labor Rates Apply)

Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

Note: Response timelines may vary depending on storm and may be affected by road closures, mandatory curfews, fuel availability, or other conditions beyond DTE's control. DTE will communicate proactively with the Client's designated contacts if delays are anticipated.

SECTION 3 — STORM PRICING

The following rates apply to all storm response work. All rates are fixed at time of agreement signing. Overtime (OT) rates apply after a single day or work performed on weekends/holidays. Clients select service/equipment to pre-authorize services. Debris may be staged onsite or hauled offsite at Client direction. Hauling, loading, and disposal are billed separately at rates below.

Approval (initial)	Service / Equipment	Storm Rate	Overtime Rate
	General Labor	\$85 / man / hour	\$115 / man / hour
	Bucket Truck & Chipper	\$205 / man / hour	\$255 / man / hour
	Loader & Operator (Large)	\$275 / hour	\$325 / hour
	Loader / Operator Dump	\$275 / hour	\$325 / hour
	Arbor Crew w/ Dump Truck & Chipper	\$185 / man / hour	\$235 / hour
	Irrigation Repair	\$115 / person / hour	\$155 / hour
	Lodge Pole & Staking Rope	\$18 / unit + Labor	Unit + \$115 / man / hour
	2x4 includes banding	\$23 / unit + Labor	Unit + \$115 / man / hour
	Dump Fees	Market Rate (approx. \$115 / cu. yd.)	Same

Fuel surcharge may apply per current market conditions and will be disclosed to Client prior to any surcharge being applied. All rates subject to DTE Terms & Conditions. Services not listed are priced at time of request.

SECTION 4 — AUTHORIZATION & SIGNATURES

By signing below, the Client authorizes SSS Down to Earth Opco LLC dba Down to Earth ("DTE") to perform storm response and cleanup services following a storm event, subject to the service/equipment approval selected in Section 3. The Client acknowledges they have read and understood all sections of this agreement.

To activate pre-authorized status, sign this agreement and return via:

- Email: Storm_Prep@down2earthinc.com
- In person: Deliver directly to your DTE Branch or Account Manager.

Authorized Signature — Client

Authorized Signature — DTE Representative

Print Name / Title

Print Name / Title

Date

Date

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.

Please Remit Payment to:

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



Invoice 405067

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

Date	Due Date
07/01/26	7/31/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#400172 - Two Rivers West CDD - Morris Bridge Buffer - 2026/2027 Landscape Maintenance Contract July 2026	\$2,064.66

Grand Total \$2,064.66

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$67,325.32	\$14,267.75	\$8,138.00	\$8,138.00	\$0.00

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

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

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 405066

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

Date	Due Date
07/01/26	7/31/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#383454 - Two Rivers West CDD - W. COLSTON AVE, PH.1 - 2026/2027 Landscape Maintenance Contract July 2026	\$8,138.00

Grand Total \$8,138.00

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$67,325.32	\$14,267.75	\$8,138.00	\$8,138.00	\$0.00

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

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

Thank you for allowing us to serve you.

Please Remit Payment to:

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



Invoice 404354

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

Date	Due Date
06/01/26	7/1/2026
Account Owner	PO#
JORGE LEDESMA	

Item	Amount
#400172 - Two Rivers West CDD - Morris Bridge Buffer - 2026/2027 Landscape Maintenance Contract June 2026	\$2,064.66

Grand Total \$2,064.66

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
\$57,122.66	\$14,267.75	\$8,138.00	\$8,138.00	\$0.00

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

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

Thank you for allowing us to serve you.

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.: 11289-b
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

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

Ways to pay

BANK

Total \$13,903.97

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

Down to Earth Landscape & Irrigation

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



Invoice: #179887

June 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

sabal palm replacement
 Estimate # 149127

Invoice Date

6/29/2026

Date Due

8/28/2026

Terms

Net 60

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#149127 - sabal palm replacement				\$844.10
replace sabal palm in (the villas) next to mail kiosk				

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

LCE025: Tree/Plant Installation				\$844.10
Palm Sabal "Booted" Installed (E) (Kit)	16' CT	1.00	\$844.10	\$844.10

Billing Questions

rhonda.culotta@down2earthinc.com
 (904) 780-2257

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	\$844.10
Sales Tax	\$0.00
Total	\$844.10
Credits/Payments	(\$0.00)
Balance Due	\$844.10

To pre-authorize cleanup services following a storm event this season, please click [here](#). Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.



May 29, 2026
Two Rivers West

Contract No. - 149127

replace sabal palm in (field crest) next to mail kiosk

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.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Palm Sabal "Booted" Installed (E)	1.00	\$844.10	\$844.10
			\$844.10

WORK ORDER SUMMARY

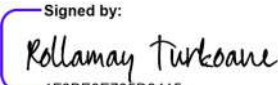
SERVICES	SALES TAX	TOTAL PRICE
LCE025: Tree/Plant Installation	\$0.00	\$844.10
		\$0.00
		\$844.10

Sale	\$844.10
Sales Tax	\$0.00
Total	\$844.10

By _____
Nick Padgett

Date 5/29/2026

**Down to Earth Landscape &
Irrigation**

Signed by:

1F3BE9E795D0415

Date 5/31/2026

Two Rivers West

Down to Earth Landscape & Irrigation

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



Invoice: #179886

June 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

PVC caps for two rivers west
 Estimate # 151418

Invoice Date

6/29/2026

Date Due

8/28/2026

Terms

Net 60

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#151418 - PVC caps for two rivers west				\$641.71

Per convo with Chris and Arturo we were ask to cut PVC Pipes in the Two Rivers community And cap them

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

LCE005: Irrigation Installation				\$641.71
Irrigation Labor (Hide) (Labor)				\$510.00
2 PVC CAPS (Material)	2"	50.00	\$2.63	\$131.71

Billing Questions

rhonda.culotta@down2earthinc.com
 (904) 780-2257

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	\$641.71
Sales Tax	\$0.00
Total	\$641.71
Credits/Payments	(\$0.00)
Balance Due	\$641.71

To pre-authorize cleanup services following a storm event this season, please click [here](#). Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

Down to Earth Landscape & Irrigation

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



Invoice: #180647

July 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

Community Plant Replacements Phase 1
 Estimate # 150445

Invoice Date

7/10/2026

Date Due

9/8/2026

Terms

Net 60

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#150445 - Community Plant Replacements Phase 1				\$58,684.19

This proposal is to remove and replace declining plant material throughout Two Rivers Blvd from SR56 to Colston Intersection. Price includes materials, labor, and dump fees.

Work Areas:***Main Entrance at SR 56***

- (300) 1 Gallon Confederate Jasmine
- (40) 3 Gallon Coontie Palm to fill in otherwise healthy bed
- (65) 3 Gallon Red Ruffles Azaleas
- (20) 3 Gallon Formosa Azaleas
- (55) 3 Gallon Pink Muhly Grass
- (45) 3 Gallon Dwarf Firebush
- (35) 3 Gallon Sand Cordgrass
- (1) Southern Live Oak - 6" Caliper

Ryals Field Entrance

- (100) 1 Gallon Confederate Jasmine
- (10) 3 Gallon Red Ruffles Azaleas

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://dte43landscape.com/terms-and-conditions/>.

- (40) 3 Gallon Walters Viburnum
- (20) 3 Gallon Formosa Azaleas
- (10) 3 Gallon Coontie Palm
- (10) 3 Gallon Dwarf Yaupon Holly
- (10) 3 Gallon Dwarf Firebush

Tamarack Entrance & Kiosk

- (100) 1 Gallon Confederate Jasmine
- (10) 3 Gallon Red Ruffles Azaleas
- (20) 1 Gallon Flax Lily
- (30) 3 Gallon Dwarf Firebush
- (80) 3 Gallon Liriope
- (45) 3 Gallon Walter's Viburnum
- (1) 45 Gallon Slash Pine
- (1) 15 Gallon European Fan Palm
- (10) 3 Gallon Coontie Palm to fill in otherwise healthy bed
- (30) 3 Gallon Formosa Azaleas
- (1) 7 Gallon Green Crinum Lily
- (10) 3 Gallon Viburnum Suspensum

Two Rivers Blvd from Entrance to Roundabout

- (2) Southern Live Oak - 6" Caliper
- (100) 1 Gallon Confederate Jasmine
- (55) 3 Gallon Red Ruffles Azaleas
- (100) 3 Gallon Formosa Azaleas
- (85) 3 Gallon Dwarf Firebush
- (45) 3 Gallon Coontie Palm to fill in otherwise healthy bed
- (60) 3 Gallon Walter's Viburnum
- (170) 1 Gallon Blue Daze

(30) 3 Gallon Pink Muhly Grass

(10) 7 Gallon Wax Myrtle

LCE025: Tree/Plant Installation	\$58,684.19
--	--------------------

Site Prep, Removal, & Disposal (E) (Labor)				\$3350.85
Blue Daze "Blue My Mind" Installed (E) (Kit)	1 Gallon Plant	170.00	\$13.63	\$2317.61
Confederate Jasmine Installed (E) (Kit)	1 Gallon Plant	600.00	\$13.52	\$8112.00
Flax Lily "Blueberry Flax" Installed (E) (Kit)	1 Gallon Plant	20.00	\$13.52	\$270.40
Azalea "Formosa" Installed (E) (Kit)	3 Gallon Plant	170.00	\$29.83	\$5071.10
Azalea "Red Ruffle" Installed (E) (Kit)	3 Gallon Plant	140.00	\$40.51	\$5671.40
Coontie Installed (E) (Kit)	3 Gallon Plant	95.00	\$48.76	\$4632.20
Dwarf Firebush Installed (E) (Kit)	3 Gallon Plant	170.00	\$28.74	\$4885.80
Dwarf Yaupon Holly "Schillings" (stokes dwarf) Installed (E) (Kit)	3 Gallon Plant	10.00	\$28.74	\$287.40
Liriope Evergreen Giant Installed (E) (Kit)	3 Gallon Plant	80.00	\$28.74	\$2299.20
Muhly Grass "Pink" Installed (E) (Kit)	3 Gallon Plant	85.00	\$28.74	\$2442.90
Sand Cordgrass Installed (E) (Kit)	3 Gallon Plant	35.00	\$28.74	\$1005.90
Viburnum Obovatum "Walters Viburnum" Installed (E) (Kit)	3 Gallon Plant	145.00	\$28.74	\$4167.30
Viburnum Suspensum "Sandankwa" Installed (E) (Kit)	3 Gallon Plant	10.00	\$28.74	\$287.40
Crinum Lily Installed (E) (Kit)	7 Gallon Plant	1.00	\$148.27	\$148.27
Wax Myrtle Installed (E) (Kit)	7 Gallon Plant	10.00	\$94.87	\$948.70
Live Oak "Southern" installed (E) (Kit)	6" Caliper	3.00	\$3941.35	\$11824.04
Slash Pine installed (E) (Kit)	45 Gallon Plant	1.00	\$673.81	\$673.81
European Fan Palm - multi trunk installed (E) (Kit)	15 Gallon Plant	1.00	\$287.91	\$287.91

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

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

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

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Subtotal	\$58,684.19
Sales Tax	\$0.00
Total	\$58,684.19
Credits/Payments	(\$0.00)
Balance Due	\$58,684.19



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



76 0 1
54-99105

TWO RIVERS WEST CDD

Service Address: **2772 WISE RIVER LANE**

Bill Number: 24809202

Billing Date: 7/14/2026

Billing Period: 5/26/2026 to 6/25/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	252012536	5/26/2026	0	6/25/2026	0	30	0

Usage History

	Water
June 2026	0
May 2026	0
April 2026	0
March 2026	0
February 2026	0
January 2026	0

Transactions

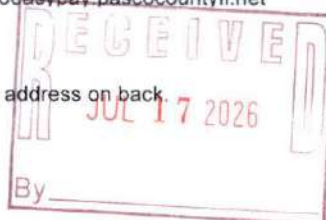
Previous Bill	63.99
Payment 06/26/26	-63.99 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Total Current Transactions	63.99
TOTAL BALANCE DUE	\$63.99

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeesypay.pascocountyfl.net

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



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

Total Balance Due \$63.99
Due Date 7/31/2026

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

The Total Due will be electronically transferred on 07/31/2026.

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

146 015479523130485072480920210000063997



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

1 0 1
54-99105

TWO RIVERS WEST CDD

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

Bill Number: 24629517

Billing Date: 6/9/2026

Billing Period: 4/27/2026 to 5/26/2026

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

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	252012551	4/27/2026	10	5/26/2026	666	29	656

Usage History

	Water
May 2026	656
April 2026	0
March 2026	2
February 2026	0
January 2026	8

Transactions

Previous Bill	63.99
Payment 05/29/26	-63.99 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	40.0 Thousand Gals X \$2.18 87.20
Water Tier 2	40.0 Thousand Gals X \$3.47 138.80
Water Tier 3	40.0 Thousand Gals X \$6.94 277.60
Water Tier 4	536.0 Thousand Gals X \$9.36 5,016.96
Total Current Transactions	5,584.55

TOTAL BALANCE DUE \$5,584.55

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Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a

Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

Account # 1307330
Customer # 01547952
Balance Forward 0.00
Current Transactions 5,584.55

Total Balance Due \$5,584.55
Due Date 6/26/2026

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

**The Total Due will be electronically
transferred on 06/26/2026.**

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



PASCO COUNTY UTILITIES
CUSTOMER INFORMATION & SERVICES
P.O. BOX 2139
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NEW PORT RICHEY (727) 847-8131
DADE CITY (352) 521-4285

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

1 1 1
14-92800

TWO RIVERS WEST

EPG TWO RIVERS LLC

Service Address: **SHORTHORN DR AND TWO RIVERS BLVD RECLAIM #2**

Bill Number: 24848403

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
1247970	01524147
Please use the 15-digit number below when making a payment through your bank	
124797001524147	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579095	6/4/2026	189	7/6/2026	822	32	633

Usage History

Water

July 2026	633
June 2026	189
May 2026	0
April 2026	0
March 2026	0
February 2026	0
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	0

Transactions

Previous Bill	190.89
Payment 07/02/26	-190.89 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	633 Thousand Gals X \$1.01 639.33
Total Current Transactions	639.33
TOTAL BALANCE DUE	\$639.33

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paper copy, please call (813) 929-2733.



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

Account # 1247970
Customer # 01524147
Balance Forward 0.00
Current Transactions 639.33

Total Balance Due	\$639.33
Due Date	8/7/2026

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.

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



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

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

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

1 1 1
14-92800

EPG TWO RIVERS HOLDINGS VII LLC

TWO RIVERS WEST

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

Bill Number: 24849500

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	241572551	6/4/2026	2	7/6/2026	2	32	0

Usage History

	Water
July 2026	0
June 2026	0
May 2026	0
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	11.00
Payment 07/02/26	-11.00 CR
Balance Forward	0.00
Current Transactions	
Water	
Water Base Charge	11.00
Total Current Transactions	11.00
TOTAL BALANCE DUE	\$11.00

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paper copy, please call (813) 929-2733.



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasypay.pascocountyfl.net

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

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

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

Total Balance Due	\$11.00
Due Date	8/7/2026

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

Round-Up Donations to Charity	
Amount Enclosed	

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TWO RIVERS WEST CDD

Service Address: **36730 COLSTON AVENUE**

Bill Number: 24850839

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

Account #	Customer #
1324425	01547952
Please use the 15-digit number below when making a payment through your bank	
132442501547952	

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607009	6/4/2026	2052	7/6/2026	2541	32	489

Usage History

Reclaimed

July 2026	489
June 2026	717
May 2026	299
April 2026	437
March 2026	436
February 2026	159
January 2026	4

Transactions

Previous Bill	500.02
Payment 07/06/26	-500.02 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	489 Thousand Gals X \$1.01 493.89
Total Current Transactions	493.89
TOTAL BALANCE DUE	\$493.89

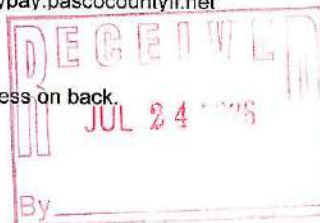
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Account # 1324425
Customer # 01547952
Balance Forward 0.00
Current Transactions 493.89

Total Balance Due \$493.89
Due Date 8/7/2026

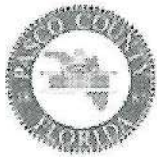
10% late fee will be applied if paid after due date

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **1871 TRAILHEAD LANE 2 INCH RECLAIM**

Bill Number: 24849326

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579052	6/4/2026	4250	7/6/2026	4521	32	271

Usage History

Reclaimed

July 2026	271
June 2026	849
May 2026	180
April 2026	259
March 2026	261
February 2026	458
January 2026	472
December 2025	329
November 2025	407
October 2025	931
September 2025	104
August 2025	0

Transactions

Previous Bill	857.49
Payment 07/06/26	-857.49 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	271 Thousand Gals X \$1.01 273.71
Total Current Transactions	273.71
TOTAL BALANCE DUE	\$273.71

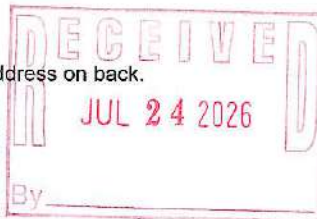
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Account # 1283790
Customer # 01547952
Balance Forward 0.00
Current Transactions 273.71

Total Balance Due \$273.71
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

TWO RIVERS WEST CDD
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TWO RIVERS WEST CDD

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

Bill Number: 24849987

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579122	6/4/2026	926	7/6/2026	1113	32	187

Usage History Reclaimed

July 2026	187
June 2026	96
May 2026	99
April 2026	135
March 2026	87
February 2026	90
January 2026	142
December 2025	223
November 2025	50
October 2025	4
September 2025	0
August 2025	0

Transactions

Previous Bill	96.96
Payment 07/06/26	-96.96 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	187 Thousand Gals X \$1.01 188.87
Total Current Transactions	188.87
TOTAL BALANCE DUE	\$188.87

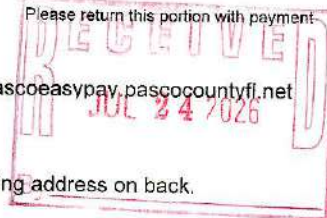
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Account #	1299905
Customer #	01547952
Balance Forward	0.00
Current Transactions	188.87

Total Balance Due	\$188.87
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

TWO RIVERS WEST CDD
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TWO RIVERS WEST CDD

Service Address: **34153 GRANDE DOMINION DR**

Bill Number: 24850148

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

Account #	Customer #
1304200	01547952
Please use the 15-digit number below when making a payment through your bank	
130420001547952	

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	231236044	6/4/2026	1923	7/6/2026	2445	32	522

Usage History

Reclaimed

July 2026	522
June 2026	388
May 2026	243
April 2026	493
March 2026	731
February 2026	68
January 2026	0
December 2025	0
November 2025	0
October 2025	0

Transactions

Previous Bill	391.88
Payment 07/06/26	-391.88 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	522 Thousand Gals X \$1.01 527.22
Total Current Transactions	527.22
TOTAL BALANCE DUE	\$527.22

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Account # 1304200
Customer # 01547952
Balance Forward 0.00
Current Transactions 527.22

Total Balance Due	\$527.22
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **1912 TWO RIVERS BOULEVARD**

Bill Number: 24850157

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579097	6/4/2026	4031	7/6/2026	5311	32	1280

Usage History

Reclaimed

July 2026	1280
June 2026	2756
May 2026	1062
April 2026	182
March 2026	31
February 2026	0
January 2026	0
December 2025	0

Transactions

Previous Bill	2,783.56
Payment 07/06/26	-2,783.56 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1,280 Thousand Gals X \$1.01 1,292.80
Total Current Transactions	1,292.80
TOTAL BALANCE DUE	\$1,292.80

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Account # 1305435
Customer # 01547952
Balance Forward 0.00
Current Transactions 1,292.80

Total Balance Due \$1,292.80
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **34584 SHORTHORN DR -RM-E RECLAIM 1-1/2 INCH**
Bill Number: 24849258
Billing Date: 7/21/2026
Billing Period: 6/4/2026 to 7/6/2026

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 take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240807008	6/4/2026	1991	7/6/2026	2986	32	975

Usage History

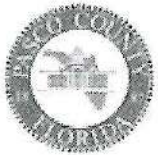
Reclaimed

July 2026	975
June 2026	23
May 2026	63
April 2026	29
March 2026	903
February 2026	393
January 2026	320

Transactions

Previous Bill	23.23
Payment 07/06/26	-23.23 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	975 Thousand Gals X \$1.01 984.75
Total Current Transactions	984.75
TOTAL BALANCE DUE	\$984.75

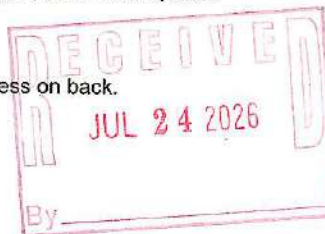
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Account #	1279740
Customer #	01547952
Balance Forward	0.00
Current Transactions	984.75

Total Balance Due	\$984.75
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

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

Bill Number: 24849294

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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 take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606994	6/4/2026	1117	7/6/2026	2033	32	916

Usage History

	Reclaimed
July 2026	916
June 2026	274
May 2026	571
April 2026	114

Transactions

Previous Bill	276.74
Payment 07/06/26	-276.74 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	916 Thousand Gals X \$1.01 925.16
Total Current Transactions	925.16
TOTAL BALANCE DUE	\$925.16

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Account # 1281645
Customer # 01547952
Balance Forward 0.00
Current Transactions 925.16

Total Balance Due	\$925.16
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

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

Bill Number: 24849328

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606771	6/4/2026	427	7/6/2026	435	32	8

Usage History

Reclaimed

July 2026	8
June 2026	5
May 2026	8
April 2026	11
March 2026	22
February 2026	12
January 2026	13
December 2025	11
November 2025	10
October 2025	9
September 2025	3
August 2025	2

Transactions

Previous Bill	5.05
Payment 07/06/26	-5.05 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	8 Thousand Gals X \$1.01 8.08
Total Current Transactions	8.08
TOTAL BALANCE DUE	\$8.08

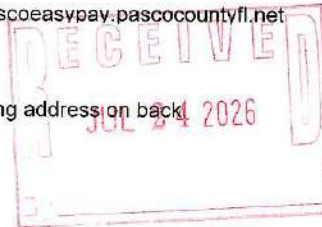
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Account # 1283795
Customer # 01547952

Balance Forward 0.00
Current Transactions 8.08

Total Balance Due \$8.08
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

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

Bill Number: 24849329

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607012	6/4/2026	2062	7/6/2026	2064	32	2

Usage History Reclaimed

July 2026	2
June 2026	6
May 2026	11
April 2026	15
March 2026	28
February 2026	70
January 2026	83
December 2025	77
November 2025	74
October 2025	82
September 2025	141
August 2025	69

Transactions

Previous Bill	6.06
Payment 07/06/26	-6.06 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$1.01
	2.02
Total Current Transactions	2.02
TOTAL BALANCE DUE	\$2.02

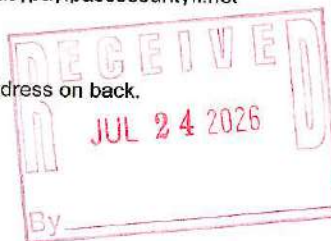
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Account # 1283800
Customer # 01547952

Balance Forward 0.00
Current Transactions 2.02

Total Balance Due	\$2.02
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **DALEWOOD POINT RECLAIM-COMMON AREA**

Bill Number: 24849497

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

Account #	Customer #
1287205	01547952
Please use the 15-digit number below when making a payment through your bank	
128720501547952	

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609330	6/4/2026	395	7/6/2026	445	32	50

Usage History

Reclaimed

July 2026	50
June 2026	131
May 2026	131
April 2026	133
March 2026	0

Transactions

Previous Bill	132.31
Payment 07/06/26	-132.31 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	50 Thousand Gals X \$1.01 50.50
Total Current Transactions	50.50
TOTAL BALANCE DUE	\$50.50

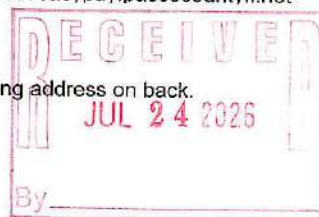
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Account # 1287205
Customer # 01547952

Balance Forward 0.00
Current Transactions 50.50

Total Balance Due	\$50.50
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **1873 DRUMMOND POINT POINT 1 INCH RECLAIM**

Bill Number: 24849974

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240605790	6/4/2026	679	7/6/2026	699	32	20

Usage History Reclaimed

July 2026	20
June 2026	10
May 2026	10
April 2026	8
March 2026	8
February 2026	15
January 2026	43
December 2025	58
November 2025	85
October 2025	95
September 2025	61

Transactions

Previous Bill	10.10
Payment 07/06/26	-10.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	20 Thousand Gals X \$1.01 20.20
Total Current Transactions	20.20
TOTAL BALANCE DUE	\$20.20

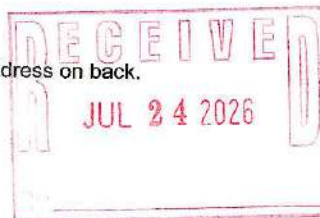
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Account # 1299720
Customer # 01547952

Balance Forward 0.00
Current Transactions 20.20

Total Balance Due \$20.20
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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

Service Address: **1508 SUTTONSET TRAIL 1 INCH RECLAIM**

Bill Number: 24849973

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606791	6/4/2026	1187	7/6/2026	1203	32	16

Usage History

Reclaimed

July 2026	16
June 2026	25
May 2026	30
April 2026	33
March 2026	47
February 2026	53
January 2026	60
December 2025	62
November 2025	60
October 2025	55
September 2025	55
August 2025	0

Transactions

Previous Bill	25.25
Payment 07/06/26	-25.25 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$1.01 16.16
Total Current Transactions	16.16
TOTAL BALANCE DUE	\$16.16

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Account # 1299715
Customer # 01547952
Balance Forward 0.00
Current Transactions 16.16

Total Balance Due	\$16.16
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **35888 STABLETON LANE 2 INCH RECLAIM**

Bill Number: 24848637

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579120	6/4/2026	2396	7/6/2026	2398	32	2

Usage History
Reclaimed

July 2026	2
June 2026	43
May 2026	88
April 2026	61
March 2026	124
February 2026	333
January 2026	263
December 2025	156
November 2025	229
October 2025	308
September 2025	465
August 2025	146

Transactions

Previous Bill	43.43
Payment 07/06/26	-43.43 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2 Thousand Gals X \$1.01 2.02
Total Current Transactions	2.02
TOTAL BALANCE DUE	\$2.02

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Account # 1255150
Customer # 01547952
Balance Forward 0.00
Current Transactions 2.02

Total Balance Due \$2.02
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

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

Bill Number: 24849257

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579090	6/4/2026	820	7/6/2026	1468	32	648

Usage History

Reclaimed

July 2026	648
June 2026	5
May 2026	30
April 2026	40
March 2026	471
February 2026	107

Transactions

Previous Bill	5.05
Payment 07/06/26	-5.05 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	648 Thousand Gals X \$1.01 654.48
Total Current Transactions	654.48
TOTAL BALANCE DUE	\$654.48

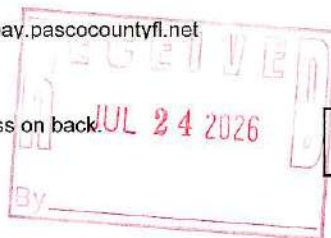
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Account # 1279735
Customer # 01547952
Balance Forward 0.00
Current Transactions 654.48

Total Balance Due \$654.48
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **2023 DRUMMOND POINT 1 INCH RECLAIM**

Bill Number: 24849779

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	201161118	6/4/2026	656	7/6/2026	674	32	18

Usage History

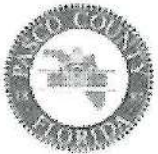
Reclaimed

July 2026	18
June 2026	22
May 2026	9
April 2026	10
March 2026	10
February 2026	19
January 2026	20
December 2025	19
November 2025	16
October 2025	13
September 2025	16
August 2025	12

Transactions

Previous Bill	22.22
Payment 07/06/26	-22.22 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18 Thousand Gals X \$1.01
	18.18
Total Current Transactions	18.18
TOTAL BALANCE DUE	\$18.18

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Account # 1293945
Customer # 01547952

Balance Forward 0.00
Current Transactions 18.18

Total Balance Due \$18.18
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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54-99105

TWO RIVERS WEST CDD

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

Bill Number: 24809210

Billing Date: 7/14/2026

Billing Period: 5/26/2026 to 6/25/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	252012551	5/26/2026	666	6/25/2026	1395	30	729

Usage History

	Water
June 2026	729
May 2026	656
April 2026	0
March 2026	2
February 2026	0
January 2026	8

Transactions

Previous Bill	5,584.55
Past Due	5,584.55
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	40.0 Thousand Gals X \$2.18 87.20
Water Tier 2	40.0 Thousand Gals X \$3.47 138.80
Water Tier 3	40.0 Thousand Gals X \$6.94 277.60
Water Tier 4	609.0 Thousand Gals X \$9.36 5,700.24
Total Current Transactions	6,267.83

TOTAL BALANCE DUE \$11,852.38

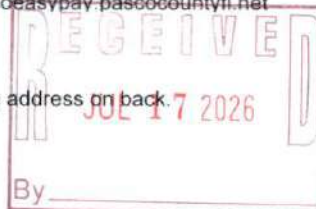
*Past due balance is delinquent and subject to further fees and immediate disconnect.

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Account #	1307330
Customer #	01547952
Past Due	5,584.55
Current Transactions	6,267.83

Total Balance Due \$11,852.38
Due Date 7/31/2026

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

The Total Due will be electronically transferred on 07/31/2026.



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TWO RIVERS WEST CDD

Service Address: **1539 ROARKE TRAIL RM-F 1-INCH RECLAIM**

Bill Number: 24849254

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
1279725	01547952
Please use the 15-digit number below when making a payment through your bank	
127972501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609339	6/4/2026	128	7/6/2026	163	32	35

Usage History

Reclaimed

July 2026	35
June 2026	37
May 2026	29
April 2026	35
March 2026	27

Transactions

Previous Bill	37.37
Payment 07/06/26	-37.37 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	35 Thousand Gals X \$1.01
	35.35
Total Current Transactions	35.35
TOTAL BALANCE DUE	\$35.35

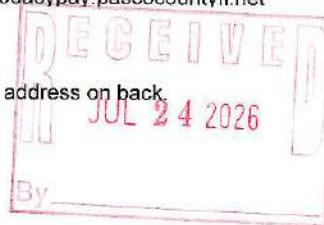
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Account #	1279725
Customer #	01547952
Balance Forward	0.00
Current Transactions	35.35

Total Balance Due	\$35.35
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

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

Bill Number: 24849255

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

Account #	Customer #
1279730	01547952
Please use the 15-digit number below when making a payment through your bank	
127973001547952	

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579093	6/4/2026	4019	7/6/2026	5176	32	1157

Usage History
Reclaimed

July 2026	1157
June 2026	265
May 2026	522
April 2026	805
March 2026	1168
February 2026	994

Transactions

Previous Bill	267.65
Payment 07/06/26	-267.65 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	1,157 Thousand Gals X \$1.01 1,168.57
Total Current Transactions	1,168.57
TOTAL BALANCE DUE	\$1,168.57

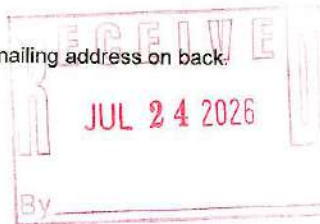
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Account #	1279730
Customer #	01547952
Balance Forward	0.00
Current Transactions	1,168.57

Total Balance Due	\$1,168.57
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **35183 COLSTRIP TRAIL RECLAIM**

Bill Number: 24848287

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	17580269	6/4/2026	671	7/6/2026	687	32	16

Usage History
Reclaimed

July 2026	16
June 2026	15
May 2026	18
April 2026	10
March 2026	9
February 2026	5
January 2026	16
December 2025	13
November 2025	14
October 2025	15
September 2025	10
August 2025	9

Transactions

Previous Bill	15.15
Payment 07/06/26	-15.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	16 Thousand Gals X \$1.01 16.16
Total Current Transactions	16.16
TOTAL BALANCE DUE	\$16.16

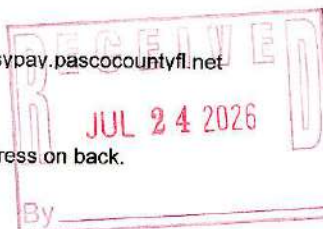
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Account # 1246095
Customer # 01547952
Balance Forward 0.00
Current Transactions 16.16

Total Balance Due	\$16.16
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **35017 BIG HAWK DR 1.5 INCH RECLAIM RM-I**
Bill Number: 24848625
Billing Date: 7/21/2026
Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606996	6/4/2026	1751	7/6/2026	1851	32	100

Usage History
Reclaimed

July 2026	100
June 2026	53
May 2026	44
April 2026	38
March 2026	71
February 2026	28
January 2026	0
December 2025	34
November 2025	57
October 2025	68
September 2025	58
August 2025	24

Transactions

Previous Bill	53.53
Payment 07/06/26	-53.53 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	100 Thousand Gals X \$1.01 101.00
Total Current Transactions	101.00
TOTAL BALANCE DUE	\$101.00

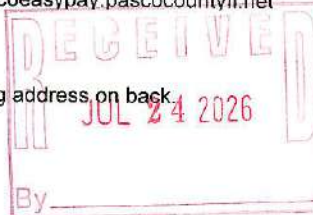
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Account # 1254940
Customer # 01547952

Balance Forward 0.00
Current Transactions 101.00

Total Balance Due \$101.00
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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2005 PAN AM SUITE 300 CIRCLE
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169 015479523125494032484862590000101000



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4217 0 1
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TWO RIVERS WEST CDD

Service Address: **1841 ARCHING BRANCH RM-C-1.5 INCH RECLAIM**

Bill Number: 24848626

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607007	6/4/2026	6599	7/6/2026	6821	32	222

Usage History Reclaimed

July 2026	222
June 2026	168
May 2026	138
April 2026	156
March 2026	116
February 2026	52
January 2026	385
December 2025	663
November 2025	651
October 2025	687
September 2025	137
August 2025	272

Transactions

Previous Bill	169.68
Payment 07/06/26	-169.68 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	222 Thousand Gals X \$1.01 224.22
Total Current Transactions	224.22
TOTAL BALANCE DUE	\$224.22

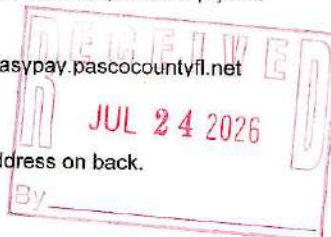
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Account # 1254945
Customer # 01547952

Balance Forward 0.00
Current Transactions 224.22

Total Balance Due \$224.22
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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4212 0 1
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TWO RIVERS WEST CDD

Service Address: **0 BRIGHT MOON TRAIL 1 INCH RECLAIM**

Bill Number: 24848017

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232147320	6/4/2026	283	7/6/2026	294	32	11

Usage History
Reclaimed

July 2026	11
June 2026	12
May 2026	13
April 2026	17
March 2026	15
February 2026	15
January 2026	30
December 2025	37
November 2025	39
October 2025	44
September 2025	41
August 2025	20

Transactions

Previous Bill	12.12
Payment 07/06/26	-12.12 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	11 Thousand Gals X \$1.01 11.11
Total Current Transactions	11.11
TOTAL BALANCE DUE	\$11.11

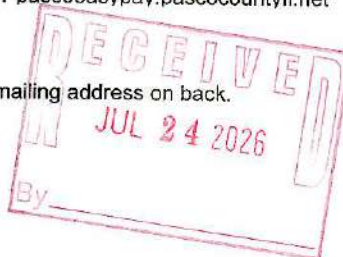
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Account # 1236660
Customer # 01547952

Balance Forward 0.00
Current Transactions 11.11

Total Balance Due	\$11.11
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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4213 0 1

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TWO RIVERS WEST CDD

Service Address: COLSTRIP TRAIL RECLAIM METER E

Bill Number: 24848286

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
1246090	01547952
Please use the 15-digit number below when making a payment through your bank	
124609001547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	08399007	6/4/2026	133	7/6/2026	145	32	12

Usage History
Reclaimed

July 2026
June 2026
May 2026
April 2026
March 2026
February 2026
January 2026
December 2025
November 2025
October 2025
September 2025

12
12
5
3
5
3
0
0
0
0
0

Transactions

Previous Bill	12.12
Payment 07/06/26	-12.12 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	12 Thousand Gals X \$1.01
Total Current Transactions	12.12
TOTAL BALANCE DUE	\$12.12

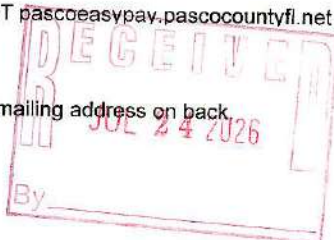
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Account # 1246090
Customer # 01547952

Balance Forward 0.00
Current Transactions 12.12

Total Balance Due \$12.12
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **LOWERY TRAIL RECLAIM 2"-COMMON AREA**

Bill Number: 24849501

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
1287225	01547952
Please use the 15-digit number below when making a payment through your bank	
128722501547952	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579104	6/4/2026	804	7/6/2026	1099	32	295

Usage History

Reclaimed

July 2026 295
June 2026 392
May 2026 335
April 2026 77
March 2026 0

Transactions

Previous Bill 395.92
Payment 07/06/26 -395.92 CR
Balance Forward 0.00
Current Transactions
Reclaimed
Reclaimed 295 Thousand Gals X \$1.01 297.95
Total Current Transactions 297.95
TOTAL BALANCE DUE \$297.95

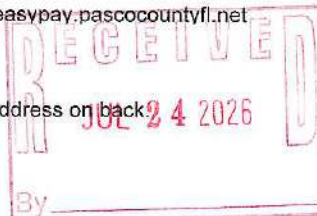
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Account # 1287225
Customer # 01547952
Balance Forward 0.00
Current Transactions 297.95

Total Balance Due \$297.95
Due Date 8/7/2026

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

**The Total Due will be electronically
transferred on 08/07/2026.**

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TWO RIVERS WEST CDD

Service Address: **2281 TWO RIVERS BOULEVARD**

Bill Number: 24848629

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579047	6/4/2026	4549	7/6/2026	4832	32	283

Usage History Reclaimed

July 2026	283
June 2026	148
May 2026	139
April 2026	137
March 2026	109
February 2026	41
January 2026	420
December 2025	605
November 2025	509
October 2025	426
September 2025	11
August 2025	107

Transactions

Previous Bill	149.48
Payment 07/06/26	-149.48 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	283 Thousand Gals X \$1.01 285.83
Total Current Transactions	285.83
TOTAL BALANCE DUE	\$285.83

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Account #	1254990
Customer #	01547952
Balance Forward	0.00
Current Transactions	285.83

Total Balance Due	\$285.83
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **34492 COLSTON AVENUE 2 INCH RECLAIM**

Bill Number: 24848630

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579036	6/4/2026	2595	7/6/2026	2647	32	52

Usage History Reclaimed

July 2026	52
June 2026	53
May 2026	63
April 2026	64
March 2026	56
February 2026	81
January 2026	127
December 2025	141
November 2025	131
October 2025	101
September 2025	387
August 2025	55

Transactions

Previous Bill	53.53
Payment 07/06/26	-53.53 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	52 Thousand Gals X \$1.01
Total Current Transactions	52.52
TOTAL BALANCE DUE	\$52.52

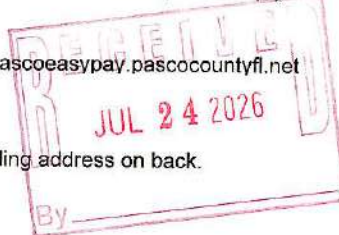
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Account # 1254995
Customer # 01547952

Balance Forward 0.00
Current Transactions 52.52

Total Balance Due	\$52.52
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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TWO RIVERS WEST CDD

Service Address: **2124 WISE RIVER LANE 2 INCH RECLAIM**

Bill Number: 24848631

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579044	6/4/2026	809	7/6/2026	914	32	105

Usage History Reclaimed

July 2026	105
June 2026	42
May 2026	37
April 2026	49
March 2026	25
February 2026	40
January 2026	74
December 2025	61
November 2025	81
October 2025	112
September 2025	164
August 2025	54

Transactions

Previous Bill	42.42
Payment 07/06/26	-42.42 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	105 Thousand Gals X \$1.01 106.05
Total Current Transactions	106.05
TOTAL BALANCE DUE	\$106.05

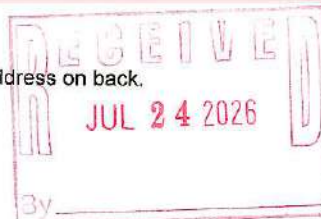
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Account # 1255000
Customer # 01547952

Balance Forward 0.00
Current Transactions 106.05

Total Balance Due \$106.05
Due Date 8/7/2026

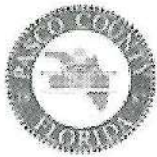
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TWO RIVERS WEST CDD

Service Address: **34501 COLSTON AVENUE**
Bill Number: 24848632
Billing Date: 7/21/2026
Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579040	6/4/2026	1300	7/6/2026	1366	32	66

Usage History
Reclaimed

July 2026	66
June 2026	15
May 2026	29
April 2026	43
March 2026	58
February 2026	71
January 2026	81
December 2025	92
November 2025	97
October 2025	60
September 2025	0
August 2025	39

Transactions

Previous Bill	15.15
Payment 07/06/26	-15.15 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	66 Thousand Gals X \$1.01
	66.66
Total Current Transactions	66.66
TOTAL BALANCE DUE	\$66.66

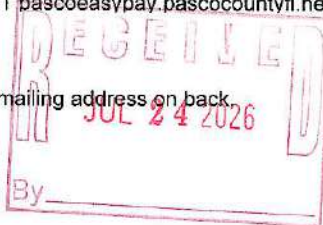
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Account # 1255005
Customer # 01547952
Balance Forward 0.00
Current Transactions 66.66

Total Balance Due	\$66.66
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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4219 0 1
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TWO RIVERS WEST CDD

Service Address: **35039 BIG HAWK DR 1 INCH RECLAIM RM-A**

Bill Number: 24848628

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240606770	6/4/2026	216	7/6/2026	229	32	13

Usage History
Reclaimed

July 2026	13
June 2026	7
May 2026	2
April 2026	2
March 2026	3
February 2026	5
January 2026	14
December 2025	25
November 2025	23
October 2025	31
September 2025	104
August 2025	0

Transactions

Previous Bill	7.07
Payment 07/06/26	-7.07 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	13 Thousand Gals X \$1.01 13.13
Total Current Transactions	13.13
TOTAL BALANCE DUE	\$13.13

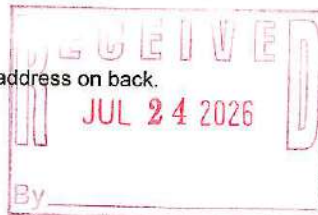
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Account # 1254960
Customer # 01547952

Balance Forward 0.00
Current Transactions 13.13

Total Balance Due	\$13.13
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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

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178 015479523125496012484862800000013132



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4218 0 1

14-92800

TWO RIVERS WEST CDD

Service Address: **2221 TWO RIVERS BOULEVARD**

Bill Number: 24848627

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579050	6/4/2026	4254	7/6/2026	5090	32	836

Usage History
Reclaimed

July 2026	836
June 2026	132
May 2026	165
April 2026	193
March 2026	160
February 2026	112
January 2026	179
December 2025	225
November 2025	234
October 2025	222
September 2025	153
August 2025	110

Transactions

Previous Bill	133.32
Payment 07/06/26	-133.32 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	836 Thousand Gals X \$1.01 844.36
Total Current Transactions	844.36
TOTAL BALANCE DUE	\$844.36

Annual Water Quality Report: The 2025 Consumer Confidence Report is available online at bit.ly/PascoRegional2025. To request a paper copy, please call (813) 929-2733.



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Account # 1254985
Customer # 01547952

Balance Forward 0.00
Current Transactions 844.36

Total Balance Due	\$844.36
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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4210 0 1
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TWO RIVERS WEST CDD

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

Bill Number: 24848014

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149363	6/4/2026	123	7/6/2026	132	32	9

Usage History Reclaimed

July 2026	9
June 2026	2
May 2026	3
April 2026	2
March 2026	2
February 2026	3
January 2026	3
December 2025	2
November 2025	3
October 2025	2
September 2025	3
August 2025	1

Transactions

Previous Bill	2.02
Payment 07/06/26	-2.02 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	9 Thousand Gals X \$1.01 9.09
Total Current Transactions	9.09
TOTAL BALANCE DUE	\$9.09

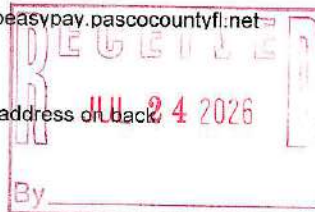
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Account # 1236630
Customer # 01547952

Balance Forward 0.00
Current Transactions 9.09

Total Balance Due \$9.09
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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

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4203 0 1
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TWO RIVERS WEST CDD

Service Address: **2396 WISE RIVER LANE RECLAIM 1.5 INCH-#1**

Bill Number: 24847942

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

Account #	Customer #
1229210	01547952
Please use the 15-digit number below when making a payment through your bank	
122921001547952	

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607001	6/4/2026	1341	7/6/2026	1374	32	33

Usage History Reclaimed

July 2026	33
June 2026	29
May 2026	0
April 2026	6
March 2026	7
February 2026	0
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0
August 2025	0

Transactions

Previous Bill	29.29
Payment 07/06/26	-29.29 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	33 Thousand Gals X \$1.01 33.33
Total Current Transactions	33.33
TOTAL BALANCE DUE	\$33.33

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Account #	1229210
Customer #	01547952
Balance Forward	0.00
Current Transactions	33.33

Total Balance Due	\$33.33
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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4205 0 1
14-92600

TWO RIVERS WEST CDD

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

Bill Number: 24847944

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

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

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579124	6/4/2026	1813	7/6/2026	1872	32	59

Usage History
Reclaimed

July 2026	59
June 2026	36
May 2026	38
April 2026	55
March 2026	36
February 2026	20
January 2026	182
December 2025	278
November 2025	257
October 2025	248
September 2025	8
August 2025	63

Transactions

Previous Bill	36.36
Payment 07/06/26	-36.36 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	59 Thousand Gals X \$1.01 59.59
Total Current Transactions	59.59
TOTAL BALANCE DUE	\$59.59

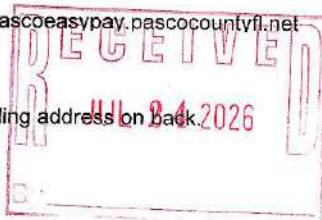
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Account # 1229260
Customer # 01547952

Balance Forward 0.00
Current Transactions 59.59

Total Balance Due	\$59.59
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

TWO RIVERS WEST CDD
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TWO RIVERS WEST CDD

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

Bill Number: 24847949

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579116	6/4/2026	14086	7/6/2026	14794	32	708

Usage History Reclaimed

July 2026	708
June 2026	549
May 2026	380
April 2026	830
March 2026	752
February 2026	518
January 2026	1299
December 2025	1650
November 2025	1599
October 2025	1665
September 2025	402
August 2025	845

Transactions

Previous Bill	554.49
Payment 07/06/26	-554.49 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	708 Thousand Gals X \$1.01 715.08
Total Current Transactions	715.08
TOTAL BALANCE DUE	\$715.08

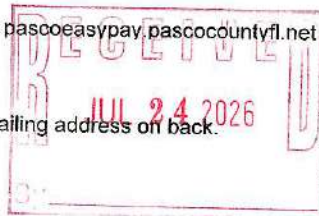
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Account # 1230070
Customer # 01547952

Balance Forward 0.00
Current Transactions 715.08

Total Balance Due \$715.08
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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4207 0 1
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TWO RIVERS WEST CDD

Service Address: **DRUMMOND AND COLSTON**

Bill Number: 24847951

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	220600002	6/4/2026	1303	7/6/2026	1592	32	289

Usage History
Reclaimed

July 2026	289
June 2026	32
May 2026	50
April 2026	39
March 2026	71
February 2026	91
January 2026	151
December 2025	132
November 2025	148
October 2025	168
September 2025	114
August 2025	103

Transactions

Previous Bill	32.32
Payment 07/06/26	-32.32 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	289 Thousand Gals X \$1.01 291.89
Total Current Transactions	291.89
TOTAL BALANCE DUE	\$291.89

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Account # 1230075
Customer # 01547952
Balance Forward 0.00
Current Transactions 291.89

Total Balance Due	\$291.89
Due Date	8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

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

1 1 1
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FINAL BILL

EPG TWO RIVERS LLC

Service Address: **SHORTHORN DR AND TWO RIVERS BLVD RECLAIM #2**

Bill Number: 24913857

Billing Date: 7/28/2026

Billing Period: 7/6/2026 to 7/27/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

Account #	Customer #
1247970	01524147
Please use the 15-digit number below when making a payment through your bank	
124797001524147	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579095	7/6/2026	822	7/27/2026	1335	21	513

Usage History

Water

July 2026	513
July 2026	633
June 2026	189
May 2026	0
April 2026	0
March 2026	0
February 2026	0
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0

Transactions

Previous Bill	639.33
Past Due	639.33
Current Transactions	
Reclaimed	
Reclaimed	513 Thousand Gals X \$1.01 518.13
Adjustments	
Deposit Refund	-481.00 CR
Total Current Transactions	37.13

TOTAL BALANCE DUE \$676.46

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

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FINAL BILL

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

Account # 1247970
Customer # 01524147
Past Due 639.33
Current Transactions 37.13

Total Balance Due \$676.46
Due Date 8/14/2026

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

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

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TWO RIVERS WEST CDD

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

Bill Number: 24848015

Billing Date: 7/21/2026

Billing Period: 6/4/2026 to 7/6/2026

New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2026.

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579123	6/4/2026	4173	7/6/2026	4488	32	315

Usage History

Reclaimed

July 2026	315
June 2026	224
May 2026	156
April 2026	202
March 2026	93
February 2026	172
January 2026	286
December 2025	350
November 2025	324
October 2025	399
September 2025	366
August 2025	538

Transactions

Previous Bill	226.24
Payment 07/06/26	-226.24 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	315 Thousand Gals X \$1.01 318.15
Total Current Transactions	318.15
TOTAL BALANCE DUE	\$318.15

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Account # 1236655
Customer # 01547952

Balance Forward 0.00
Current Transactions 318.15

Total Balance Due \$318.15
Due Date 8/7/2026

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

The Total Due will be electronically transferred on 08/07/2026.

TWO RIVERS WEST CDD
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186 015479523123665542484801520000318156



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

Statement Date: June 25, 2026

Amount Due: \$22,325.74

Due Date: July 16, 2026

Account #: 221009418668

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

Account Summary

Previous Amount Due	\$22,325.74
Payment(s) Received Since Last Statement	-\$22,325.74
Current Month's Charges	\$22,325.74

Amount Due by July 16, 2026 \$22,325.74

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

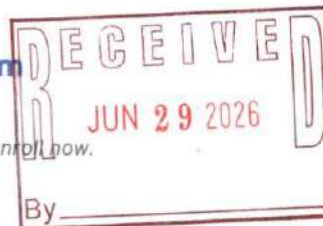
Due Date: July 16, 2026



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Amount Due: \$22,325.74

Payment Amount: \$ _____

663730132375

Your account will be
drafted on July 16, 2026

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

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

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



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

Account #: 221009418668
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	2040 kWh @ \$0.03411/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
Lighting Charges		\$3,656.25

Billing information continues on next page →

00000035-0000361-Page 4 of 22

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

Account #: 221009418668
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	540 kWh @ \$0.03411/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 →



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

Account #: 221009418668
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	975 kWh @ \$0.03411/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

Lighting Charges **\$3,020.45**

Billing information continues on next page →



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

Account #: 221009418668
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	1920 kWh @ \$0.03411/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 →



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

Account #: 221009418668
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-2 (Bright Choices) for 30 days		
Lighting Energy Charge	510 kWh @ \$0.03411/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
Lighting Charges		\$1,579.93

Billing information continues on next page →

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

Account #: 221009418668
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	705 kWh @ \$0.03411/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 →



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

Account #: 221009418668
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	900 kWh @ \$0.03411/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

Lighting Charges

\$1,613.06

Billing information continues on next page →



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

Account #: 221009418668
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	420 kWh @ \$0.03411/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: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

⚡ Electric Charges			
Lighting Service Items LS-2 (Bright Choices) for 30 days			
Lighting Energy Charge	1245 kWh @ \$0.03411/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
Lighting Charges			\$3,856.87

Total Current Month's Charges	\$22,325.74
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TWO RIVERS WEST CDD
C/O INFRAMARK
TWO RIVERS WEST PH D9
ZEPHYRHILLS, FL 33541

Statement Date: June 25, 2026

Amount Due: \$746.99

Due Date: July 16, 2026
Account #: 221009593866

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

Account Summary

Current Service Period: May 21, 2026 - June 19, 2026

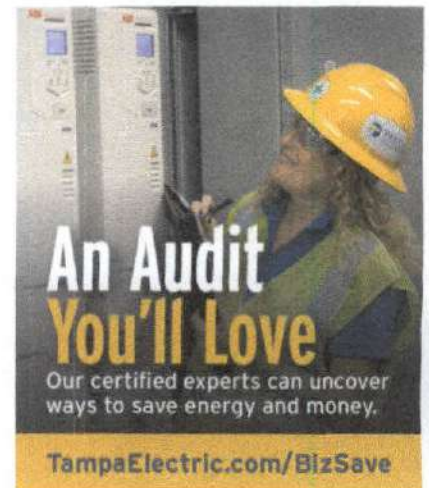
Previous Amount Due	\$746.99
Payment(s) Received Since Last Statement	-\$746.99
Current Month's Charges	\$746.99

Amount Due by July 16, 2026 \$746.99

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



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your account online.



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

Account #: 221009593866

Due Date: July 16, 2026



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$746.99

Payment Amount: \$ _____

688421385855

Your account will be
drafted on July 16, 2026

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

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

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



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

Account #: 221009593866
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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
Lighting Charges		\$746.99

Total Current Month's Charges

\$746.99

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Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party 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.



TWO RIVERS WEST CDD
C/O INFRAMARK
TWO RIVERS WEST PH D10
ZEPHYRHILLS, FL 33541

Statement Date: June 25, 2026

Amount Due: \$946.20

Due Date: July 16, 2026
Account #: 221009640329

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

Account Summary

Current Service Period: May 21, 2026 - June 19, 2026	
Previous Amount Due	\$946.20
Payment(s) Received Since Last Statement	-\$946.20
Current Month's Charges	\$946.20
Amount Due by July 16, 2026	\$946.20

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 #: 221009640329

Due Date: July 16, 2026

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

Amount Due: \$946.20

Payment Amount: \$ _____

688421385858

Your account will be
drafted on July 16, 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

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



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

Account #: 221009640329
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026 Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

⚡

Electric Charges

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

Lighting Energy Charge	285 kWh @ \$0.03411/kWh	\$9.72
Monthly Charge		\$920.73
Lighting Fuel Charge	285 kWh @ \$0.03452/kWh	\$9.84
Storm Protection Charge	285 kWh @ \$0.00574/kWh	\$1.64
Clean Energy Transition Mechanism	285 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	285 kWh @ \$0.01230/kWh	\$3.51
Florida Gross Receipt Tax		\$0.64

Lighting Charges

\$946.20

Total Current Month's Charges \$946.20

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Ways To Pay Your Bill

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

Contact Us

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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: June 25, 2026

Amount Due: \$1,244.98

Due Date: July 16, 2026

Account #: 221009640311

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

Account Summary

Current Service Period: May 21, 2026 - June 19, 2026

Previous Amount Due \$1,244.98

Payment(s) Received Since Last Statement -\$1,244.98

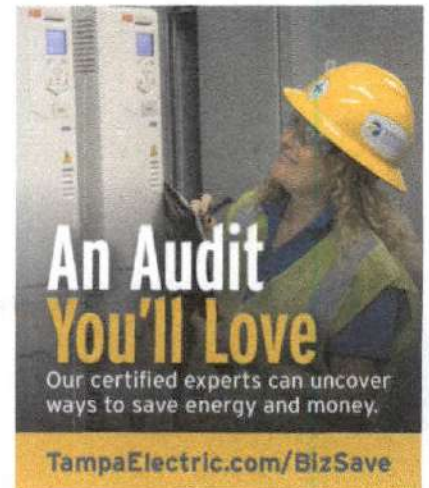
Current Month's Charges \$1,244.98

Amount Due by July 16, 2026 \$1,244.98

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



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your account online.



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

Account #: 221009640311

Due Date: July 16, 2026



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

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

Amount Due: \$1,244.98

Payment Amount: \$ _____

688421385857

Your account will be
drafted on July 16, 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

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



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

Account #: 221009640311
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	375 kWh @ \$0.03411/kWh	\$12.79
Monthly Charge		\$1211.48
Lighting Fuel Charge	375 kWh @ \$0.03452/kWh	\$12.95
Storm Protection Charge	375 kWh @ \$0.00574/kWh	\$2.15
Clean Energy Transition Mechanism	375 kWh @ \$0.00043/kWh	\$0.16
Storm Surcharge	375 kWh @ \$0.01230/kWh	\$4.61
Florida Gross Receipt Tax		\$0.84
Lighting Charges		\$1,244.98

Total Current Month's Charges

\$1,244.98

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 25, 2026

Amount Due: \$7,064.64

Due Date: July 16, 2026

Account #: 221009544216

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

Account Summary

Current Service Period: May 21, 2026 - June 19, 2026

Previous Amount Due \$7,064.64

Payment(s) Received Since Last Statement -\$7,064.64

Current Month's Charges \$7,064.64

Amount Due by July 16, 2026 \$7,064.64

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



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your account online.



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

Account #: 221009544216

Due Date: July 16, 2026

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Amount Due: \$7,064.64

Payment Amount: \$ _____

663730132376

Your account will be
drafted on July 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.



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

Account #: 221009544216
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Important Messages

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



Electric Charges

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

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

Lighting Charges **\$7,064.64**

Total Current Month's Charges

\$7,064.64

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Ways To Pay Your Bill



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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 25, 2026

Amount Due: \$1,296.82

Due Date: July 16, 2026

Account #: 221009604051

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

Account Summary

Current Service Period: May 21, 2026 - June 19, 2026

Previous Amount Due	\$2,234.05
Payment(s) Received Since Last Statement	-\$2,234.05
Miscellaneous Credits	-\$794.76
Credit balance after payments and credits	-\$794.76
Current Month's Charges	\$2,091.58

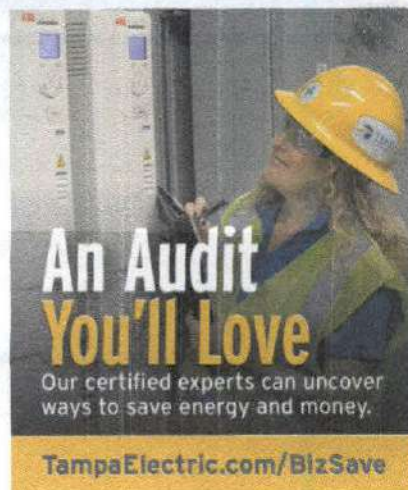
Amount Due by July 16, 2026

\$1,296.82

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



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your account online.



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

Account #: 221009604051

Due Date: July 16, 2026



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Amount Due: \$1,296.82

Payment Amount: \$ _____

688421385856

Your account will be
drafted on July 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.



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

Account #: 221009604051
Statement Date: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

Lighting Service Items LS-2 (Bright Choices) for 30 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
Lighting Charges		\$2,091.58

Total Current Month's Charges

\$2,091.58



Miscellaneous Credits

Sales Tax Credit	-\$794.76
Total Current Month's Credits	-\$794.76

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: June 25, 2026

Amount Due: **\$1,545.39**

Due Date: July 16, 2026

Account #: 221009579584

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

Account Summary

Current Service Period: May 21, 2026 - June 19, 2026

Previous Amount Due	\$1,545.39
Payment(s) Received Since Last Statement	-\$1,545.39

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

Amount Due by July 16, 2026 **\$1,545.39**

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



Scan here to view
your account online.



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Account #: 221009579584

Due Date: July 16, 2026



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

Amount Due: **\$1,545.39**

Payment Amount: \$ _____

688421385854

Your account will be
drafted on July 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: June 25, 2026
Charges Due: July 16, 2026

Service Period: May 21, 2026 - Jun 19, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

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

Lighting Charges **\$1,545.39**

Total Current Month's Charges

\$1,545.39

Important Messages

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

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813-275-3909

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

Statement Date: June 15, 2026

Amount Due: \$29.61

Due Date: July 06, 2026

Account #: 211036592312

DO NOT PAY. Your account will be drafted on July 06, 2026

Account Summary

Current Service Period: May 09, 2026 - June 09, 2026

Previous Amount Due \$26.61

Payment(s) Received Since Last Statement -\$26.61

Current Month's Charges \$29.61

Amount Due by July 06, 2026 \$29.61

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

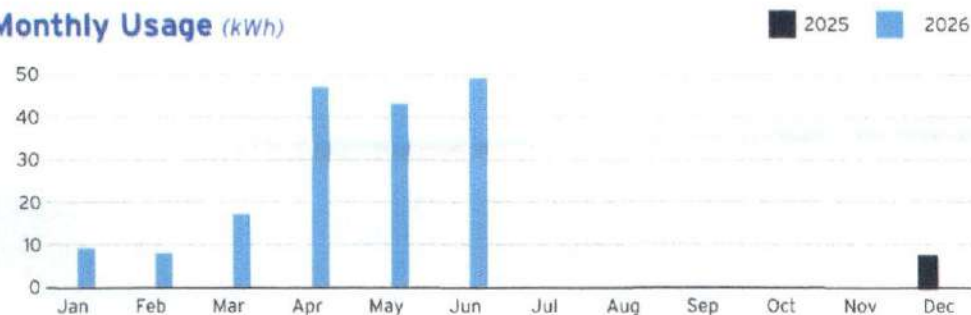


Your average daily kWh used was **100% higher** than it was in your previous period.

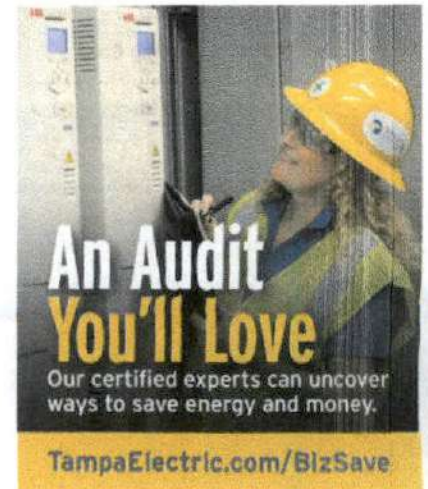


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211036592312

Due Date: July 06, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$29.61

Payment Amount: \$ _____

637804391176

Your account will be drafted on July 06, 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

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



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

Account #: 211036592312
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Meter Read

Service Period: May 09, 2026 - Jun 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000451388	06/09/2026	184	135	49 kWh	1	32 Days

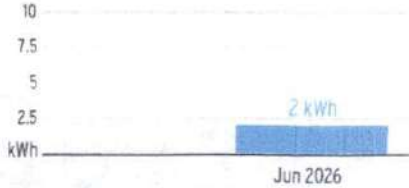
Charge Details



Electric Charges

Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
Energy Charge	49 kWh @ \$0.09202/kWh	\$4.51
Fuel Charge	49 kWh @ \$0.03516/kWh	\$1.72
Storm Protection Charge	49 kWh @ \$0.00568/kWh	\$0.28
Clean Energy Transition Mechanism	49 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	49 kWh @ \$0.02121/kWh	\$1.04
Florida Gross Receipt Tax		\$0.74
Electric Service Cost		\$29.61

Avg kWh Used Per Day



Total Current Month's Charges

\$29.61

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

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Bank Draft Visit TECOaccount.com for free recurring or one time payments via checking or savings account.	In-Person Find list of Payment Agents at TampaElectric.com	Mail A Check Payments: TECO P.O. Box 31318 Tampa, FL 33631-3318 Mail your payment in the enclosed envelope. All Other Correspondences: Tampa Electric P.O. Box 111 Tampa, FL 33601-0111	Online: TampaElectric.com Phone: Commercial Customer Care: 866-832-6249 Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	Hearing Impaired/TTY: 7-1-1 Power Outage: 877-588-1010 Energy-Saving Programs: 813-275-3909
Credit or Debit Card Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.	Phone Toll Free: 866-689-6469			

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

Statement Date: June 15, 2026

Amount Due: \$25.08

Due Date: July 06, 2026

Account #: 211035858003

DO NOT PAY. Your account will be drafted on July 06, 2026

Account Summary

Current Service Period: May 09, 2026 - June 09, 2026

Previous Amount Due \$23.05

Payment(s) Received Since Last Statement -\$23.05

Current Month's Charges \$25.08

Amount Due by July 06, 2026 \$25.08

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

Your Energy Insight

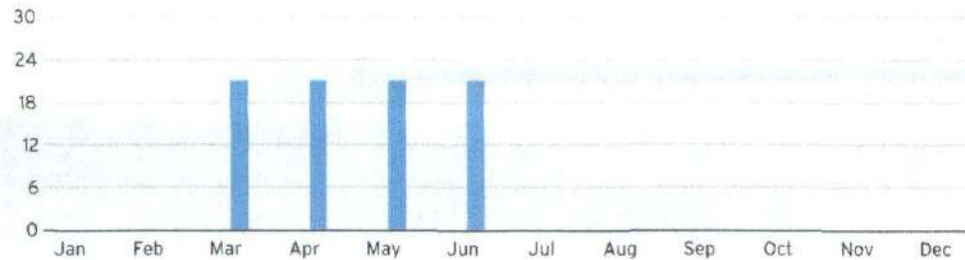


Your average daily kWh used was **0% higher** than it was in your previous period.

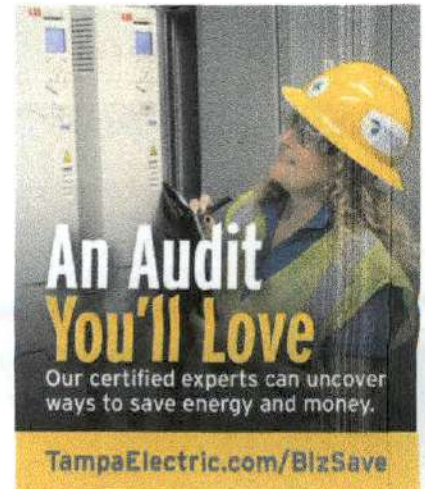


Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211035858003

Due Date: July 06, 2026



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$25.08

Payment Amount: \$ _____

697062280350

Your account will be drafted on July 06, 2026



00003934 FTECO106162604083410 00000 02 01000000 11010 006

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

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

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



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

Account #: 211035858003
Statement Date: June 15, 2026
Charges Due: July 06, 2026

Meter Read

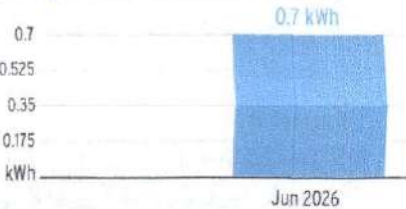
Service Period: May 09, 2026 - Jun 09, 2026 Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000933889	06/09/2026	96	75	21 kWh	1	32 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	21 kWh @ \$0.09202/kWh	\$1.93
	Fuel Charge	21 kWh @ \$0.03516/kWh	\$0.74
	Storm Protection Charge	21 kWh @ \$0.00568/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		\$0.63
	Electric Service Cost		\$25.08

Avg kWh Used Per Day



Total Current Month's Charges \$25.08

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

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813-223-0800 (Hillsborough)
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Hearing Impaired/TTY:
7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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EISENHOWER PROPERTY GROUP LLC
1552 TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541

Statement Date: June 29, 2026

Amount Due: \$215.81

Due Date: July 20, 2026
Account #: 221009678352

FINAL INVOICE

Two Rivers West

Account Summary

Current Service Period: June 10, 2026 - June 28, 2026

Previous Amount Due	\$317.21
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$120.00
Previous Statement Balance*	\$197.21
Current Month's Charges - Due by July 20, 2026	\$18.60

Total Amount Due \$215.81

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

Your Energy Insight

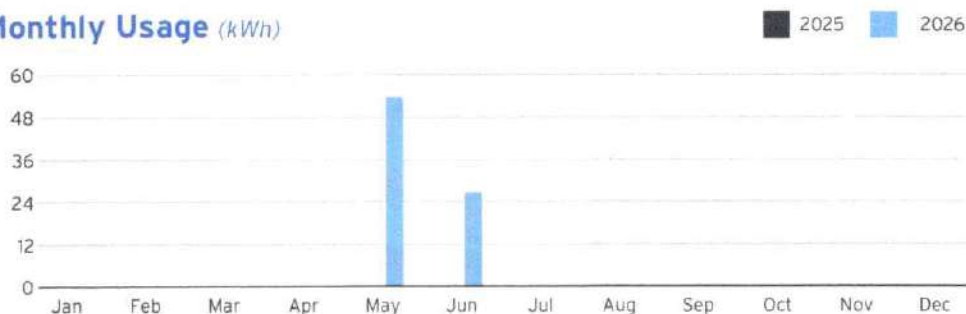


Your average daily kWh used was **50% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221009678352

Due Date: July 20, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$215.81

Payment Amount: \$ _____

661261022982

00006365 FTECO106302600574110 00000 02 01000000 13374 002

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

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

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



Service For:
1552 TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541

Account #: 221009678352
Statement Date: June 29, 2026
Charges Due: July 20, 2026

Meter Read

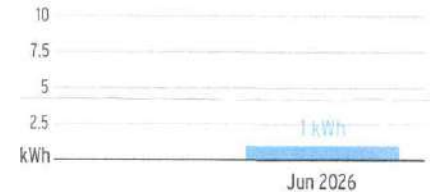
Service Period: Jun 10, 2026 - Jun 28, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000548662	06/28/2026	81	54		27 kWh	1	19 Days

Charge Details

Avg kWh Used Per Day



Electric Charges

Daily Basic Service Charge	19 days @ \$0.66000	\$12.54
Energy Charge	27 kWh @ \$0.09202/kWh	\$2.48
Fuel Charge	27 kWh @ \$0.03516/kWh	\$0.95
Storm Protection Charge	27 kWh @ \$0.00568/kWh	\$0.15
Clean Energy Transition Mechanism	27 kWh @ \$0.00418/kWh	\$0.11
Storm Surcharge	27 kWh @ \$0.02121/kWh	\$0.57
Florida Gross Receipt Tax		\$0.43
Electric Service Cost		\$17.23
State Tax		\$1.37
Total Electric Cost, Local Fees and Taxes		\$18.60

Important Messages

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

Total Current Month's Charges

\$18.60



Miscellaneous Credits

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

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

Statement Date: May 27, 2026

Amount Due: **\$1,545.39**

Due Date: June 17, 2026

Account #: 221009579584

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

Account Summary

Current Service Period: April 22, 2026 - May 20, 2026

Previous Amount Due	\$1,545.39
Payment(s) Received Since Last Statement	-\$1,545.39

Current Month's Charges	\$1,545.39
--------------------------------	-------------------

Amount Due by June 17, 2026	\$1,545.39
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

**DON'T TOUCH
DOWNED
POWER LINES
OR POLES.**

Assume downed power
lines and poles are
energized, stay away,
call 911, then call us at
877-588-1010.

TampaElectric.com/PowerLineSafety

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Account #: 221009579584

Due Date: June 17, 2026



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Amount Due: **\$1,545.39**

Payment Amount: \$ _____

690890511793

Your account will be
drafted on June 17, 2026

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

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

Account #: 221009579584
Statement Date: May 27, 2026
Charges Due: June 17, 2026

Service Period: Apr 22, 2026 - May 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	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

Lighting Charges **\$1,545.39**

Total Current Month's Charges

\$1,545.39

Important Messages

Be Prepared This Storm Season

Visit **FloridaDisaster.org** or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

Quarterly Fuel Source Update

Tampa Electric's fuel mix for the 12-month period ending March 2026 includes 78% natural gas, 12% solar, 10% purchased power and 0% coal.

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TWO RIVERS WEST COMMUNITY DEVEP DIST
36474 COLSTON AVE
ZEPHYRHILLS, FL 33541

Statement Date: July 15, 2026

Amount Due: \$20.23

Due Date: August 05, 2026

Account #: 221009681042

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$384.60
Payment(s) Received Since Last Statement	-\$384.60
Miscellaneous Credits	-\$1.22
Credit balance after payments and credits	-\$1.22
Current Month's Charges	\$21.45

Amount Due by August 05, 2026 \$20.23

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

Your Energy Insight



Your average daily kWh used was **100% higher** than it was in your previous period.



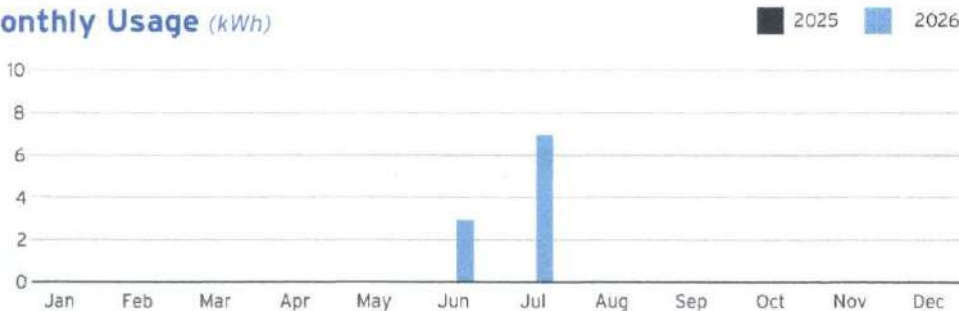
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage (kWh)



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



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

Account #: 221009681042

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$20.23

Payment Amount: \$ _____

635335270724

00003919 FTECO107162600152110 00000 02 01000000 10973 002

TWO RIVERS WEST COMMUNITY DEVEP DIST
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.

217 6353352707242210096810420000000020233



Service For:
36474 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 221009681042
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000072281	07/09/2026	10	3	7 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	7 kWh @ \$0.09202/kWh	\$0.64
Fuel Charge	7 kWh @ \$0.03516/kWh	\$0.25
Storm Protection Charge	7 kWh @ \$0.00568/kWh	\$0.04
Clean Energy Transition Mechanism	7 kWh @ \$0.00418/kWh	\$0.03
Storm Surcharge	7 kWh @ \$0.02121/kWh	\$0.15
Florida Gross Receipt Tax		\$0.54
Electric Service Cost		\$21.45

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$21.45



Miscellaneous Credits

Sales Tax Credit	-\$1.22
Total Current Month's Credits	-\$1.22

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 13, 2026

Amount Due: \$202.16

Due Date: August 03, 2026

Account #: 211035616468

DO NOT PAY. Your account will be drafted on August 03, 2026

Account Summary

Current Service Period: June 06, 2026 - July 07, 2026

Previous Amount Due	\$188.13
Payment(s) Received Since Last Statement	-\$188.13
Current Month's Charges	\$202.16

Amount Due by August 03, 2026 \$202.16

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



Your average daily kWh used was **2.94% higher** than it was in your previous period.



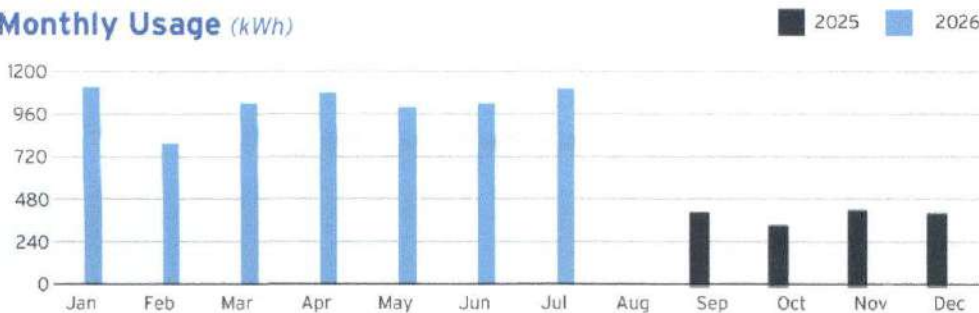
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage (kWh)



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



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

Account #: 211035616468

Due Date: August 03, 2026



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$202.16

Payment Amount: \$ _____

651384542883

Your account will be drafted on August 03, 2026

00003814 FTECO107142601284610 00000 02 01000000 10708 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:
2762 WISE RIVER LN
ENTRY, ZEPHYRHILLS, FL 33541-6683

Account #: 211035616468
Statement Date: July 13, 2026
Charges Due: August 03, 2026

Meter Read

Service Period: Jun 06, 2026 - Jul 07, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000917615	07/07/2026	9,351	8,239	1,112 kWh	1	32 Days

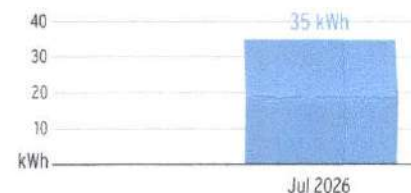
Charge Details

	Electric Charges		
	Daily Basic Service Charge	32 days @ \$0.66000	\$21.12
	Energy Charge	1,112 kWh @ \$0.09202/kWh	\$102.33
	Fuel Charge	1,112 kWh @ \$0.03516/kWh	\$39.10
	Storm Protection Charge	1,112 kWh @ \$0.00568/kWh	\$6.32
	Clean Energy Transition Mechanism	1,112 kWh @ \$0.00418/kWh	\$4.65
	Storm Surcharge	1,112 kWh @ \$0.02121/kWh	\$23.59
	Florida Gross Receipt Tax		\$5.05
	Electric Service Cost		\$202.16

Total Current Month's Charges

\$202.16

Avg kWh Used Per Day



Important Messages

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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 15, 2026

Amount Due: \$23.87

Due Date: August 05, 2026

Account #: 211035858003

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due \$25.08

Payment(s) Received Since Last Statement -\$25.08

Current Month's Charges \$23.87

Amount Due by August 05, 2026 \$23.87

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

Your Energy Insight



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



Scan here to view your account online.

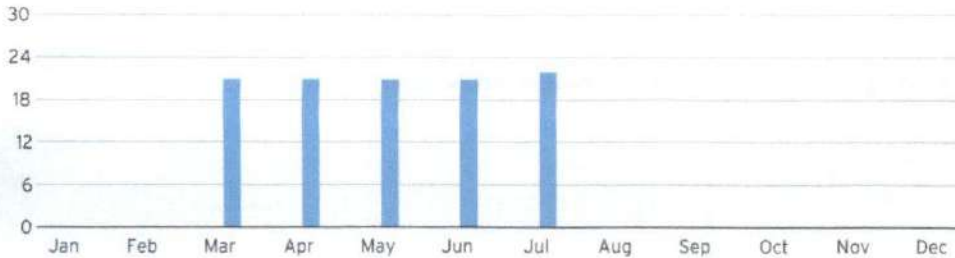


Log in or create an online account to get personalized energy insights and recommendations to help lower your bill.

TECOaccount.com

Monthly Usage (kWh)

2025 2026



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



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

Account #: 211035858003

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$23.87

Payment Amount: \$ _____

682248621990

Your account will be drafted on August 05, 2026

00003921 FTECO107162600152110 00000 02 01000000 10975 006

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

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

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



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

Account #: 211035858003
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933889	07/09/2026	118	96		22 kWh	1	30 Days

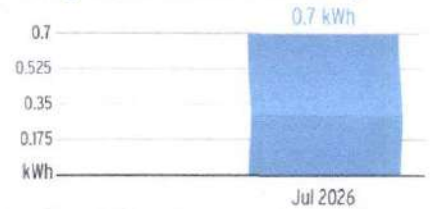
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	22 kWh @ \$0.09202/kWh	\$2.02
Fuel Charge	22 kWh @ \$0.03516/kWh	\$0.77
Storm Protection Charge	22 kWh @ \$0.00568/kWh	\$0.12
Clean Energy Transition Mechanism	22 kWh @ \$0.00418/kWh	\$0.09
Storm Surcharge	22 kWh @ \$0.02121/kWh	\$0.47
Florida Gross Receipt Tax		\$0.60
Electric Service Cost		\$23.87

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$23.87

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Ways To Pay Your Bill



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In-Person

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P.O. Box 31318
Tampa, FL 33631-3318
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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 15, 2026

Amount Due: \$27.45

Due Date: August 05, 2026

Account #: 211036592312

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due \$29.61

Payment(s) Received Since Last Statement -\$29.61

Current Month's Charges \$27.45

Amount Due by August 05, 2026 \$27.45

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

Your Energy Insight



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



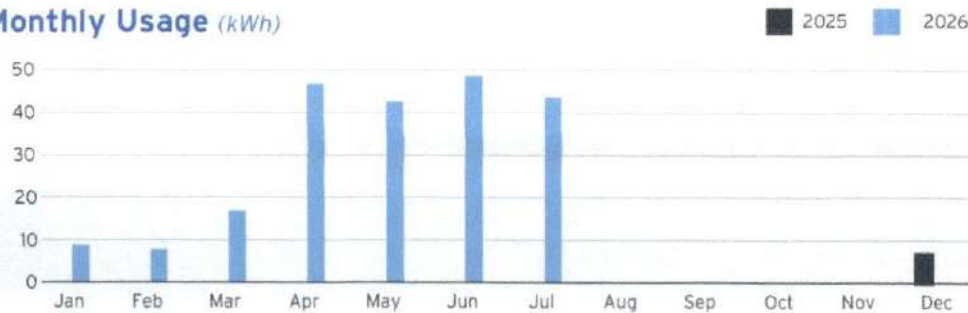
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage (kWh)



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



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

Account #: 211036592312

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$27.45

Payment Amount: \$ _____

688421395681

Your account will be drafted on August 05, 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

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



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

Account #: 211036592312
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000451388	07/09/2026	228	184	44 kWh	1	30 Days

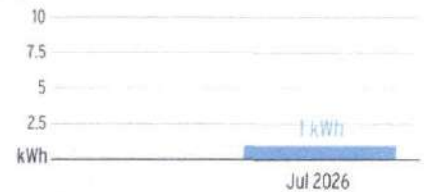
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	44 kWh @ \$0.09202/kWh	\$4.05
Fuel Charge	44 kWh @ \$0.03516/kWh	\$1.55
Storm Protection Charge	44 kWh @ \$0.00568/kWh	\$0.25
Clean Energy Transition Mechanism	44 kWh @ \$0.00418/kWh	\$0.18
Storm Surcharge	44 kWh @ \$0.02121/kWh	\$0.93
Florida Gross Receipt Tax		\$0.69
Electric Service Cost		\$27.45

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$27.45

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TWO RIVERS WEST CDD
C/O INFRAMARK
1910 WEBBSTONE WY, GATE
ZEPHYRHILLS, FL 33541

Statement Date: July 15, 2026

Amount Due: \$79.55

Due Date: August 05, 2026

Account #: 211038120351

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due \$80.26

Payment(s) Received Since Last Statement -\$80.26

Current Month's Charges \$79.55

Amount Due by August 05, 2026 \$79.55

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

Your Energy Insight



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



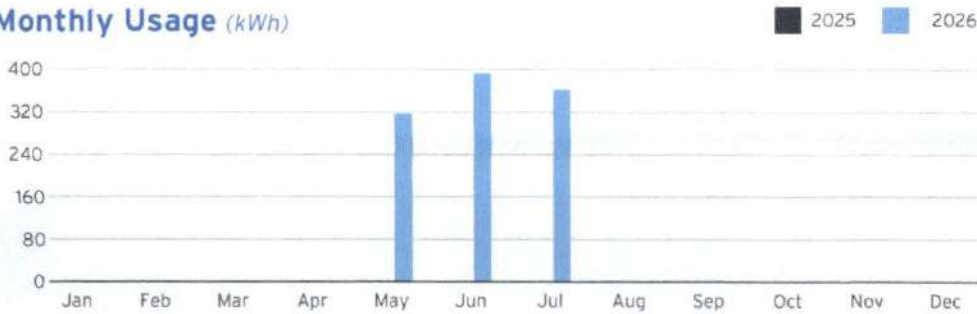
Scan here to view your account online.



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

TECOaccount.com

Monthly Usage (kWh)



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



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

Account #: 211038120351

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$79.55

Payment Amount: \$ _____

685952304830

Your account will be drafted on August 05, 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

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



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

Account #: 211038120351
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000916282	07/09/2026	4,046	3,681	365 kWh	1	30 Days

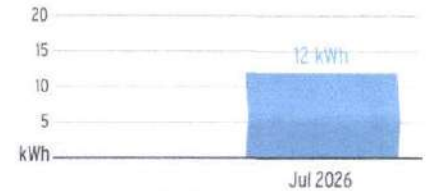
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	365 kWh @ \$0.09202/kWh	\$33.59
Fuel Charge	365 kWh @ \$0.03516/kWh	\$12.83
Storm Protection Charge	365 kWh @ \$0.00568/kWh	\$2.07
Clean Energy Transition Mechanism	365 kWh @ \$0.00418/kWh	\$1.53
Storm Surcharge	365 kWh @ \$0.02121/kWh	\$7.74
Florida Gross Receipt Tax		\$1.99
Electric Service Cost		\$79.55

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$79.55

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7-1-1

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Amount Due: **\$32.81**

Due Date: August 05, 2026

Account #: 211035135774

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$35.29
Payment(s) Received Since Last Statement	-\$35.29

Current Month's Charges	\$32.81
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Amount Due by August 05, 2026	\$32.81
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

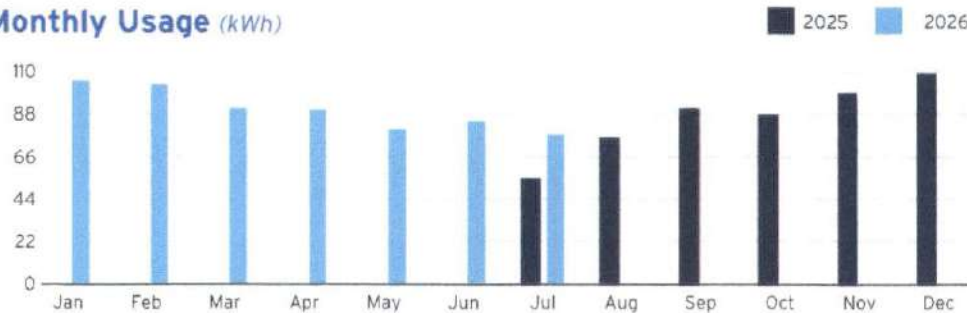
 Your average daily kWh used was **0% higher** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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

TECOaccount.com

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

Account #: 211035135774

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$32.81**

Payment Amount: \$ _____

614347692489

Your account will be
drafted on August 05, 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



Service For:
2483 SUTTONSET TRL
ZEPHYRHILLS, FL 33541

Account #: 211035135774
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Meter Location: MAIL KIOSK

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000916374	07/09/2026	1,350	1,273	77 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	77 kWh @ \$0.09202/kWh	\$7.09
Fuel Charge	77 kWh @ \$0.03516/kWh	\$2.71
Storm Protection Charge	77 kWh @ \$0.00568/kWh	\$0.44
Clean Energy Transition Mechanism	77 kWh @ \$0.00418/kWh	\$0.32
Storm Surcharge	77 kWh @ \$0.02121/kWh	\$1.63
Florida Gross Receipt Tax		\$0.82
Electric Service Cost		\$32.81

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$32.81

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Amount Due: \$80.21

Due Date: August 05, 2026

Account #: 221009418650

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$85.77
Payment(s) Received Since Last Statement	-\$85.77

Current Month's Charges	\$80.21
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Amount Due by August 05, 2026	\$80.21
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

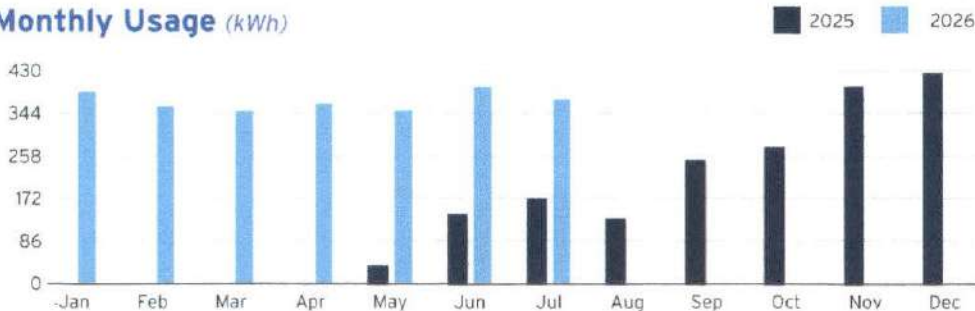
 Your average daily kWh used was **140% higher** than the same period last year.

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



Scan here to view your account online.

Monthly Usage (kWh)



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



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

TECOaccount.com

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

Account #: 221009418650

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$80.21

Payment Amount: \$ _____

613113127220

Your account will be
drafted on August 05, 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



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

Account #: 221009418650
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000937577	07/09/2026	4,432	4,063	369 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	369 kWh @ \$0.09202/kWh	\$33.96
Fuel Charge	369 kWh @ \$0.03516/kWh	\$12.97
Storm Protection Charge	369 kWh @ \$0.00568/kWh	\$2.10
Clean Energy Transition Mechanism	369 kWh @ \$0.00418/kWh	\$1.54
Storm Surcharge	369 kWh @ \$0.02121/kWh	\$7.83
Florida Gross Receipt Tax		\$2.01
Electric Service Cost		\$80.21

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$80.21

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Ways To Pay Your Bill



Bank Draft

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



Credit or Debit Card

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



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866-689-6469

All Other

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

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TampaElectric.com

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866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Amount Due: \$27.94

Due Date: August 05, 2026

Account #: 211036116740

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due \$29.77

Payment(s) Received Since Last Statement -\$29.77

Current Month's Charges \$27.94

Amount Due by August 05, 2026 \$27.94

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

Your Energy Insight

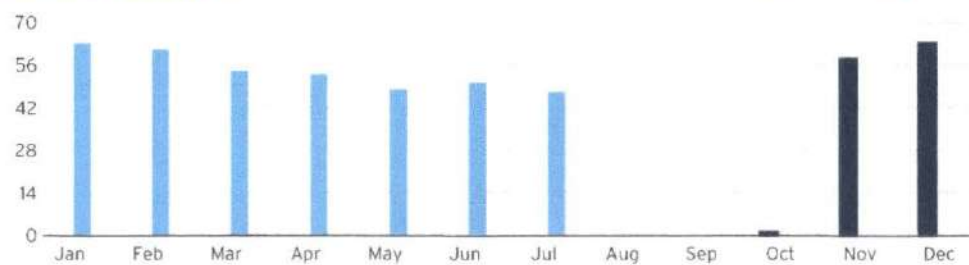


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211036116740

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$27.94

Payment Amount: \$ _____

681014063073

Your account will be drafted on August 05, 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



Service For:
36312 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 211036116740
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000202991	07/09/2026	503	456	47 kWh	1	30 Days

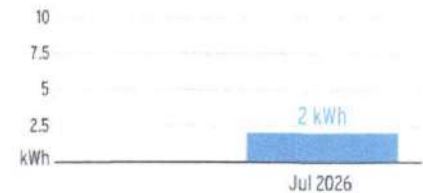
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	47 kWh @ \$0.09202/kWh	\$4.32
Fuel Charge	47 kWh @ \$0.03516/kWh	\$1.65
Storm Protection Charge	47 kWh @ \$0.00568/kWh	\$0.27
Clean Energy Transition Mechanism	47 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	47 kWh @ \$0.02121/kWh	\$1.00
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$27.94

Avg kWh Used Per Day



Important Messages

Good news for business customers!
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Total Current Month's Charges

\$27.94

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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TECO
P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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



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813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 15, 2026

Amount Due: \$31.66

Due Date: August 05, 2026

Account #: 211036089145

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due \$28.80

Payment(s) Received Since Last Statement -\$28.80

Current Month's Charges \$31.66

Amount Due by August 05, 2026 \$31.66

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

Your Energy Insight

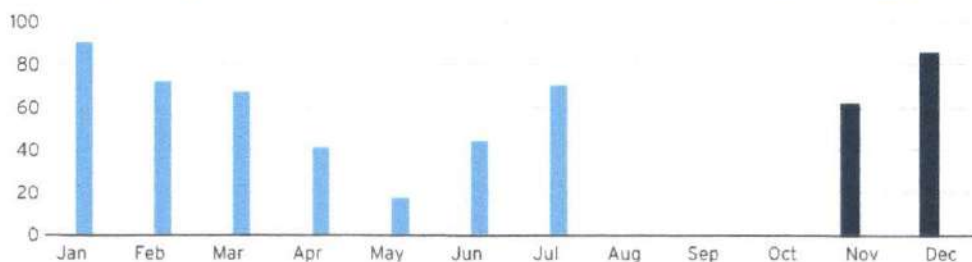


Your average daily kWh used was **100% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

TECOaccount.com



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

Account #: 211036089145

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$31.66

Payment Amount: \$ _____

681014063072

Your account will be drafted on August 05, 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.



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

Account #: 211036089145
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000196051	07/09/2026	547	477	70 kWh	1	30 Days

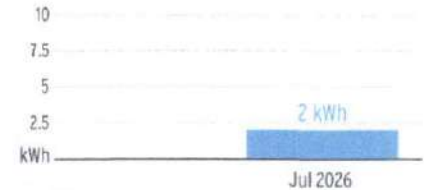
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	70 kWh @ \$0.09202/kWh	\$6.44
Fuel Charge	70 kWh @ \$0.03516/kWh	\$2.46
Storm Protection Charge	70 kWh @ \$0.00568/kWh	\$0.40
Clean Energy Transition Mechanism	70 kWh @ \$0.00418/kWh	\$0.29
Storm Surcharge	70 kWh @ \$0.02121/kWh	\$1.48
Florida Gross Receipt Tax		\$0.79
Electric Service Cost		\$31.66

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

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Total Current Month's Charges

\$31.66

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Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

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813-223-0800 (Hillsborough)

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Amount Due: \$2.26

Due Date: August 05, 2026

Account #: 211035125395

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$30.11
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$55.95
Credit balance after payments and credits	-\$25.84
Current Month's Charges	\$28.10

Amount Due by August 05, 2026 \$2.26

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

Your Energy Insight



Your average daily kWh used was **33.33% lower** than the same period last year.

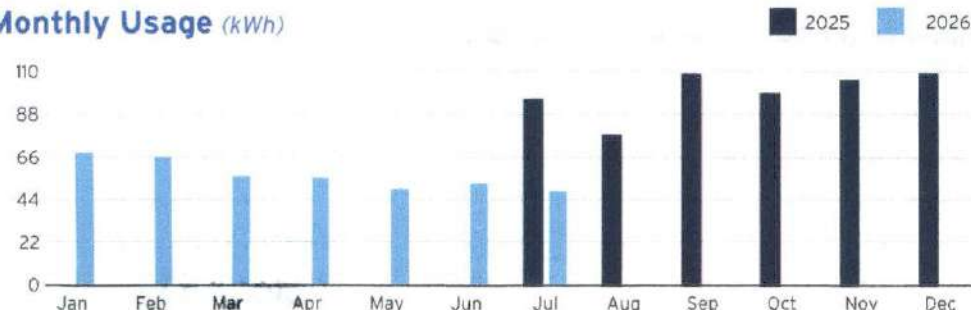


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211035125395

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$2.26

Payment Amount: \$ _____

614347692488

Your account will be
drafted on August 05, 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



Service For:
2429 WISE RIVER LN
ZEPHYRHILLS, FL 33541

Account #: 211035125395
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000939709	07/09/2026	1,160	1,112	48 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	48 kWh @ \$0.09202/kWh	\$4.42
Fuel Charge	48 kWh @ \$0.03516/kWh	\$1.69
Storm Protection Charge	48 kWh @ \$0.00568/kWh	\$0.27
Clean Energy Transition Mechanism	48 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	48 kWh @ \$0.02121/kWh	\$1.02
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$28.10

Avg kWh Used Per Day



Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$28.10



Miscellaneous Credits

Deposit Refund		-\$55.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.		
Interest for Cash Security Deposit - Electric		-\$0.95
Total Current Month's Credits		-\$55.95

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

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7-1-1

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TWO RIVERS WEST CDD
1552 TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541

Statement Date: July 15, 2026

Amount Due: \$143.73

Due Date: August 05, 2026
Account #: 211038719269

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 29, 2026 - July 09, 2026

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

Current Month's Charges	\$143.73
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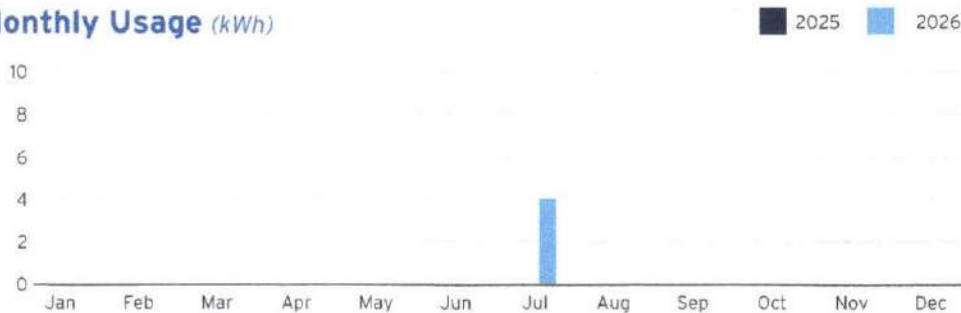
Amount Due by August 05, 2026	\$143.73
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.



Scan here to view
your account online.

Monthly Usage (kWh)



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



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

TECOaccount.com



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

Account #: 211038719269

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$143.73

Payment Amount: \$ _____

632866143219

Your account will be
drafted on August 05, 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.



Service For:
1552 TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541

Account #: 211038719269
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 29, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000548662	07/09/2026	85	81	4 kWh	1	11 Days

Charge Details



Electric Charges

Daily Basic Service Charge	11 days @ \$0.66000	\$7.26
Energy Charge	4 kWh @ \$0.09202/kWh	\$0.37
Fuel Charge	4 kWh @ \$0.03516/kWh	\$0.14
Storm Protection Charge	4 kWh @ \$0.00568/kWh	\$0.02
Clean Energy Transition Mechanism	4 kWh @ \$0.00418/kWh	\$0.02
Storm Surcharge	4 kWh @ \$0.02121/kWh	\$0.08
Florida Gross Receipt Tax		\$0.20
Electric Service Cost		\$8.09
State Tax		\$0.64
Total Electric Cost, Local Fees and Taxes		\$8.73



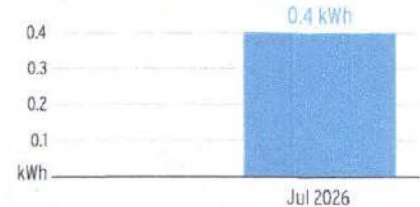
Other Fees and Charges

Electric Security Deposit	\$120.00
Elec Connection Chrg Subsq	\$15.00
Total Other Fees and Charges	\$135.00

Total Current Month's Charges

\$143.73

Avg kWh Used Per Day



Important Messages

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

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

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party 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.

Amount Due: \$28.10

Due Date: August 05, 2026

Account #: 211035097206

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$29.13
Payment(s) Received Since Last Statement	-\$27.09
Miscellaneous Credits	-\$2.04
Current Month's Charges	\$28.10

Amount Due by August 05, 2026 \$28.10

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

Your Energy Insight



Your average daily kWh used was **33.33% lower** than the same period last year.

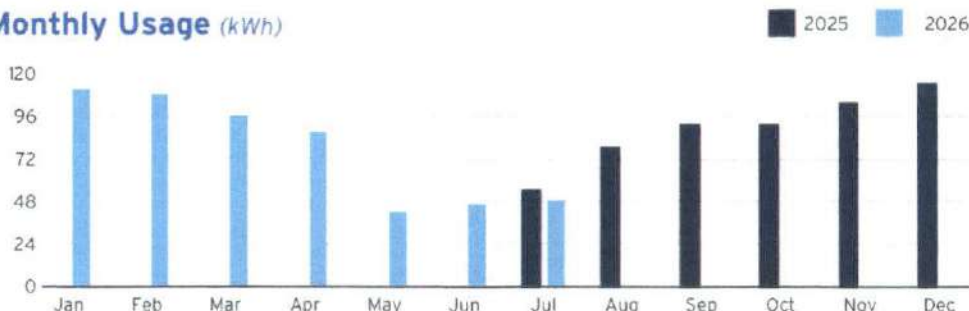


Your average daily kWh used was **100% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



Pay your bill online at TampaElectric.com

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

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

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



Account #: 211035097206

Due Date: August 05, 2026

Amount Due: \$28.10

Payment Amount: \$ _____

614347692487

Your account will be drafted on August 05, 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



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

Account #: 211035097206
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000916314	07/09/2026	1,439	1,391	48 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	48 kWh @ \$0.09202/kWh	\$4.42
Fuel Charge	48 kWh @ \$0.03516/kWh	\$1.69
Storm Protection Charge	48 kWh @ \$0.00568/kWh	\$0.27
Clean Energy Transition Mechanism	48 kWh @ \$0.00418/kWh	\$0.20
Storm Surcharge	48 kWh @ \$0.02121/kWh	\$1.02
Florida Gross Receipt Tax		\$0.70
Electric Service Cost		\$28.10

Avg kWh Used Per Day



Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$28.10



Miscellaneous Credits

Deposit Refund	-\$2.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.04
Total Current Month's Credits	-\$2.04

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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: July 15, 2026

Amount Due: \$32.00

Due Date: August 05, 2026

Account #: 211036317181

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due \$36.58

Payment(s) Received Since Last Statement -\$36.58

Current Month's Charges \$32.00

Amount Due by August 05, 2026 \$32.00

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

Your Energy Insight

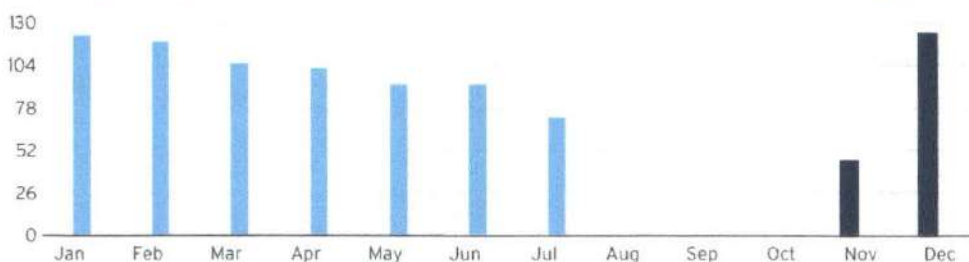


Your average daily kWh used was **33.33% lower** than it was in your previous period.



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



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

TECOaccount.com



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

Account #: 211036317181

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$32.00

Payment Amount: \$ _____

631631580400

Your account will be drafted on August 05, 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.



Service For:
2306 MORRIS BRIDGE RD
ZEPHYRHILLS, FL 33541

Account #: 211036317181
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000691156	07/09/2026	941	869	72 kWh	1	30 Days

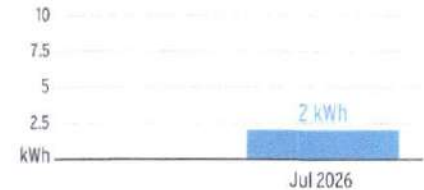
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	72 kWh @ \$0.09202/kWh	\$6.63
Fuel Charge	72 kWh @ \$0.03516/kWh	\$2.53
Storm Protection Charge	72 kWh @ \$0.00568/kWh	\$0.41
Clean Energy Transition Mechanism	72 kWh @ \$0.00418/kWh	\$0.30
Storm Surcharge	72 kWh @ \$0.02121/kWh	\$1.53
Florida Gross Receipt Tax		\$0.80
Electric Service Cost		\$32.00

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$32.00

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Power Outage:

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Energy-Saving Programs:

813-275-3909

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TWO RIVERS WEST CDD
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Statement Date: July 15, 2026

Amount Due: \$34.76

Due Date: August 05, 2026

Account #: 211036089111

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$37.72
Payment(s) Received Since Last Statement	-\$37.72

Current Month's Charges	\$34.76
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Amount Due by August 05, 2026	\$34.76
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

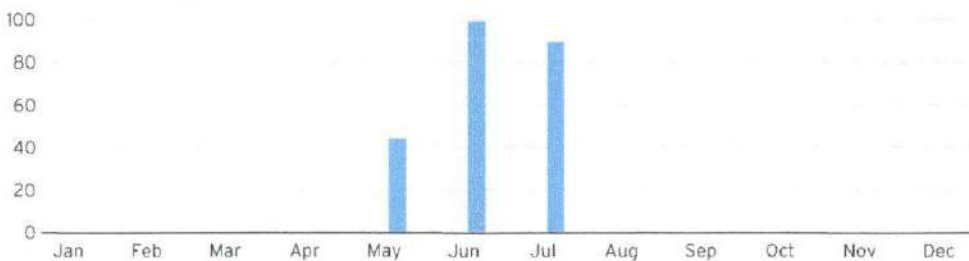


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

TECOaccount.com



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

Account #: 211036089111

Due Date: August 05, 2026



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

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

Amount Due: \$34.76

Payment Amount: \$ _____

681014063071

Your account will be drafted on August 05, 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.



Service For:
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Account #: 211036089111
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multipier	Billing Period
1000691152	07/09/2026	232	143	89 kWh	1	30 Days

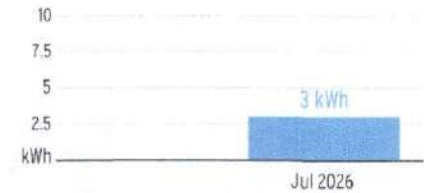
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	89 kWh @ \$0.09202/kWh	\$8.19
Fuel Charge	89 kWh @ \$0.03516/kWh	\$3.13
Storm Protection Charge	89 kWh @ \$0.00568/kWh	\$0.51
Clean Energy Transition Mechanism	89 kWh @ \$0.00418/kWh	\$0.37
Storm Surcharge	89 kWh @ \$0.02121/kWh	\$1.89
Florida Gross Receipt Tax		\$0.87
Electric Service Cost		\$34.76

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$34.76

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P.O. Box 31318
Tampa, FL 33631-3318
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Credit or Debit Card

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Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

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Phone:

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813-223-0800 (Hillsborough)
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Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

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813-275-3909

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

Statement Date: July 15, 2026

Amount Due: \$26.87

Due Date: August 05, 2026
Account #: 211035184756

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$36.43
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$45.79
Credit balance after payments and credits	-\$9.36
Current Month's Charges	\$36.23

Amount Due by August 05, 2026 **\$26.87**

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

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.

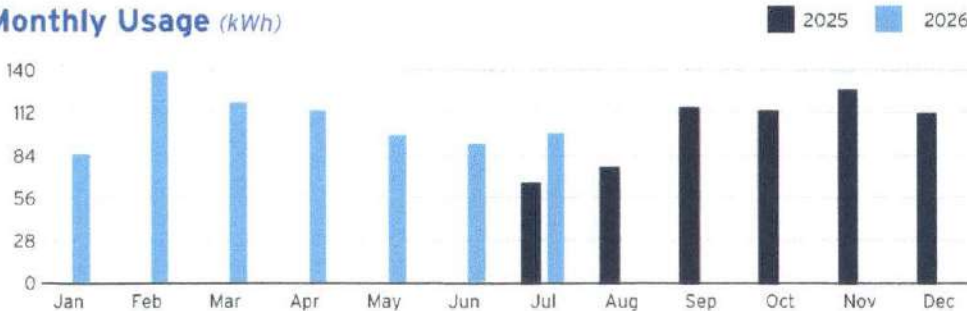


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

TECOaccount.com



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

Account #: 211035184756

Due Date: August 05, 2026

Amount Due: \$26.87

Payment Amount: \$ _____

614347692492

Your account will be drafted on August 05, 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.



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

Account #: 211035184756
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Meter Location: METER POLE

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000944138	07/09/2026	1,388	1,290	98 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	98 kWh @ \$0.09202/kWh	\$9.02
Fuel Charge	98 kWh @ \$0.03516/kWh	\$3.45
Storm Protection Charge	98 kWh @ \$0.00568/kWh	\$0.56
Clean Energy Transition Mechanism	98 kWh @ \$0.00418/kWh	\$0.41
Storm Surcharge	98 kWh @ \$0.02121/kWh	\$2.08
Florida Gross Receipt Tax		\$0.91

Electric Service Cost

\$36.23

Avg kWh Used Per Day



Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.

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Total Current Month's Charges

\$36.23



Miscellaneous Credits

Deposit Refund		-\$45.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.		
Interest for Cash Security Deposit - Electric		-\$0.79
Total Current Month's Credits		-\$45.79

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TWO RIVERS WEST CDD
34583 RANGEWOOD DR
ZEPHYRHILLS, FL 33541

Statement Date: July 15, 2026

Amount Due: \$32.64

Due Date: August 05, 2026

Account #: 211036337031

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$37.08
Payment(s) Received Since Last Statement	-\$37.08

Current Month's Charges	\$32.64
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Amount Due by August 05, 2026	\$32.64
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

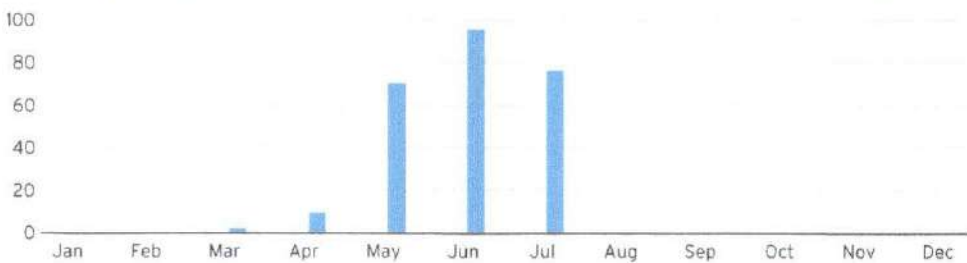


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211036337031

Due Date: August 05, 2026



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

Amount Due: \$32.64

Payment Amount: \$ _____

619285928065

Your account will be
drafted on August 05, 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.



Service For:
34583 RANGEWOOD DR
ZEPHYRHILLS, FL 33541

Account #: 211036337031
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multipier	Billing Period
2000106666	07/09/2026	252	176	76 kWh	1	30 Days

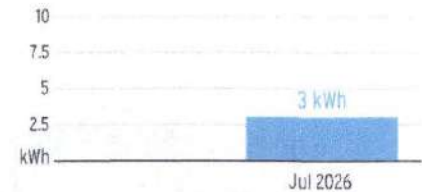
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	76 kWh @ \$0.09202/kWh	\$6.99
Fuel Charge	76 kWh @ \$0.03516/kWh	\$2.67
Storm Protection Charge	76 kWh @ \$0.00568/kWh	\$0.43
Clean Energy Transition Mechanism	76 kWh @ \$0.00418/kWh	\$0.32
Storm Surcharge	76 kWh @ \$0.02121/kWh	\$1.61
Florida Gross Receipt Tax		\$0.82
Electric Service Cost		\$32.64

Avg kWh Used Per Day



Important Messages

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

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.

Amount Due: **\$30.70**

Due Date: August 05, 2026

Account #: 211036297391

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$33.02
Payment(s) Received Since Last Statement	-\$33.02

Current Month's Charges	\$30.70
--------------------------------	----------------

Amount Due by August 05, 2026	\$30.70
--------------------------------------	----------------

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

Your Energy Insight

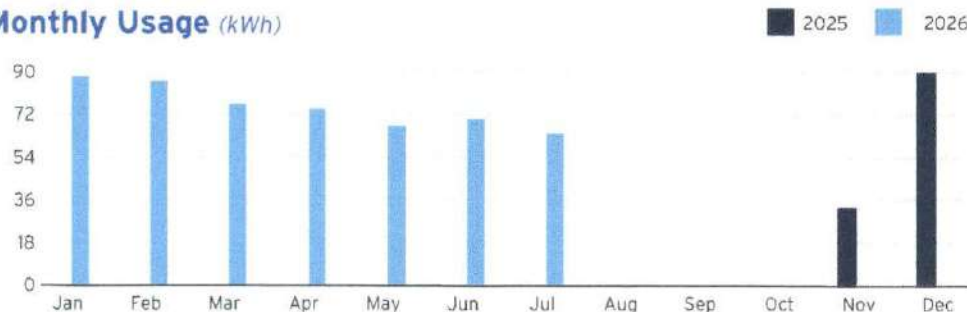


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

TECOaccount.com

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

Account #: 211036297391

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$30.70**

Payment Amount: \$ _____

631631580399

Your account will be
drafted on August 05, 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



Service For:
2047 TWO RIVERS BV
ZEPHYRHILLS, FL 33541

Account #: 211036297391
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000201739	07/09/2026	702	638	64 kWh	1	30 Days

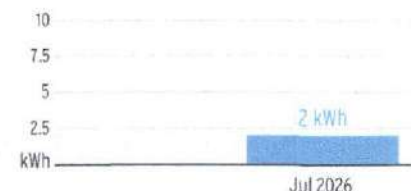
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	64 kWh @ \$0.09202/kWh	\$5.89
Fuel Charge	64 kWh @ \$0.03516/kWh	\$2.25
Storm Protection Charge	64 kWh @ \$0.00568/kWh	\$0.36
Clean Energy Transition Mechanism	64 kWh @ \$0.00418/kWh	\$0.27
Storm Surcharge	64 kWh @ \$0.02121/kWh	\$1.36
Florida Gross Receipt Tax		\$0.77
Electric Service Cost		\$30.70

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$30.70

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



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TampaElectric.com

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866-832-6249

Residential Customer Care:

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Amount Due: \$40.43

Due Date: August 05, 2026

Account #: 211034856826

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due \$30.73

Payment(s) Received Since Last Statement -\$30.73

Current Month's Charges \$40.43

Amount Due by August 05, 2026 \$40.43

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

Your Energy Insight



Your average daily kWh used was **100% higher** than the same period last year.

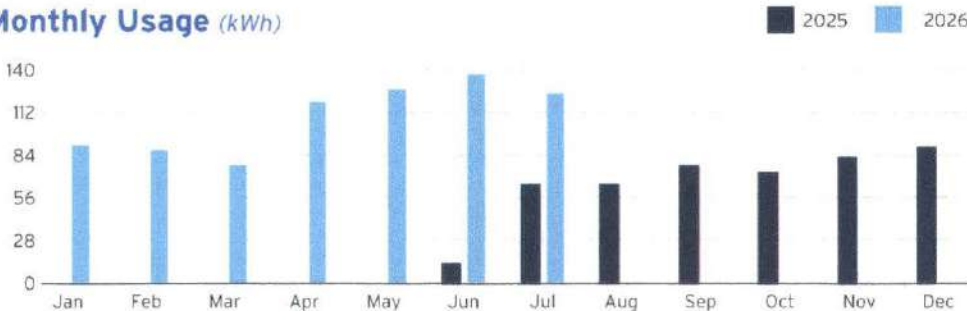


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211034856826

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$40.43

Payment Amount: \$ _____

692125069744

Your account will be drafted on August 05, 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



Service For:
2113 N DRUMMOND POINT
ZEPHYRHILLS, FL 33541

Account #: 211034856826
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000933946	07/09/2026	1,225	1,101	124 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	124 kWh @ \$0.09202/kWh	\$11.41
Fuel Charge	124 kWh @ \$0.03516/kWh	\$4.36
Storm Protection Charge	124 kWh @ \$0.00568/kWh	\$0.70
Clean Energy Transition Mechanism	124 kWh @ \$0.00418/kWh	\$0.52
Storm Surcharge	124 kWh @ \$0.02121/kWh	\$2.63
Florida Gross Receipt Tax		\$1.01
Electric Service Cost		\$40.43

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$40.43

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Ways To Pay Your Bill



Bank Draft

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In-Person

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Tampa, FL 33631-3318
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Credit or Debit Card

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863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Amount Due: **\$35.32**

Due Date: August 05, 2026

Account #: 211035174120

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$46.98
Payment(s) Received Since Last Statement	\$0.00
Miscellaneous Credits	-\$52.91
Credit balance after payments and credits	-\$5.93
Current Month's Charges	\$41.25

Amount Due by August 05, 2026 \$35.32

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

Your Energy Insight



Your average daily kWh used was **100% higher** than the same period last year.

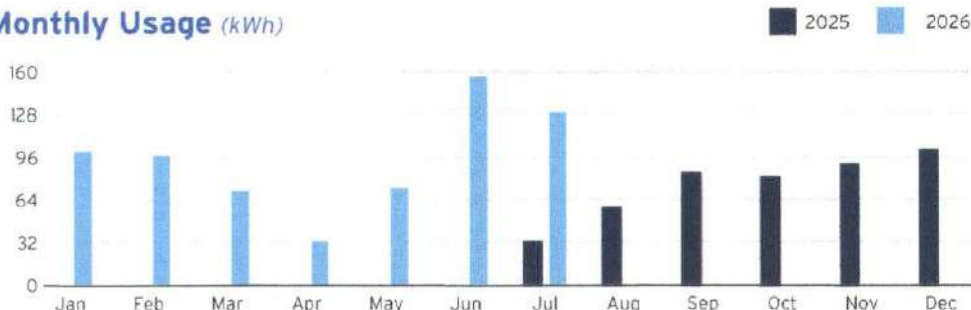


Your average daily kWh used was **20% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



Savings made simple

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

TECOaccount.com

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

Account #: 211035174120

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: **\$35.32**

Payment Amount: \$ _____

614347692491

Your account will be drafted on August 05, 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



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

Account #: 211035174120
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Meter Location: SIGN LIGHTING

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000931228	07/09/2026	1,106	977	129 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	129 kWh @ \$0.09202/kWh	\$11.87
Fuel Charge	129 kWh @ \$0.03516/kWh	\$4.54
Storm Protection Charge	129 kWh @ \$0.00568/kWh	\$0.73
Clean Energy Transition Mechanism	129 kWh @ \$0.00418/kWh	\$0.54
Storm Surcharge	129 kWh @ \$0.02121/kWh	\$2.74
Florida Gross Receipt Tax		\$1.03
Electric Service Cost		\$41.25

Avg kWh Used Per Day



Important Messages

Deposit Credit Applied. During a review of your account, we found that your security deposit is more than needed for your account. We have refunded a portion of your cash deposit with interest and applied a credit to your account.

Good news for business customers! The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$41.25



Miscellaneous Credits

Deposit Refund	-\$52.00
During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.	
Interest for Cash Security Deposit - Electric	-\$0.91
Total Current Month's Credits	-\$52.91

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

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TampaElectric.com

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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
1664 N MORRIS BRIDGE RD
ZEPHYRHILLS, FL 33541

Statement Date: July 15, 2026

Amount Due: \$23.23

Due Date: August 05, 2026

Account #: 211036287970

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$26.21
Payment(s) Received Since Last Statement	-\$26.21

Current Month's Charges	\$23.23
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Amount Due by August 05, 2026	\$23.23
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

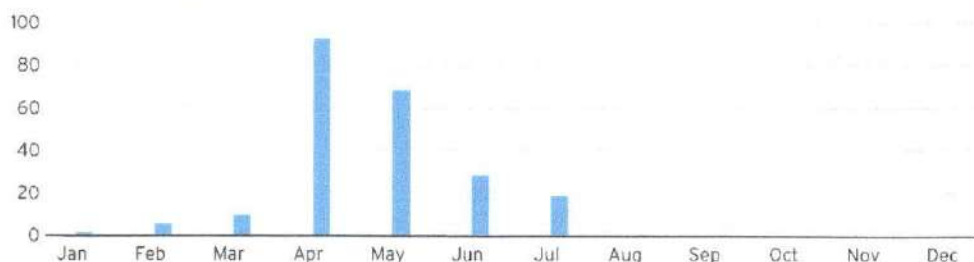


Your average daily kWh used was **33.33% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211036287970

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$23.23

Payment Amount: \$ _____

631631580398

Your account will be
drafted on August 05, 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.



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

Account #: 211036287970
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
2000106667	07/09/2026	221	203	18 kWh	1	30 Days

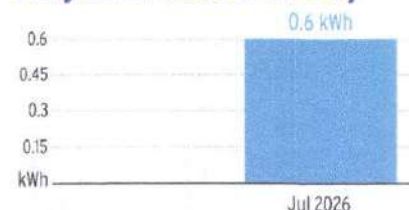
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	18 kWh @ \$0.09202/kWh	\$1.66
Fuel Charge	18 kWh @ \$0.03516/kWh	\$0.63
Storm Protection Charge	18 kWh @ \$0.00568/kWh	\$0.10
Clean Energy Transition Mechanism	18 kWh @ \$0.00418/kWh	\$0.08
Storm Surcharge	18 kWh @ \$0.02121/kWh	\$0.38
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.23

Avg kWh Used Per Day



Important Messages

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Total Current Month's Charges

\$23.23

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Bank Draft

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Hearing Impaired/TTY:

7-1-1

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Energy-Saving Programs:

813-275-3909

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Amount Due: \$67.38

Due Date: August 05, 2026

Account #: 211036166943

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$75.07
Payment(s) Received Since Last Statement	-\$75.07

Current Month's Charges	\$67.38
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Amount Due by August 05, 2026	\$67.38
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

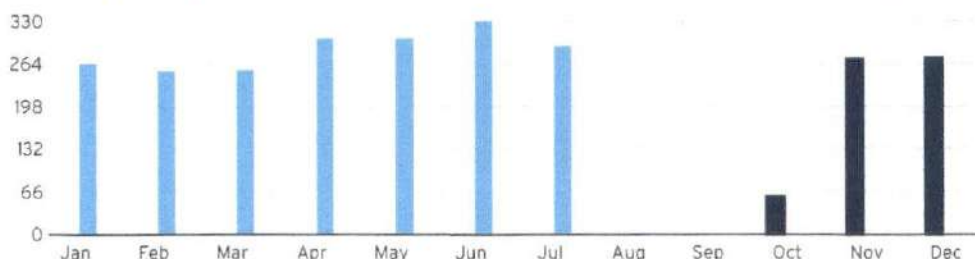


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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

TECOaccount.com



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

Account #: 211036166943

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$67.38

Payment Amount: \$ _____

681014063076

Your account will be drafted on August 05, 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



Service For:
1828 TRAILHEAD LN
ZEPHYRHILLS, FL 33541

Account #: 211036166943
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Meter Location: ENTRY GATE

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

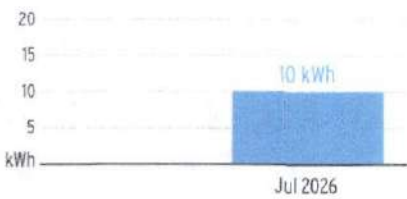
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000424205	07/09/2026	2,661	2,371	290 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
	Energy Charge	290 kWh @ \$0.09202/kWh	\$26.69
	Fuel Charge	290 kWh @ \$0.03516/kWh	\$10.20
	Storm Protection Charge	290 kWh @ \$0.00568/kWh	\$1.65
	Clean Energy Transition Mechanism	290 kWh @ \$0.00418/kWh	\$1.21
	Storm Surcharge	290 kWh @ \$0.02121/kWh	\$6.15
	Florida Gross Receipt Tax		\$1.68
	Electric Service Cost		\$67.38

Total Current Month's Charges \$67.38

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.
Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

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Tampa, FL 33631-3318
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All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
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- Phone**
Toll Free: **866-689-6469**

Contact Us

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

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Amount Due: \$72.41

Due Date: August 05, 2026

Account #: 211034856834

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$81.56
Payment(s) Received Since Last Statement	-\$81.56

Current Month's Charges	\$72.41
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Amount Due by August 05, 2026	\$72.41
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

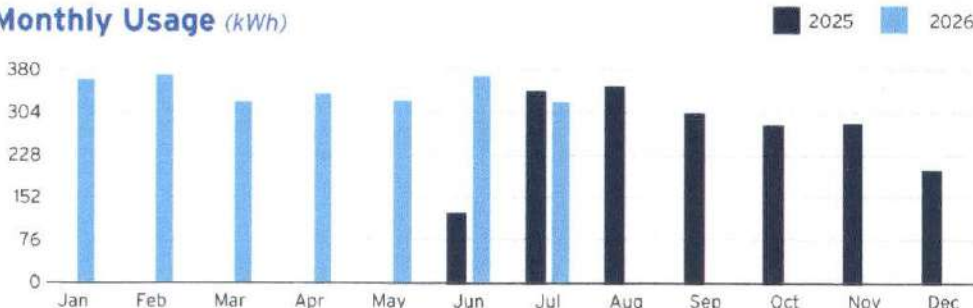
 Your average daily kWh used was **0% higher** than the same period last year.

 Your average daily kWh used was **8.33% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211034856834

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$72.41

Payment Amount: \$ _____

692125069745

Your account will be
drafted on August 05, 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



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

Account #: 211034856834
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000939675	07/09/2026	4,460	4,139	321 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	321 kWh @ \$0.09202/kWh	\$29.54
Fuel Charge	321 kWh @ \$0.03516/kWh	\$11.29
Storm Protection Charge	321 kWh @ \$0.00568/kWh	\$1.82
Clean Energy Transition Mechanism	321 kWh @ \$0.00418/kWh	\$1.34
Storm Surcharge	321 kWh @ \$0.02121/kWh	\$6.81
Florida Gross Receipt Tax		\$1.81
Electric Service Cost		\$72.41

Total Current Month's Charges

\$72.41

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TWO RIVERS WEST CDD
34706 COLSTON AVE
ZEPHYRHILLS, FL 33541

Statement Date: July 15, 2026

Amount Due: \$28.76

Due Date: August 05, 2026

Account #: 211036147331

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due \$30.91

Payment(s) Received Since Last Statement -\$30.91

Current Month's Charges \$28.76

Amount Due by August 05, 2026 \$28.76

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

Your Energy Insight

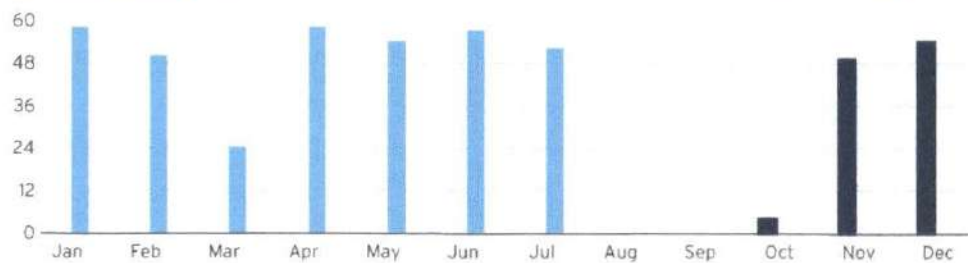


Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

TECOaccount.com



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

Account #: 211036147331

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$28.76

Payment Amount: \$ _____

681014063075

Your account will be drafted on August 05, 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.



Service For:
34706 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 211036147331
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000693197	07/09/2026	460	408	52 kWh	1	30 Days

Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	52 kWh @ \$0.09202/kWh	\$4.79
Fuel Charge	52 kWh @ \$0.03516/kWh	\$1.83
Storm Protection Charge	52 kWh @ \$0.00568/kWh	\$0.30
Clean Energy Transition Mechanism	52 kWh @ \$0.00418/kWh	\$0.22
Storm Surcharge	52 kWh @ \$0.02121/kWh	\$1.10
Florida Gross Receipt Tax		\$0.72
Electric Service Cost		\$28.76

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's the saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$28.76

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

Ways To Pay Your Bill



Bank Draft

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In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

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TampaElectric.com

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Amount Due: \$111.53

Due Date: August 05, 2026

Account #: 211037158279

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$114.17
Payment(s) Received Since Last Statement	-\$114.17

Current Month's Charges	\$111.53
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Amount Due by August 05, 2026	\$111.53
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Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

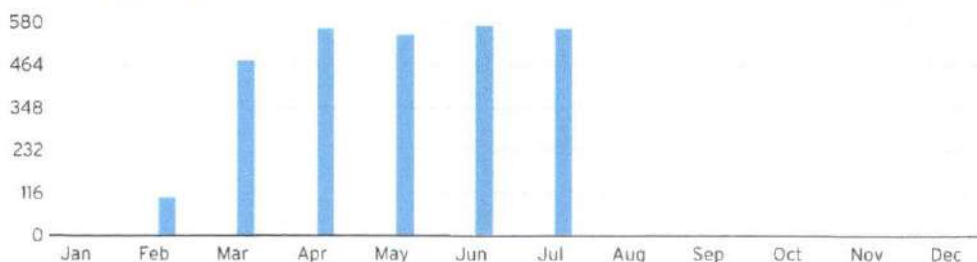


Your average daily kWh used was **5.56% higher** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

TECOaccount.com

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

Account #: 211037158279

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$111.53

Payment Amount: \$ _____

630397016831

Your account will be
drafted on August 05, 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



Service For:
34707 SHORTHORN DR
ZEPHYRHILLS, FL 33541

Account #: 211037158279
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000308776	07/09/2026	2,847	2,285		562 kWh	1	30 Days

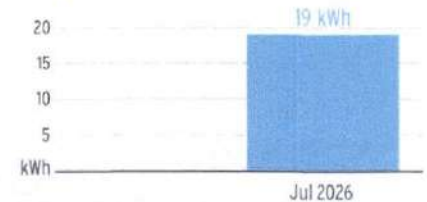
Charge Details



Electric Charges

Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	562 kWh @ \$0.09202/kWh	\$51.72
Fuel Charge	562 kWh @ \$0.03516/kWh	\$19.76
Storm Protection Charge	562 kWh @ \$0.00568/kWh	\$3.19
Clean Energy Transition Mechanism	562 kWh @ \$0.00418/kWh	\$2.35
Storm Surcharge	562 kWh @ \$0.02121/kWh	\$11.92
Florida Gross Receipt Tax		\$2.79
Electric Service Cost		\$111.53

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.

Beginning in August, small business customers will save about \$20 per 1,000 kWh each month, or 11-12% overall. That's saving of about \$40/month for 2,000kWh and nearly \$60/month for 3,000 kWh. Most commercial customers can expect savings of approximately 7% to 10%, while industrial customer savings will vary based on usage and rate class. For more ways to save, visit TampaElectric.com/BizSave

Total Current Month's Charges

\$111.53

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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TWO RIVERS WEST CDD
1900 ALCOVE PL
ZEPHYRHILLS, FL 33541

Statement Date: July 15, 2026

Amount Due: \$28.76

Due Date: August 05, 2026

Account #: 211036127242

DO NOT PAY. Your account will be drafted on August 05, 2026

Account Summary

Current Service Period: June 10, 2026 - July 09, 2026

Previous Amount Due	\$30.91
Payment(s) Received Since Last Statement	-\$30.91

Current Month's Charges	\$28.76
-------------------------	---------

Amount Due by August 05, 2026	\$28.76
-------------------------------	---------

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

Your Energy Insight



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



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 211036127242

Due Date: August 05, 2026



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$28.76

Payment Amount: \$ _____

681014063074

Your account will be
drafted on August 05, 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.



Service For:
1900 ALCOVE PL
ZEPHYRHILLS, FL 33541

Account #: 211036127242
Statement Date: July 15, 2026
Charges Due: August 05, 2026

Meter Read

Service Period: Jun 10, 2026 - Jul 09, 2026

Rate Schedule: General Service - Non Demand

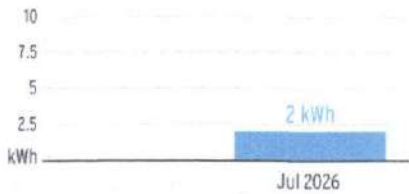
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000255438	07/09/2026	495	443	52 kWh	1	30 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	30 days @ \$0.66000	\$19.80
Energy Charge	52 kWh @ \$0.09202/kWh	\$4.79
Fuel Charge	52 kWh @ \$0.03516/kWh	\$1.83
Storm Protection Charge	52 kWh @ \$0.00568/kWh	\$0.30
Clean Energy Transition Mechanism	52 kWh @ \$0.00418/kWh	\$0.22
Storm Surcharge	52 kWh @ \$0.02121/kWh	\$1.10
Florida Gross Receipt Tax		\$0.72
Electric Service Cost		\$28.76

Total Current Month's Charges \$28.76

Avg kWh Used Per Day



Important Messages

Good news for business customers!
The price of electricity will go down in August as we end the Storm Recovery Charge.
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For more information about your bill and understanding your charges, please visit TampaElectric.com

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

Contact Us

- Online:**
TampaElectric.com

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

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

Statement Date: July 21, 2026

Amount Due: \$2,838.56

Due Date: August 11, 2026

Account #: 221009530827

DO NOT PAY. Your account will be drafted on August 11, 2026

Account Summary

Current Service Period: June 16, 2026 - July 15, 2026

Previous Amount Due \$2,838.56

Payment(s) Received Since Last Statement -\$2,838.56

Current Month's Charges \$2,838.56

Amount Due by August 11, 2026 \$2,838.56

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



Scan here to view
your account online.



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



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

Account #: 221009530827

Due Date: August 11, 2026



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$2,838.56

Payment Amount: \$ _____

647680893487

Your account will be
drafted on August 11, 2026

00004755 FTECO107222600320310 00000 02 01000000 11589 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
TWOVRPHD4, ZEPHYRHILLS, FL 33541

Account #: 221009530827
Statement Date: July 21, 2026
Charges Due: August 11, 2026

Service Period: Jun 16, 2026 - Jul 15, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details



Electric Charges

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

Lighting Energy Charge	855 kWh @ \$0.03411/kWh	\$29.16
Monthly Charge		\$2762.18
Lighting Fuel Charge	855 kWh @ \$0.03452/kWh	\$29.51
Storm Protection Charge	855 kWh @ \$0.00574/kWh	\$4.91
Clean Energy Transition Mechanism	855 kWh @ \$0.00043/kWh	\$0.37
Storm Surcharge	855 kWh @ \$0.01230/kWh	\$10.52
Florida Gross Receipt Tax		\$1.91
Lighting Charges		\$2,838.56

Total Current Month's Charges

\$2,838.56

Important Messages

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: July 21, 2026

	Name	In Attendance Please X	Paid
1	Ryan Motko		\$200.00
2	Angie Gruwald		\$200.00
3	Carlos de la Ossa		\$200.00
4	Austin Berns		\$200.00
5	Nicholas J Dister		\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 7/22/2026 16:01

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: July 21, 2026

	Name	In Attendance Please X	Paid
1	Ryan Motko		\$200.00
2	Angie Gruwald		\$200.00
3	Carlos de la Ossa		\$200.00
4	Austin Berns		\$200.00
5	Nicholas J Dister		\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 7/22/2026 16:01

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01674P

Date 07/17/2026

Attn:
Two Rivers West - Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-01674P

\$253.75

**Notice of Public Hearing and Regular Board of Supervisors
Meeting of the Two Rivers West Community Development
District**

RE: Public Hearing and Regular Meeting on August 18, 2026 at 11:00 a.m.
Published: 7/17/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$253.75

**Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held**

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

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3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-01753P

Date 07/24/2026

Attn:
Two Rivers West - Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-01753P

\$67.81

**Notice of Public Hearing and Board of Supervisors Meeting of
the Two Rivers West Community Development District**

RE: Public Hearing and Meeting on August 18, 2026 at 11:00 a.m.

Published: 7/24/2026

Important Message

Please include our Serial # Pay by credit card online:
on your check <https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$67.81

**Payment is due within 30 days of the
1st publication date of your notice. if
payment is not made, affidavits may be held**

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of
your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Two Rivers West Community Development District

The Board of Supervisors (the "Board") of the Two Rivers West Community Development District (the "District") will hold a public hearing and a regular meeting on 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.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2026-2027 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least two (2) days before the meeting at <https://tworiverswestedd.com/> or may be obtained by contacting the District Manager's office via email at assessments@inframark.com or via phone at (813) 873-7300.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Angel Montagna
District Manager
July 24, 2026

26-01753P

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: July 21, 2026

	Name	In Attendance Please X	Paid
1	Ryan Motko		\$200.00
2	Angie Gruwald		\$200.00
3	Carlos de la Ossa		\$200.00
4	Austin Berns		\$200.00
5	Nicholas J Dister		\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 7/22/2026 16:01

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: July 21, 2026

	Name	In Attendance Please X	Paid
1	Ryan Motko		\$200.00
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3	Carlos de la Ossa		\$200.00
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5	Nicholas J Dister		\$200.00

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District Manager Signature

Date

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REVISED 7/22/2026 16:01

Attendance Confirmation
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BOARD OF SUPERVISORS

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	Name	In Attendance Please X	Paid
1	Ryan Motko		\$200.00
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

District Manager Signature _____ Date _____

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

REVISED 7/22/2026 16:01

Invoice Number	2585003
Invoice Date	June 24, 2026
Purchase Order	238202127
Customer Number	175060
Project Number	238202127

Bill To

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

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

Stantec Consulting Services
Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project	Two Rivers West CDD_			
	Project Manager	Stewart, Tonja L	For Period Ending	June 12, 2026
	Current Invoice Total (USD)	3,820.00		

Top Task	2026	2026 FY General Consulting Services			
Low Task	2026	2026 FY General Consulting Services			
<u>Professional Services</u>					
Billing Level			Current Hours	Rate	Current Amount
Level 09		Nurse, Vanessa M	17.50	190.00	3,325.00
Level 10		Waag, R Tyson (Tyson)	2.50	198.00	495.00
		Subtotal Professional Services	<u>20.00</u>		<u>3,820.00</u>
Low Task Subtotal	2026 FY General Consulting Services				3,820.00
Top Task Subtotal	2026 FY General Consulting Services				3,820.00
Total Fees & Disbursements					<u>3,820.00</u>
INVOICE TOTAL (USD)					3,820.00

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

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

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-04-21	238202127	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	FOLLOW UP WITH VENDORS REGARDING POND 322 PROPOSAL.	
2026-04-23	238202127	2026	NURSE, VANESSA M	0.25	190.00	47.50	DOWNLOADED BOUNDARY AMENDMENT INFO	
2026-04-30	238202127	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW FINN OUTDOOR PROPOSAL AND PROVIDE TO FIELD MANAGER.	
2026-05-04	238202127	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	REVIEW CLS PROPOSAL AND SEND TO FIELD MANAGER FOR REIEW.	
2026-05-15	238202127	2026	NURSE, VANESSA M	0.25	190.00	47.50	PROJECT COORDINATION RE: UPCOMING MAPPING	
2026-05-29	238202127	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	TEAM COORDINATION AND FOLLOW UP WITH FIELD MANAGER	
2026-06-02	238202127	2026	WAAG, R TYSON (TYSON)	0.50	198.00	99.00	CORRESPONDENCE WITH FIELD MANAGER REGARDING OUTSTANDING EROSION REPAIR PROPOSALS. RESPOND TO VENDORS.	
2026-06-10	238202127	2026	NURSE, VANESSA M	3.50	190.00	665.00	UPDATED COMMUNITY MAPPING	
2026-06-11	238202127	2026	NURSE, VANESSA M	10.00	190.00	1,900.00	UPDATED COMMUNITY MAPPING	
2026-06-12	238202127	2026	NURSE, VANESSA M	3.50	190.00	665.00	UPDATED COMMUNITY MAPPING	
Total subTask 2026				20.00		3,820.00		
Total Top Task 2026				20.00		3,820.00		
Total Project 238202127				20.00		3,820.00		



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

8227749



000000879 02 SP 106481931787212 S

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





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8227749
Account Number: 234818000
Invoice Date: 06/25/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Two Rivers West Community Development District
Attn District Manager
2005 Pan Am Circle
Suite 300
Tampa, FL 33607
United States

**Two Rivers West Community Development District Special Assessment Bonds, Series 2024
(Series 2024 Project)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**Two Rivers West Community Development District
Special Assessment Bonds, Series 2024 (Series
2024 Project)**

Invoice Number: 8227749
Account Number: 234818000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:

U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 234818000
Invoice # 8227749
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8227749
Invoice Date: 06/25/2026
Account Number: 234818000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Two Rivers West Community Development District
Special Assessment Bonds, Series 2024 (Series
2024 Project)

Accounts Included 234818000 234818001 234818002 234818003 234818004 234818005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				\$3,950.00
Incidental Expenses 06/01/2026 to 05/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13





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: 143
Invoice Date: July 15, 2026
Payment Due: July 15, 2026
Amount Due (USD): \$750.00
 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Broken post replaced The street sign was promptly removed, and a new steel post was installed to sleeve in the aluminum sign post. Subsequently, the sign was reset with new concrete.	1	\$300.00	\$300.00
Repair The street sign was tilted. The service was straight out of the post level and reset with new concrete.	1	\$175.00	\$175.00
Repair Crosswalk sign was knocked down also the bottom arrow figure sign was damage. We welded the frame and bought a new sign.	1	\$275.00	\$275.00

Total: \$750.00

Amount Due (USD): \$750.00

[Pay Securely Online](#)

link.waveapps.com/8e4ru2-598xxx



INVOICE

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

813-394-1444
www.coastalfence.co

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.
5. Proposal is based on quantities shown graphically on the plans.
6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. Additional requests outside the proposal require approved change orders from customers.

Exclusions

1. Any work or items not specifically included are excluded.
2. Finish grade and additional soil - if needed - not in proposal.
3. Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
4. Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.



INVOICE

Coastal Fence Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

INVOICE

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, FL 33565-3029

office@coastaloutdoorfl.com
+1 (813) 394-0160
https://www.CoastalOutdoorFL.com



Inframark:Inframark - Two Rivers West CDD

Bill to
Arturo
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

Invoice details

Invoice no.: 3593
Terms: Due on receipt
Invoice date: 06/26/2026
Due date: 06/26/2026

Coastal Sales Rep: Sam Crawford
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	Additional	6 rolls of flags (600)	6	\$20.00	\$120.00

Ways to pay



Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

Total \$120.00

Overdue 06/26/2026

View and pay

Down to Earth Landscape & Irrigation

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



Invoice: #180197

June 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

Community Sod Replacements and Top Dressing Phase 1
 Estimate # 150526

Invoice Date

6/30/2026

Date Due

8/29/2026

Terms

Net 60

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#150526 - Community Sod Replacements and Top Dressing Phase 1				\$18,462.44

This proposal is for various sod replacements and top dressing through out the community. Price includes materials, labor, and dump fees.

Scope of Work:

Remove and replace severely declining sod areas. Dethatch and top dress (with top soil) recovering areas to allow runners to attached to health soil during recovery.

D1 Hammock: *Approximately 6,000 sqft*

Colston Ave: *Approximately 2,400 sqft*

Two Rivers Blvd: *Approximately 1,600 sqft*

LCE025: Tree/Plant Installation

\$4,891.44

Site Prep, Removal, & Disposal (E) (Labor)

\$4691.19

Top Soil (Material)

Cubic Yard

3.00

\$66.75

\$200.25

LCE022: Sod Installation

\$13,571.00

St. Augustine "Floratam" Sod Subcontractor
 Installed (Sub)

Square Foot

10000.00

\$1.28

\$12825.00

Billing Questions

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://d287.com/terms-and-conditions/>.

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

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	\$18,462.44
Sales Tax	\$0.00
Total	\$18,462.44
Credits/Payments	(\$0.00)
Balance Due	\$18,462.44

To pre-authorize cleanup services following a storm event this season, please click [here](#).
Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to
your Account Manager.

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



Invoice: #181421
 July 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

Invoice Irrigation Form June
 Estimate # 150219

Invoice Date

7/23/2026

Date Due

9/21/2026

Terms

Net 60

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#150219 - Invoice Irrigation Form June				\$140.50
LCE006: Irrigation Repairs				\$140.50
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	1.00	\$40.00	\$40.00
Drip Line (Kit)	Foot	7.00	\$2.50	\$17.50
Drip Line Fittings (Kit)	Each	11.00	\$3.00	\$33.00
1/2" Zone Line Repair (Kit)	Each	1.00	\$50.00	\$50.00

Billing Questions

rhonda.culotta@down2earthinc.com
 (904) 780-2257

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	\$140.50
Sales Tax	\$0.00
Total	\$140.50
Credits/Payments	(\$0.00)
Balance Due	\$140.50

Irrigation Service Report

General Information

Technician: Rmendoza

Customer: Two Rivers West

Branch: Tampa

Report Type: Inspection for june

Controller Name: Drummond common

Date: June 10, 2026

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Hunter xc hybrid

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: Program 1

Start Time: 3 a.m.

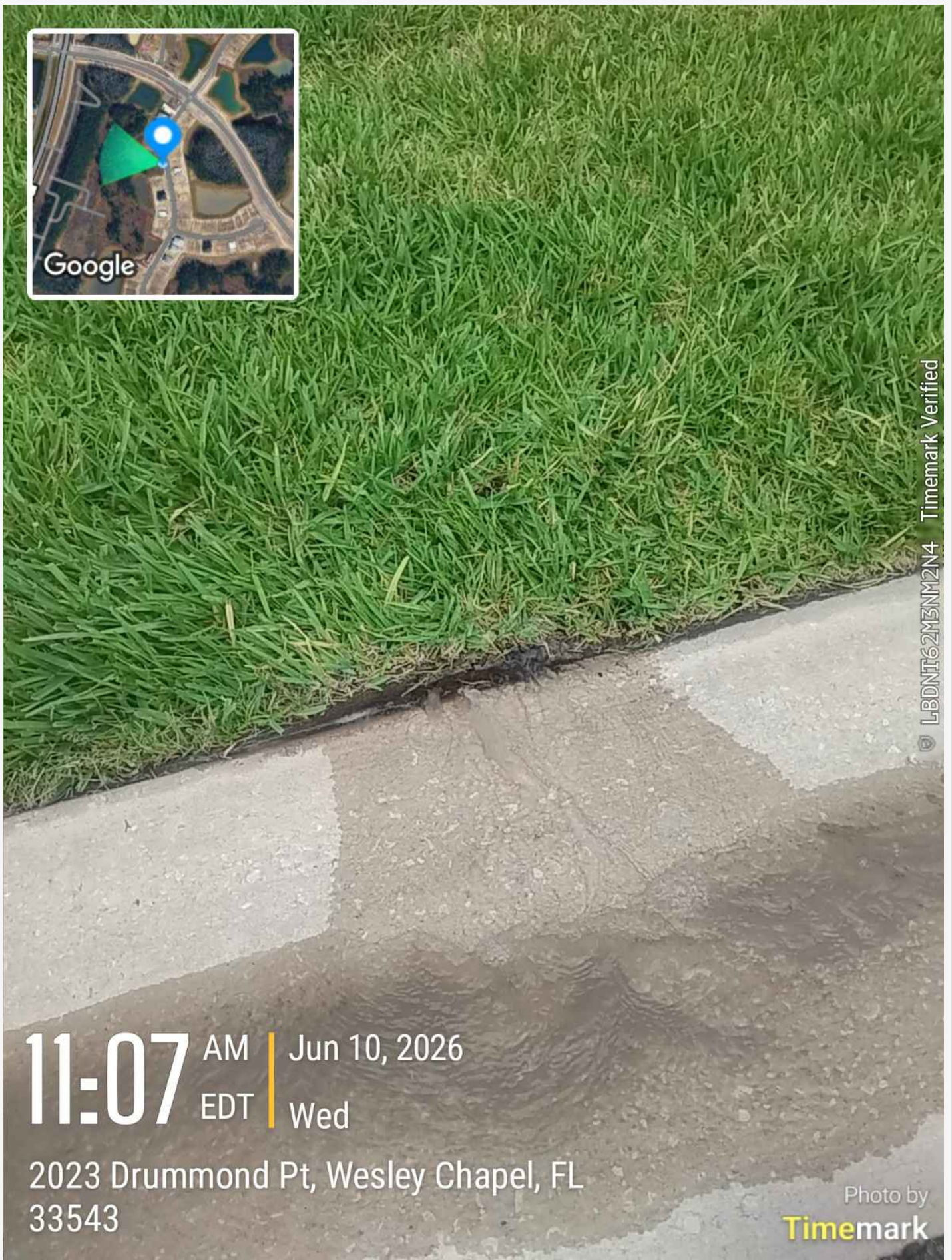
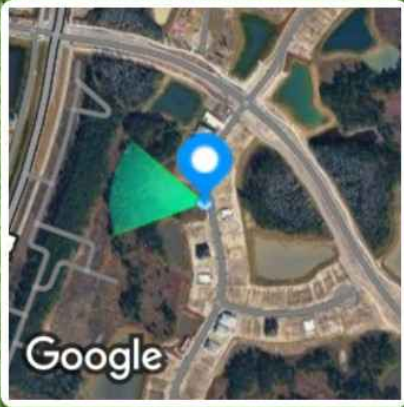
Seasonal Adjustment:

Run Days: wednesday,saturday

Irrigation Zones

Attribute	1	2	3	4	5
Zone Type	Spray	Drip	Spray	Spray	Spray
Program Type	A	A	A	A	A
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Solar	Solar	Solar	Solar	Solar
Zone Faults	No	Yes	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	No	No	No
Billable Repairs	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No
Zone Repair Items	No repair items available	No repair items available	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Zone Line Repair Item Type: 1/2 Qty: 1	No repair items available	No repair items available

Report Photos

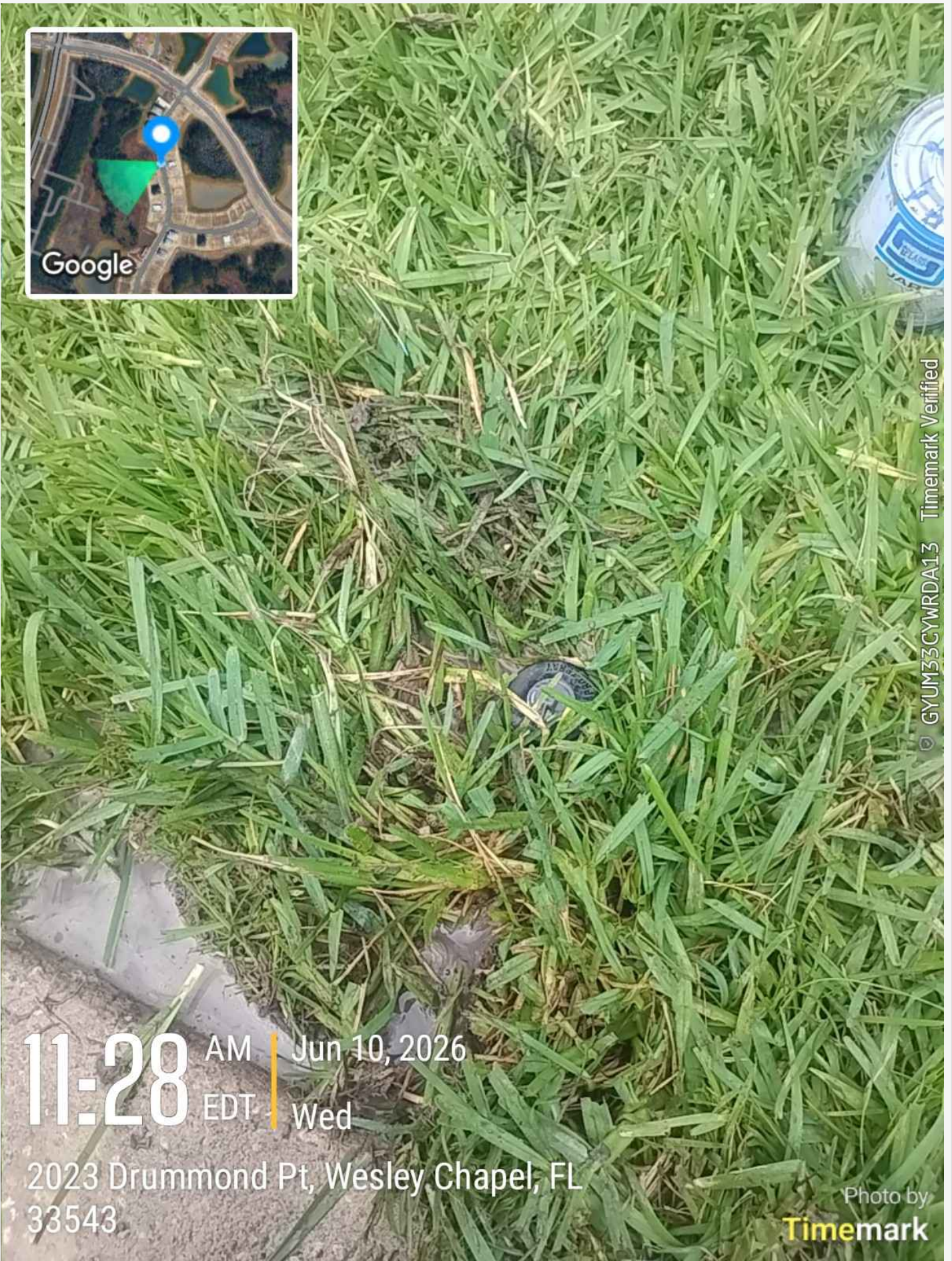
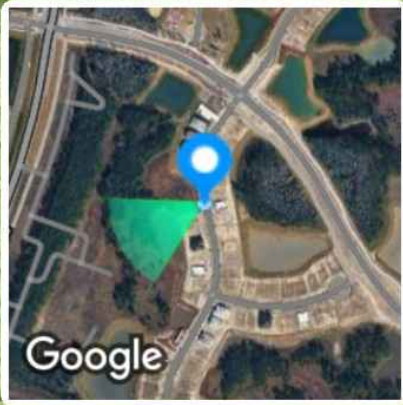


LBDNT62M3NM2N4 Timemark Verified

11:07 AM | Jun 10, 2026
EDT | Wed

2023 Drummond Pt, Wesley Chapel, FL
33543

Photo by
Timemark



© GYUM33CYWRDA13 Timemark Verified

11:28 AM | Jun 10, 2026
EDT | Wed

2023 Drummond Pt, Wesley Chapel, FL
33543

Photo by
Timemark

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Rmendoza

Customer: Two Rivers West

Branch: Tampa

Report Type: Inspection for june

Controller Name: Drummond kiosk

Date: June 10, 2026

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Rainbird esp tmz

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: Program 1

Start Time: midnight

Seasonal Adjustment:

Run Days: monday,thursday

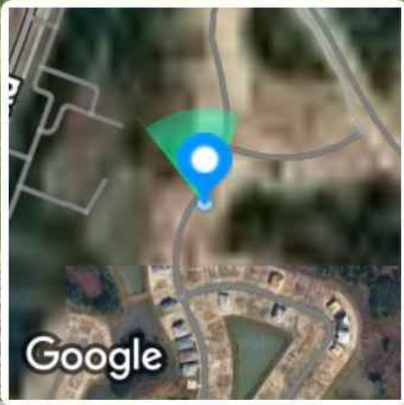
Irrigation Zones

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

Irrigation Zones

Attribute	8	9	10
Zone Type	Spray	Drip	Drip
Program Type	A	A	A
Run Time Schedule	None	None	None
Run Days	None	None	None
Power Type	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 15 mins	0 hrs 15 mins
Checked Filters	No	No	No
Clogged Nozzles	No	No	No
Head Adjusted	No	No	No
Billable Repairs	No	No	No
Proposed Repairs	No	No	No
Zone Repair Items	No repair items available	No repair items available	No repair items available

Report Photos

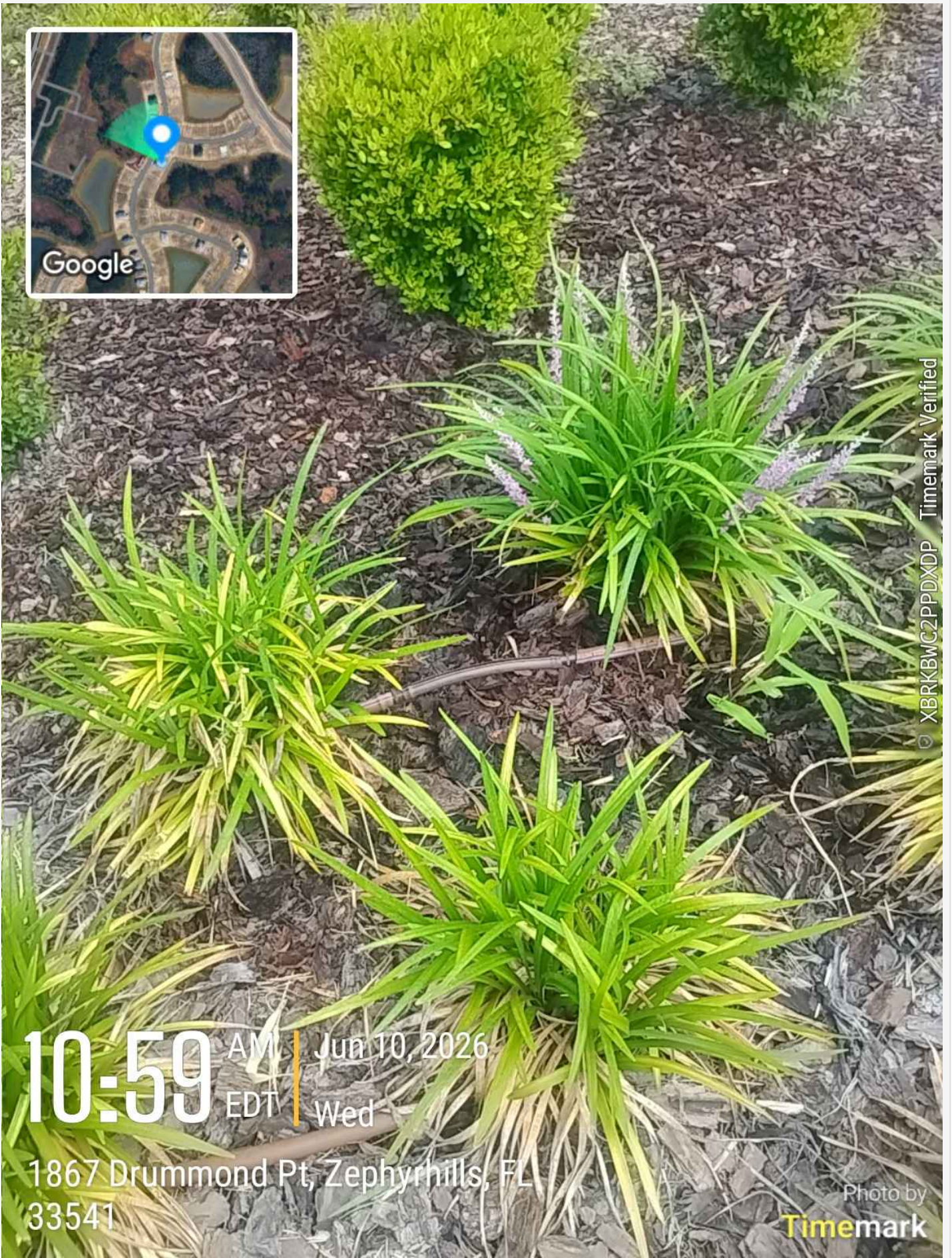
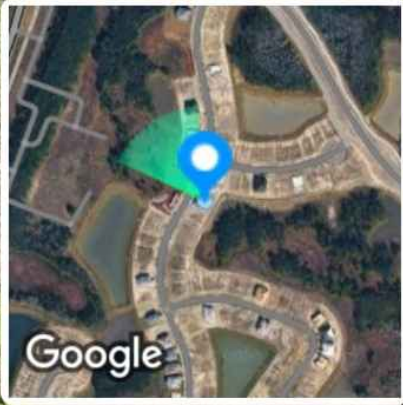


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10:47 AM | Jun 10, 2026
EDT | Wed

1983 Drummond Pt, Wesley Chapel, FL
33541-6689

Photo by
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EDT | Wed

1867 Drummond Pt, Zephyrhills, FL
33541

Photo by
Timemark

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

Irrigation Service Report

General Information

Technician: Rmendoza

Customer: Two Rivers West

Branch: Tampa

Report Type: Inspection for june

Controller Name: Big hawk Blvd

Date: June 11, 2026

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Hunter icc2

POC Info: Reclaimed

Pump Status Type: Reclaimed

Programs

Program Name: Program 1

Start Time: midnight

Seasonal Adjustment:

Run Days: tuesday,thursday,saturday

Program Name: Prog 2

Start Time: 10 a.m.

Seasonal Adjustment:

Run Days: monday,tuesday,wednesday,thursday,friday,saturday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Rotor	Drip	Drip	Drip	Drip	Spray	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 0 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	No repair items available	No repair items available	No repair items available	No repair items available	Billable Items: Notes: Zone had multi breaks 1. Drip Line Item Type: Feet Used Qty: 5 2. Drip Line Item Type: Fittings Used Qty: 7	No repair items available	No repair items available

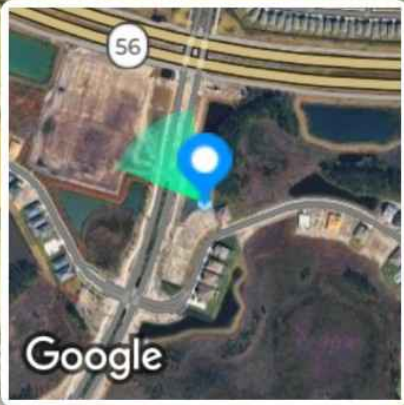
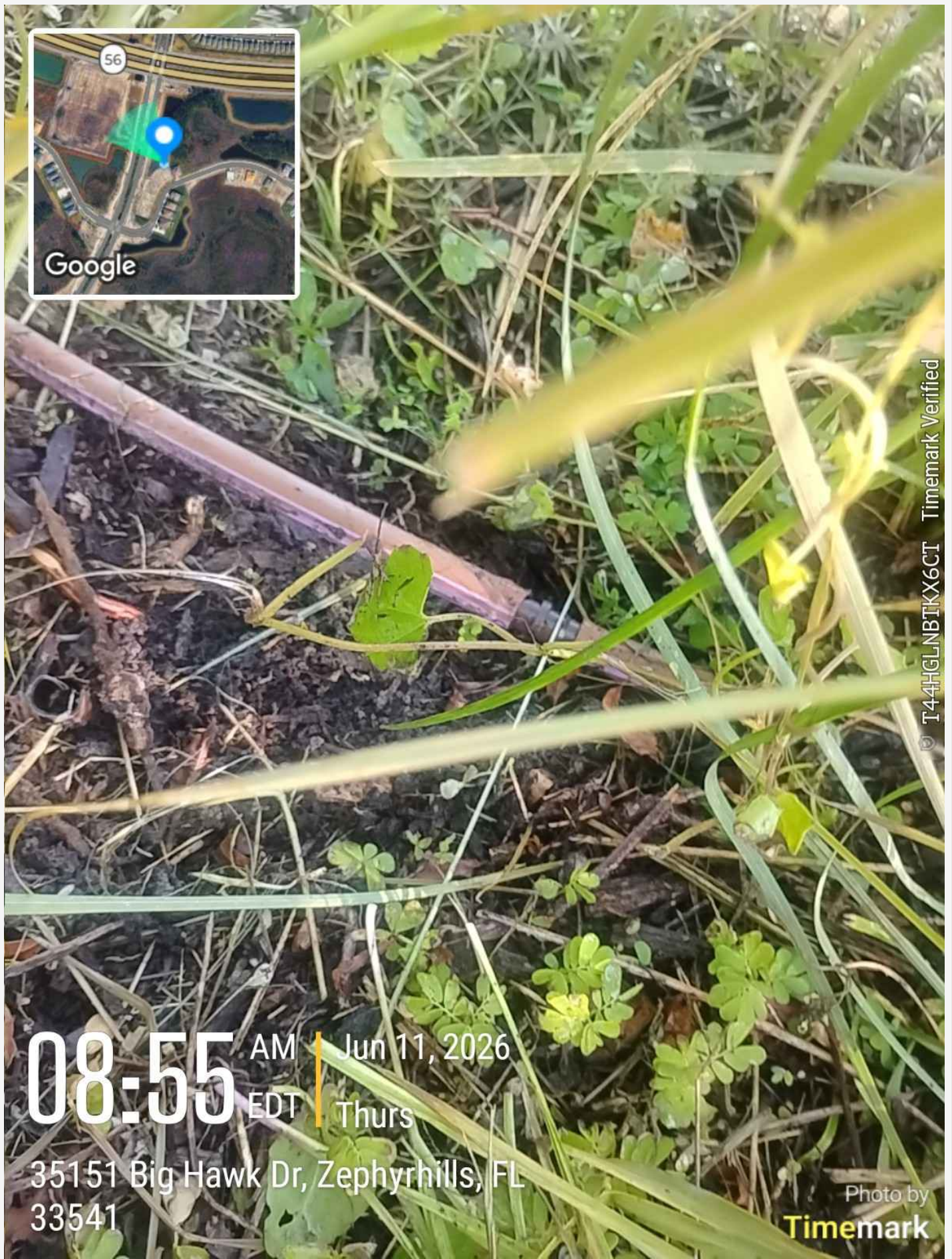
Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Bubbler	Drip	Drip	Spray	Spray
Program Type	A	A	A	A	A	A	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	Yes	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17	18
Zone Type	Drip	Drip	Drip	Rotor
Program Type	A	A	A	A
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	Yes	No	No	No
Proposed Repairs	No	No	No	No
Zone Repair Items	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 1 2. Drip Line Item Type: Fittings Used Qty: 2	No repair items available	No repair items available	No repair items available

Report Photos



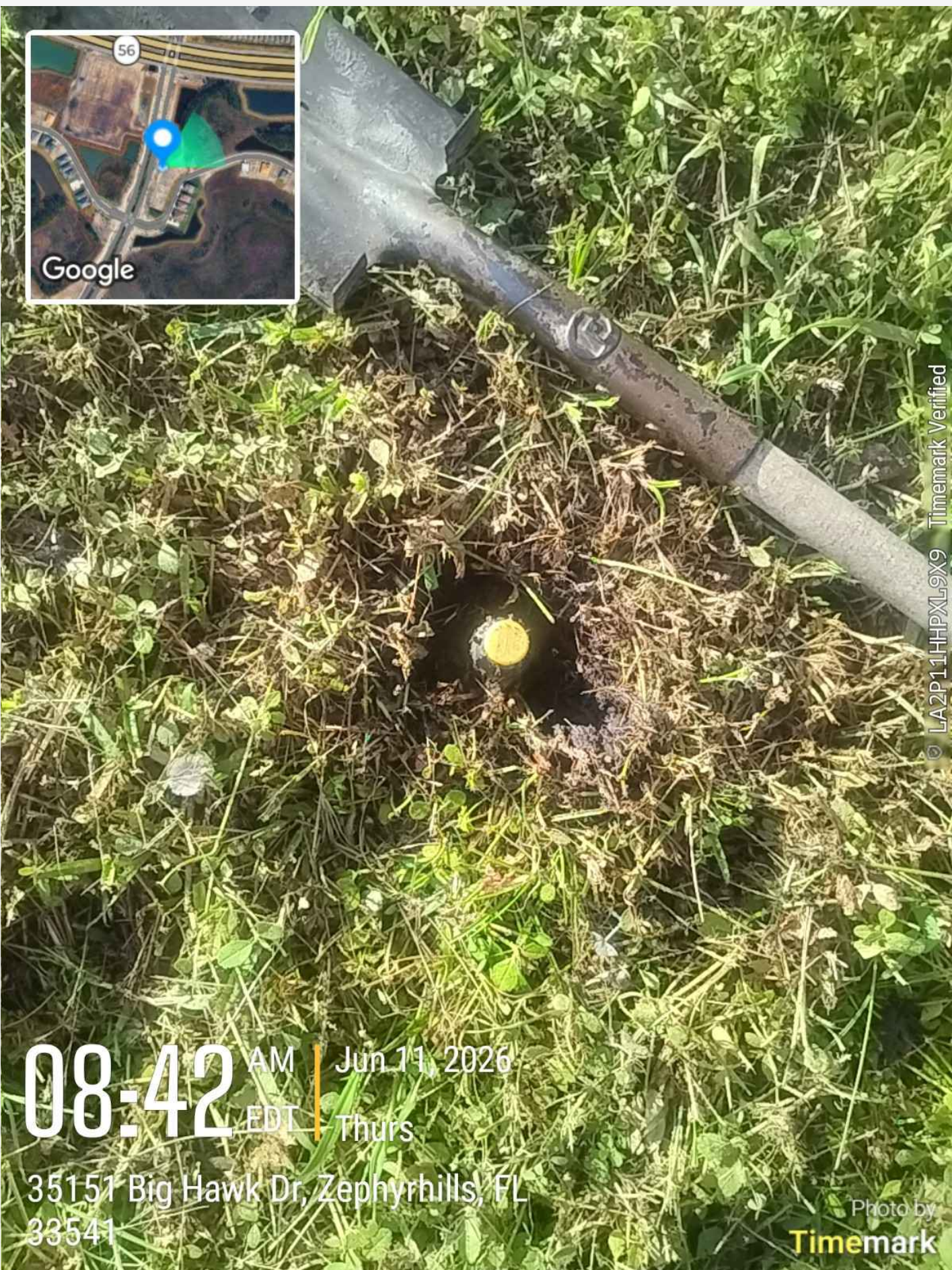
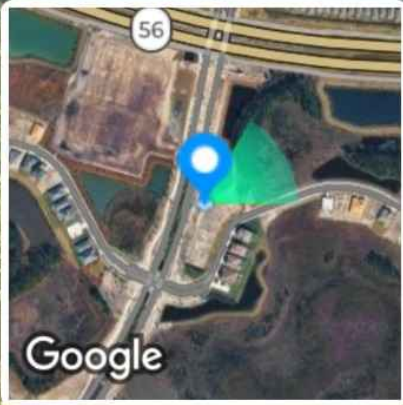
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35151 Big Hawk Dr, Zephyrhills, FL
33541

Photo by
Timemark

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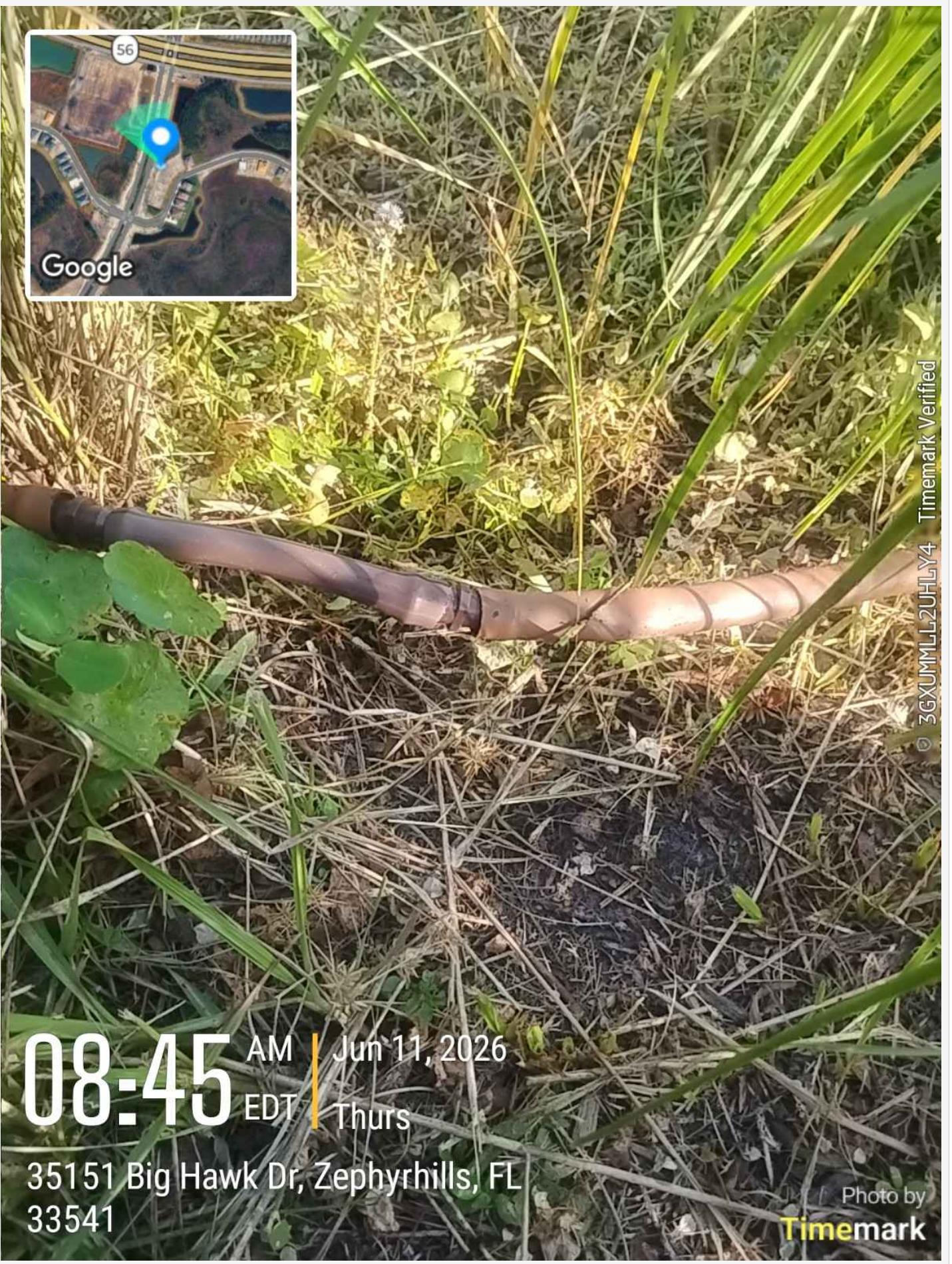
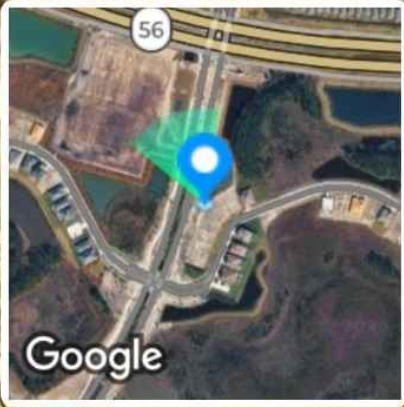


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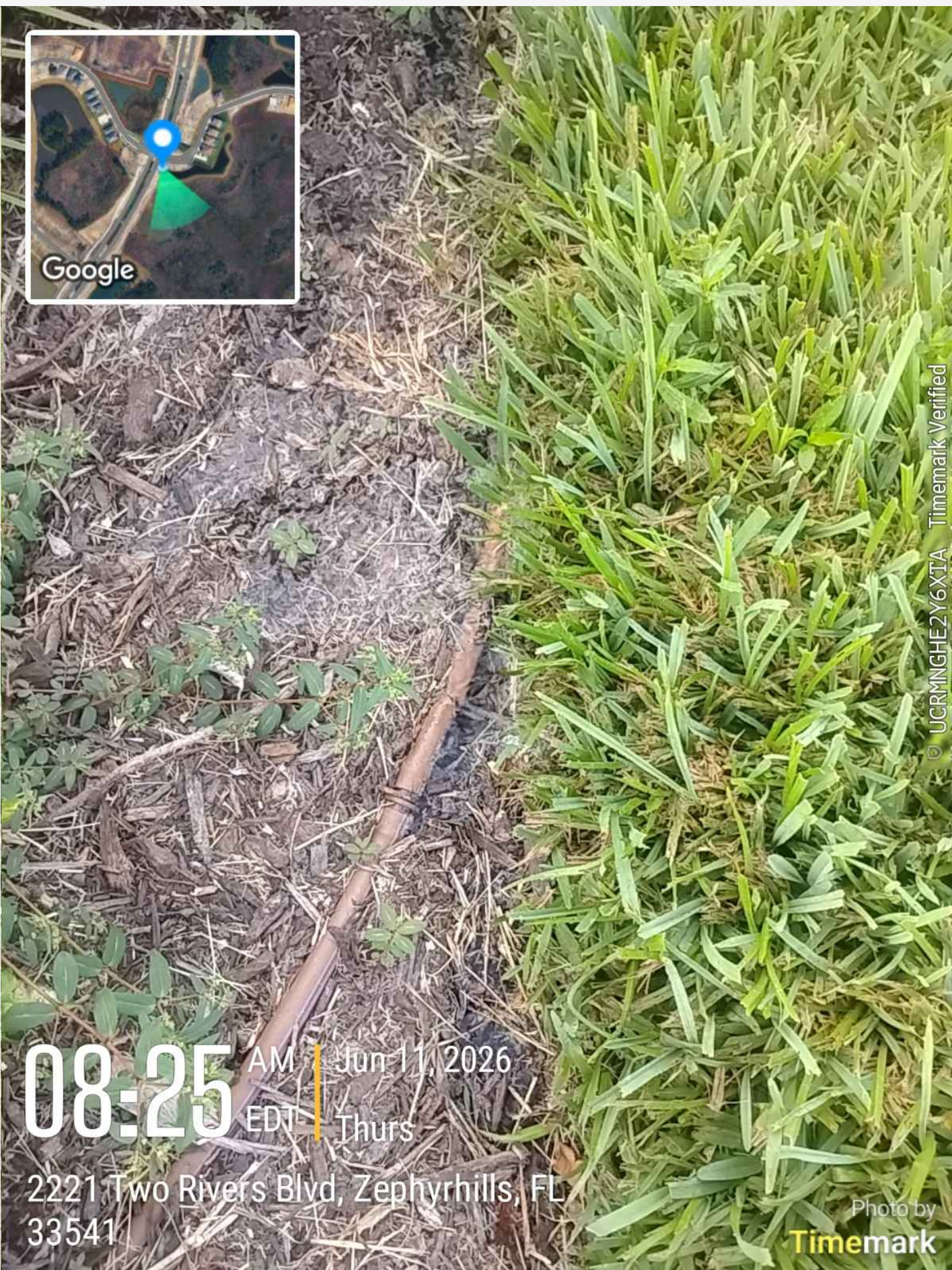
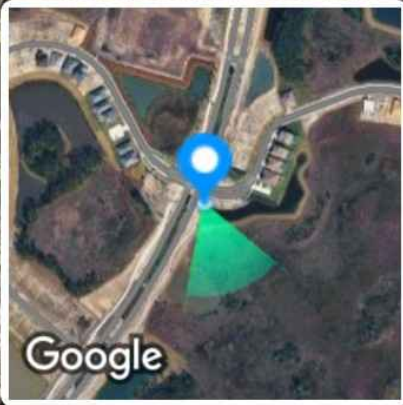
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Timemark



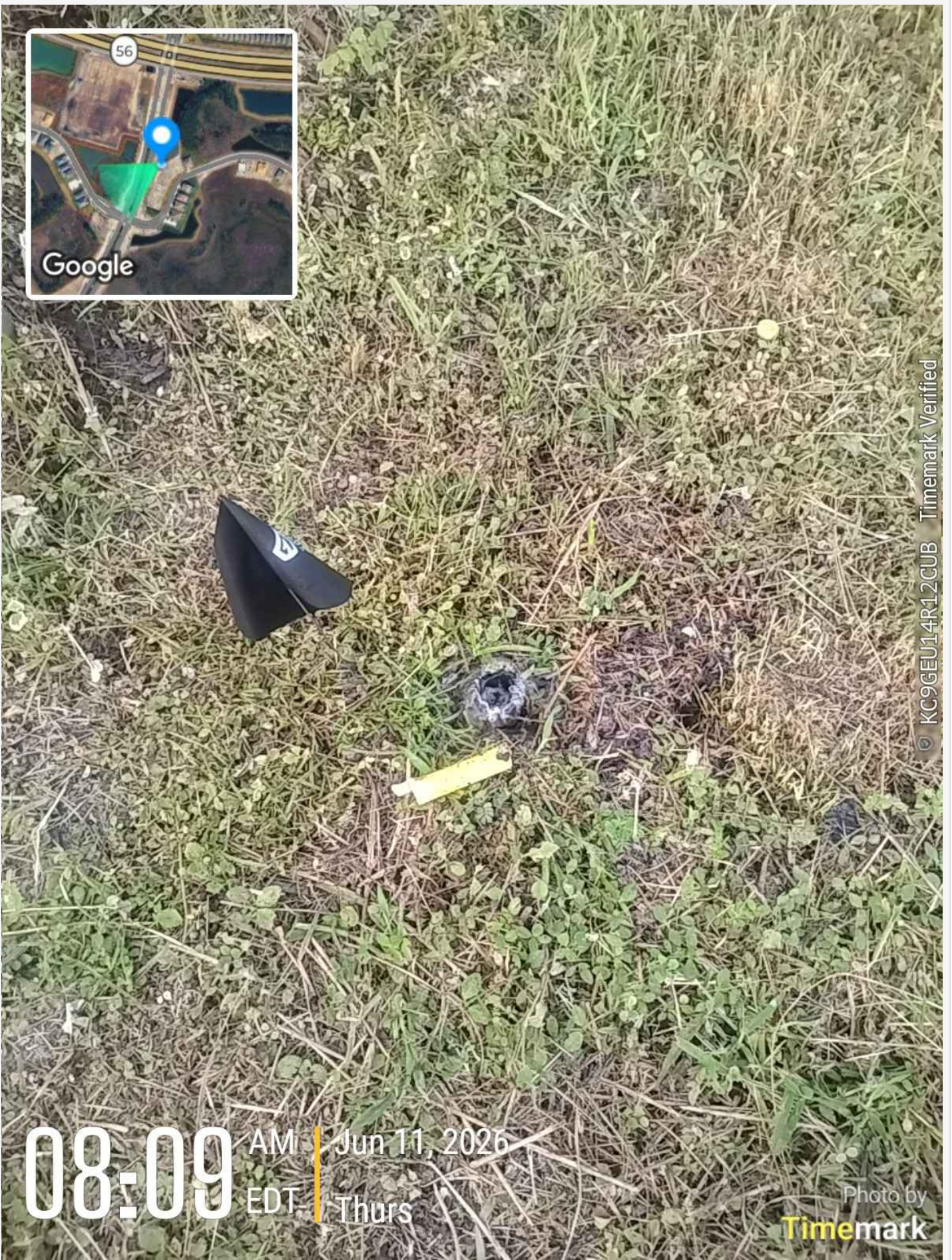
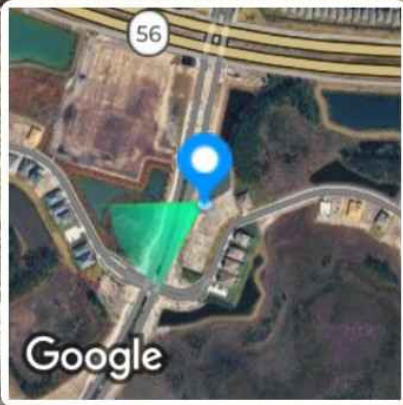


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2221 Two Rivers Blvd, Zephyrhills, FL
33541

Photo by
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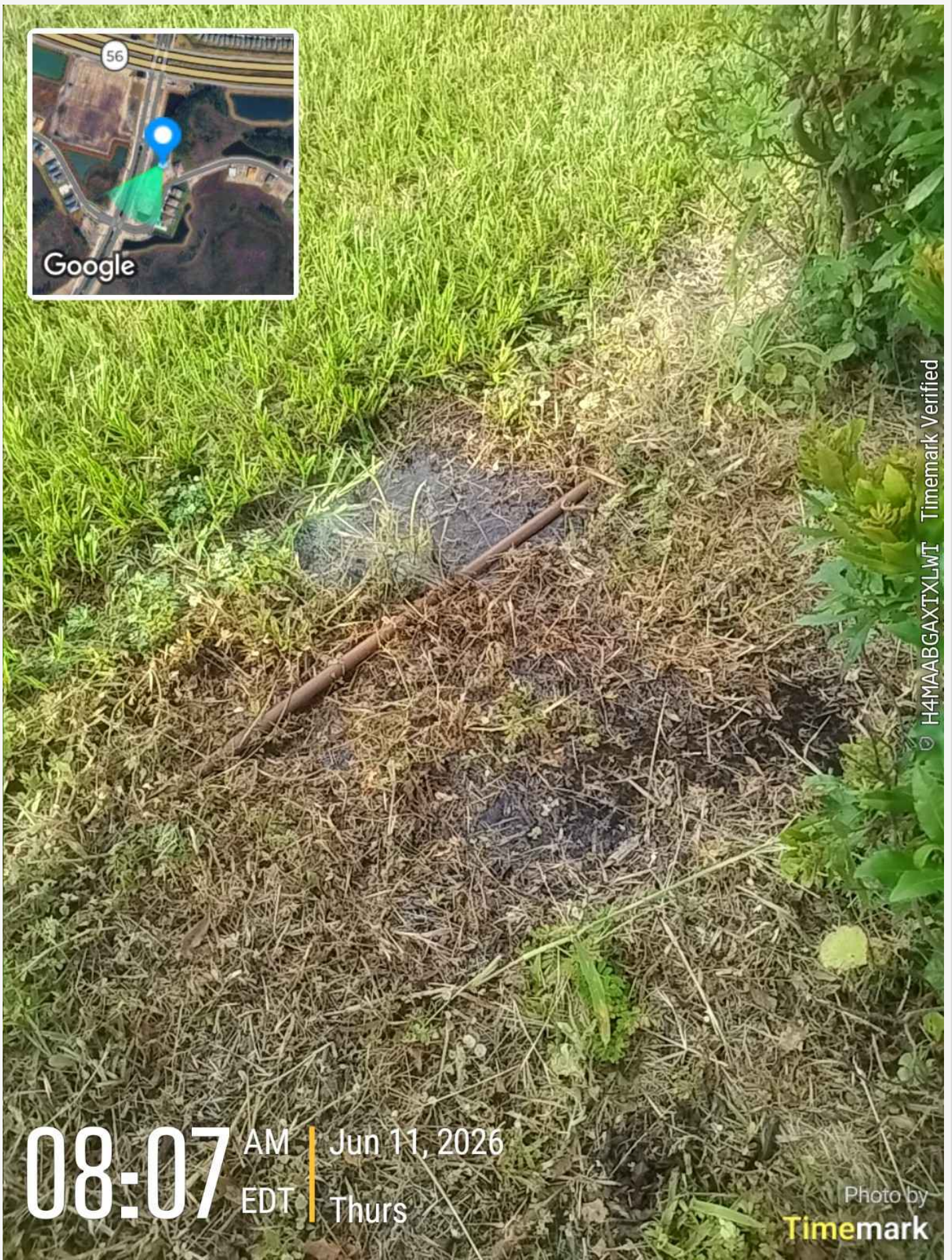
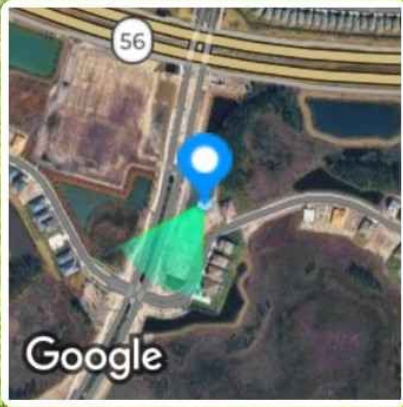
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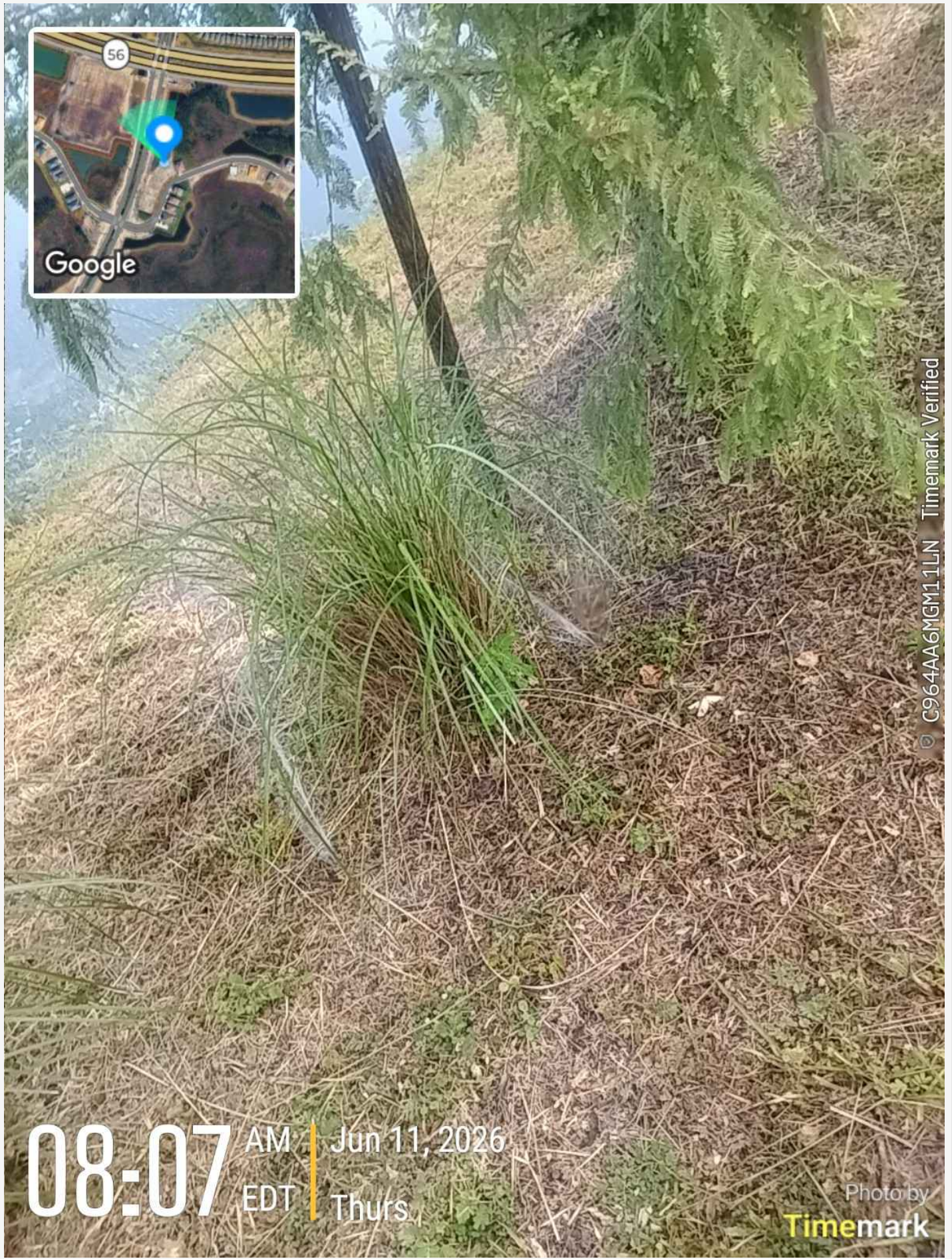
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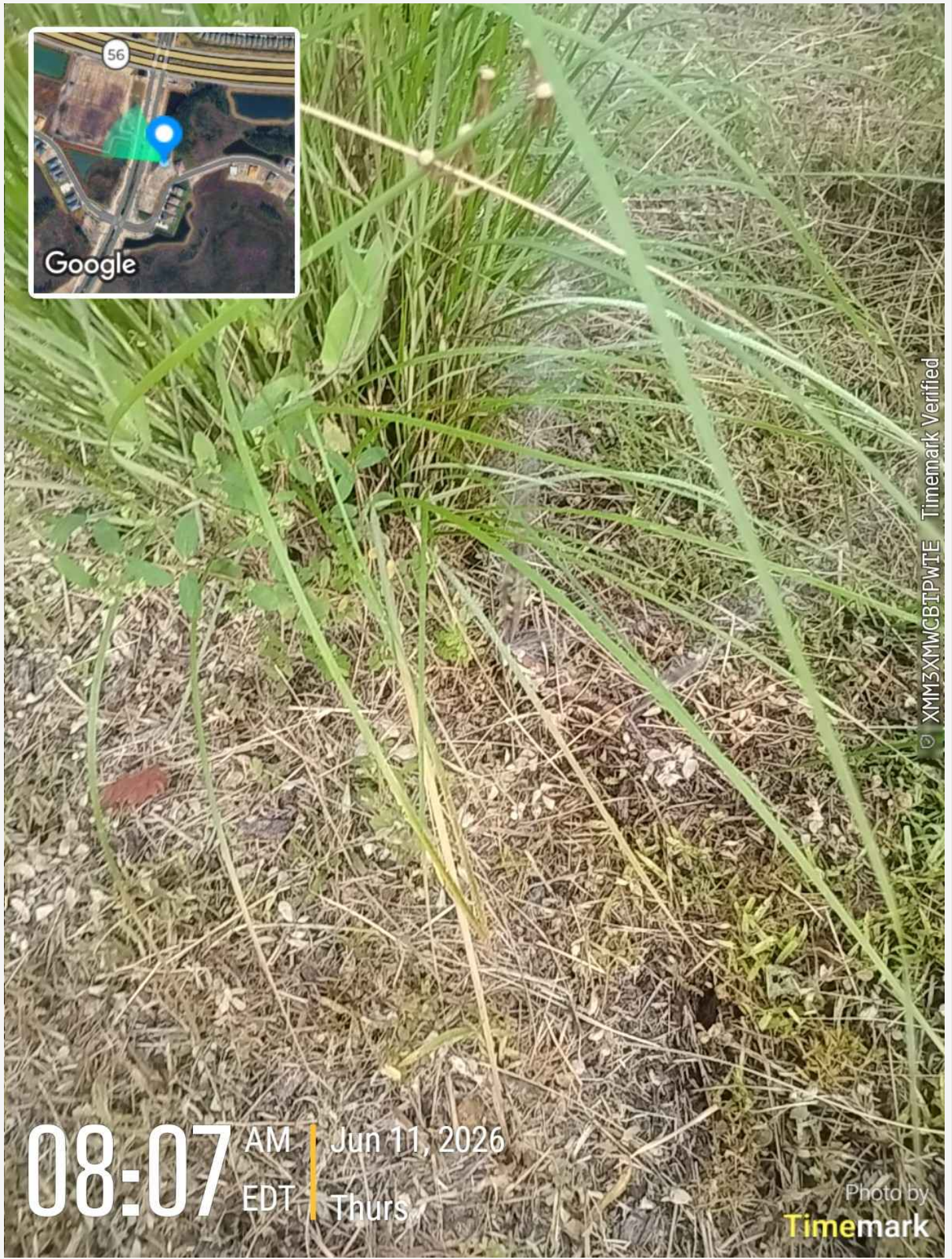


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Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: None

Additional Comments:

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



Invoice: #181423
July 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

Ryals Field Additional Jasmine
Estimate # 152901

Invoice Date

7/23/2026

Date Due

9/21/2026

Terms

Net 60

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#152901 - Ryals Field Additional Jasmine				\$7,832.20

This proposal is to add additional Confederate Jasmine at the entrance to Ryals Field. Price includes materials, labor, and dump fees.

Scope of Work:

Fill in Confederate Jasmine beds as needed throughout the entrance to Ryals Field.

Touch up mulch as needed.

LCE025: Tree/Plant Installation				\$7,832.20
Confederate Jasmine - 1 Gallon (Kit)	1 Gallon Plant	400.00	\$13.65	\$5460.00
Azalea - Fashion - 3 Gallon (Kit)	3 Gallon Plant	30.00	\$30.07	\$902.10
Cocoa Mulch - Bagged (Kit)	3 Cubic Foot Bag	100.00	\$14.70	\$1470.10

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

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	\$7,832.20
Sales Tax	\$0.00
Total	\$7,832.20
Credits/Payments	(\$0.00)
Balance Due	\$7,832.20

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



Invoice: #181422
July 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

Repair irrigation lines damaged by directional drilling for electric outlets (Colston @ Hammocks)
Estimate # 152593

Invoice Date

7/23/2026

Date Due

9/21/2026

Terms

Net 60

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#152593 - Repair irrigation lines damaged by directional drilling for electric outlets (Colston @ Hammocks)				\$925.46

Repair damaged irrigation lines along Colston at Hammock due to electrical outlet install.
D11

Install sleeves at 35142 Colston Ave prior to sidewalk being poured. D4

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

LCE005: Irrigation Installation

\$925.46

Irrigation Labor (Hide) (Labor)				\$680.00
1" coupler (Material)	Each	3.00	\$1.91	\$5.74
2 in. SCH40 PVC (sold per foot) (Material)	Foot	40.00	\$4.41	\$176.46
1" CL200 PVC (sold per foot) (Material)	Foot	12.00	\$0.89	\$10.71
1-1/2" SCH 40 PVC COUPLER SLIP (Material)	Each	1.00	\$1.99	\$1.99
1-1/2 X 1 PVC Bushing SS. (Material)	Each	1.00	\$2.14	\$2.14
1-1/2 L/P SLIP FIX REPAIR COUP (Material)	Each	2.00	\$22.03	\$44.06
1-1/2 PVC TEE SSS (Material)	Each	1.00	\$4.36	\$4.36

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

Visit us at <https://dtelandscape.com> for all

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	\$925.46
Sales Tax	\$0.00
Total	\$925.46

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

other questions or concerns.

Credits/Payments	(\$0.00)
Balance Due	\$925.46





03:22

104 Washington St, Springfield, MA 01103





***Two Rivers West
Community
Development
District***

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 (PROJECT)	SERIES 2023	SERIES 2024	SERIES 2022 (PROJECT)	SERIES 2023 (PROJECT)	SERIES 2024	GENERAL	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS										
Cash In Bank	\$ 1,308,423	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,308,423
Cash in Transit	297,682	-	-	-	-	-	-	-	-	297,682
Accounts Receivable - Off-Roll	-	161,577	-	473,237	-	-	-	-	-	634,814
Due From Other Funds	921	-	-	-	-	-	1,169	-	-	2,090
Investments:										
Acq. & Const. (Offsite Project)	-	-	-	-	2,122	-	-	-	-	2,122
Acquisition & Construction Account	-	-	-	-	1,814	1,218	671,979	-	-	675,011
Interest Account	-	-	-	-	691,331	-	-	-	-	691,331
Prepayment Account	-	98,367	-	-	-	-	-	-	-	98,367
Reserve Fund	-	718,984	415,488	641,395	-	-	-	-	-	1,775,867
Revenue Fund	-	655,792	543,227	363,993	-	-	-	-	-	1,563,012
Prepaid Items	3,901	-	-	-	-	-	-	-	-	3,901
Deposits - Electric	580	-	-	-	-	-	-	-	-	580
Deposits - Water	13,625	-	-	-	-	-	-	-	-	13,625
Utility Deposits	9,078	-	-	-	-	-	-	-	-	9,078
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	-	-	-	-	-	-	-	-	42,068,116	42,068,116
TOTAL ASSETS	\$ 1,634,210	\$ 1,634,720	\$ 958,715	\$ 1,478,625	\$ 695,267	\$ 1,218	\$ 673,148	\$ 40,218,733	\$ 48,100,000	\$ 95,394,636
LIABILITIES										
Accounts Payable	\$ 861,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 861,543
Accounts Payable - Other	5,200	-	-	-	-	-	-	-	-	5,200
Bonds Payable - Series 2022	-	-	-	-	-	-	-	-	18,920,000	18,920,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	11,110,000	11,110,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	17,770,000	17,770,000
Due To Other Funds	-	466	-	458,234	-	-	-	-	-	458,700
Loans Payable - Valley LOC	-	-	-	-	-	-	-	-	300,000	300,000
TOTAL LIABILITIES	866,743	466	-	458,234	-	-	-	-	48,100,000	49,425,443

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 2026

(In Whole Numbers)

		SERIES 2022	SERIES 2023	SERIES 2024	SERIES 2022	SERIES 2023	SERIES 2024			
	GENERAL	(PROJECT)	DEBT SERVICE	DEBT SERVICE	(PROJECT)	(PROJECT)	CAPITAL	GENERAL	GENERAL	
ACCOUNT DESCRIPTION	FUND	FUND	FUND	FUND	PROJECTS	PROJECTS	PROJECTS	FIXED ASSETS	LONG-TERM	TOTAL
					FUND	FUND	FUND	FUND	DEBT FUND	
FUND BALANCES										
Nonspendable:										
Prepaid Items	3,901	-	-	-	-	-	-	-	-	3,901
Restricted for:										
Debt Service	-	1,634,254	958,715	1,020,391	-	-	-	-	-	3,613,360
Capital Projects	-	-	-	-	695,267	1,218	673,148	-	-	1,369,633
Unassigned:	763,566	-	-	-	-	-	-	40,218,733	-	40,982,299
TOTAL FUND BALANCES	767,467	1,634,254	958,715	1,020,391	695,267	1,218	673,148	40,218,733	-	45,969,193
TOTAL LIABILITIES & FUND BALANCES	\$ 1,634,210	\$ 1,634,720	\$ 958,715	\$ 1,478,625	\$ 695,267	\$ 1,218	\$ 673,148	\$ 40,218,733	\$ 48,100,000	\$ 95,394,636

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 36,532	\$ 36,532	0.00%
Special Assmnts- Tax Collector	-	2,182,009	2,182,009	0.00%
Special Assmnts- CDD Collected	3,157,059	867,472	(2,289,587)	27.48%
Developer Estimated Contribution	-	200,495	200,495	0.00%
Other Miscellaneous Revenues	-	2,549	2,549	0.00%
TOTAL REVENUES	3,157,059	3,289,057	131,998	104.18%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	9,800	2,200	81.67%
ProfServ - Construction Accounting	6,000	3,500	2,500	58.33%
ProfServ - Dissemination Agent/Reporting	5,000	11,250	(6,250)	225.00%
ProfServ - Field Management	16,000	15,815	185	98.84%
ProfServ - Technology Data Storage	600	450	150	75.00%
ProfServ - Recording Secretary	2,400	1,800	600	75.00%
Trustees Fees	6,500	11,704	(5,204)	180.06%
District Counsel	15,000	39,798	(24,798)	265.32%
District Engineer	12,500	9,171	3,329	73.37%
ProfServ - Administration	4,500	3,375	1,125	75.00%
ProfServ - District Management	25,000	18,750	6,250	75.00%
ProfServ - Accounting Services	9,000	7,750	1,250	86.11%
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	80	420	16.00%
ProfServ - Rental and Leases	600	450	150	75.00%
General Liability	3,846	3,378	468	87.83%
Public Officials Insurance	2,738	2,505	233	91.49%
Property & Casualty Insurance	30,000	-	30,000	0.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	463	3,037	13.23%
ProfServ - Financial/Revenue Collections	5,000	3,750	1,250	75.00%
Meeting Expense	500	-	500	0.00%
ProfServ - Website Admin Services	1,200	900	300	75.00%
Dues, Licenses & Fees	175	325	(150)	185.71%
Loan Repayment	100,000	9,750	90,250	9.75%
Loan Interest Expense	21,000	8,179	12,821	38.95%
Total Administration	293,659	174,168	119,491	59.31%
<u>Utility Services</u>				
Electric Utility Services	500,000	367,068	132,932	73.41%
Water/Waste	85,000	76,382	8,618	89.86%
Total Utility Services	585,000	443,450	141,550	75.80%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Aquatics - Contract	157,000	134,990	22,010	85.98%
Irrigation Maintenance & Repairs	60,000	4,249	55,751	7.08%
Landscaping - Annuals	24,000	8,016	15,984	33.40%
Landscaping - Mulch	100,000	120,388	(20,388)	120.39%
Landscape Maintenance - Contract	1,800,000	1,114,148	685,852	61.90%
Landscaping - Plant Replacement Program	100,000	213,826	(113,826)	213.83%
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%
Total Other Physical Environment	2,278,400	1,600,317	678,083	70.24%
<u>Contingency</u>				
Misc-Contingency	-	136,143	(136,143)	0.00%
Total Contingency	-	136,143	(136,143)	0.00%
TOTAL EXPENDITURES	3,157,059	2,354,078	802,981	74.57%
Excess (deficiency) of revenues				
Over (under) expenditures	-	934,979	934,979	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	170,328	170,328	0.00%
TOTAL FINANCING SOURCES (USES)	-	170,328	170,328	0.00%
Net change in fund balance	\$ -	\$ 1,105,307	\$ 1,105,307	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		(337,840)		
FUND BALANCE, ENDING		\$ 767,467		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2022 (Project) Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 41,803	\$ 41,803	0.00%
Special Assmnts- Tax Collector	-	1,434,269	1,434,269	0.00%
Special Assmnts- Prepayment	-	116,914	116,914	0.00%
Special Assmnts- CDD Collected	1,439,688	301,991	(1,137,697)	20.98%
TOTAL REVENUES	1,439,688	1,894,977	455,289	131.62%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	80,000	305,000	(225,000)	381.25%
Interest Expense	671,531	1,161,619	(490,088)	172.98%
Total Debt Service	751,531	1,466,619	(715,088)	195.15%
TOTAL EXPENDITURES	751,531	1,466,619	(715,088)	195.15%
Excess (deficiency) of revenues Over (under) expenditures	688,157	428,358	(259,799)	62.25%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	688,157	-	(688,157)	0.00%
TOTAL FINANCING SOURCES (USES)	688,157	-	(688,157)	0.00%
Net change in fund balance	\$ 688,157	\$ 428,358	\$ (1,636,113)	62.25%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,205,896		
FUND BALANCE, ENDING		\$ 1,634,254		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2023 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 27,045	\$ 27,045	0.00%
Special Assmnts- Tax Collector	-	816,301	816,301	0.00%
Special Assmnts- CDD Collected	-	319,461	319,461	0.00%
TOTAL REVENUES	-	1,162,807	1,162,807	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	160,000	(160,000)	0.00%
Interest Expense	-	665,381	(665,381)	0.00%
Total Debt Service	-	825,381	(825,381)	0.00%
TOTAL EXPENDITURES	-	825,381	(825,381)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	337,426	337,426	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(170,328)	(170,328)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(170,328)	(170,328)	0.00%
Net change in fund balance	\$ -	\$ 167,098	\$ 167,098	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		791,617		
FUND BALANCE, ENDING		<u>\$ 958,715</u>		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2024 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 48,885	\$ 48,885	0.00%
Special Assmnts- Tax Collector	-	361,572	361,572	0.00%
Special Assmnts- CDD Collected	-	617,312	617,312	0.00%
TOTAL REVENUES	-	1,027,769	1,027,769	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	265,000	(265,000)	0.00%
Interest Expense	-	1,023,926	(1,023,926)	0.00%
Total Debt Service	-	1,288,926	(1,288,926)	0.00%
TOTAL EXPENDITURES	-	1,288,926	(1,288,926)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(261,157)	(261,157)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(641,395)	(641,395)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(641,395)	(641,395)	0.00%
Net change in fund balance	\$ -	\$ (902,552)	\$ (902,552)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,922,943		
FUND BALANCE, ENDING		\$ 1,020,391		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2022 (Project) Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19,461	\$ 19,461	0.00%
TOTAL REVENUES	-	19,461	19,461	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	19,461	19,461	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		675,806		
FUND BALANCE, ENDING		\$ 695,267		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2023 (Project) Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 34	\$ 34	0.00%
TOTAL REVENUES	-	34	34	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	34	34	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,184		
FUND BALANCE, ENDING		\$ 1,218		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2026
Series 2024 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,247	\$ 1,247	0.00%
TOTAL REVENUES	-	1,247	1,247	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,247	1,247	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	641,395	641,395	0.00%
TOTAL FINANCING SOURCES (USES)	-	641,395	641,395	0.00%
Net change in fund balance	\$ -	\$ 642,642	\$ 642,642	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		30,506		
FUND BALANCE, ENDING		\$ 673,148		

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Two Rivers West CDD

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Bank Account No. 8906

Statement No. 07-26

Statement Date 07/31/2026

G/L Account No. 101002 Balance	1,308,422.92	Statement Balance	1,375,618.64
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,308,422.92	Subtotal	1,375,618.64
Negative Adjustments	0.00	Outstanding Checks	-67,195.72
Ending G/L Balance	1,308,422.92	Ending Balance	1,308,422.92

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
07/01/2026		JE001215	Electric Utility Services	Reverse - TECO - Inv #052726-79584-ACH	1,545.39	1,545.39	0.00
07/24/2026		JE001219	Other Miscellaneous Revenues	Full Focus Events, LLC - Ck #1048 07/19/2026 - Fence Encroachment Agreement	150.00	150.00	0.00
07/07/2026		JE001220	Electric Utility Services	Credit on TECO Inv #061526-97206-ACH	2.04	2.04	0.00
07/31/2026		JE001221	Interest - Investments	Interest Revenue 07/26	4,210.20	4,210.20	0.00
Total Deposits					5,907.63	5,907.63	0.00
Checks							
							0.00
06/18/2026	Payment	1321	RYAN MOTKO	Payment of Invoice 001610	-200.00	-200.00	0.00
06/23/2026	Payment	1325	PAGE PER PAGE	Payment of Invoice 001542	-7.73	-7.73	0.00
06/25/2026	Payment	1328	PASCO COUNTY UTILITIES	Check for Vendor V00031	-401.01	-401.01	0.00
06/26/2026	Payment	1329	GRAU & ASSOCIATES	Check for Vendor V00033	-8,100.00	-8,100.00	0.00
06/26/2026	Payment	1331	JUNIPER LANDSCAPING OF FLORIDA LLC	Check for Vendor V00056	-8,138.00	-8,138.00	0.00
06/26/2026	Payment	1332	SITEX AQUATICS LLC	Check for Vendor V00035	-27,402.97	-27,402.97	0.00
06/26/2026	Payment	1334	TECO-TAMPA ELECTRIC	Check for Vendor V00047	-197.21	-197.21	0.00
06/30/2026	Payment	1335	TWO RIVERS WEST CDD	Check for Vendor V00009	-115,446.68	-115,446.68	0.00
07/15/2026	Payment	1336	TECO-TAMPA ELECTRIC	Payment of Invoice 001707	-18.60	-18.60	0.00
06/22/2026	Payment	300068A	TECO-TAMPA ELECTRIC	Inv: 061126-16468-ACH	-188.13	-188.13	0.00
06/25/2026	Payment	300070A	PASCO COUNTY UTILITIES	Inv: 24674393-ACH	-395.92	-395.92	0.00
06/25/2026	Payment	300071A	PASCO COUNTY UTILITIES	Inv: 24674390-ACH	-132.31	-132.31	0.00

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Two Rivers West CDD

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Bank Account No. 8906

Statement No. 07-26

Statement Date

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06/25/2026	Payment	300072A	PASCO COUNTY UTILITIES	Inv: 24674220-ACH	-6.06	-6.06	0.00
06/25/2026	Payment	300073A	PASCO COUNTY UTILITIES	Inv: 24674184-ACH	-276.74	-276.74	0.00
06/25/2026	Payment	300074A	PASCO COUNTY UTILITIES	Inv: 24674147-ACH	-5.05	-5.05	0.00
06/25/2026	Payment	300075A	PASCO COUNTY UTILITIES	Inv: 24672840-ACH	-32.32	-32.32	0.00
06/25/2026	Payment	300076A	PASCO COUNTY UTILITIES	Inv: 24672839-ACH	-554.49	-554.49	0.00
06/25/2026	Payment	300077A	PASCO COUNTY UTILITIES	Inv: 24672832-ACH	-36.36	-36.36	0.00
06/25/2026	Payment	300078A	PASCO COUNTY UTILITIES	Inv: 24672830-ACH	-29.29	-29.29	0.00
06/25/2026	Payment	300079A	PASCO COUNTY UTILITIES	Inv: 24675728-ACH	-500.02	-500.02	0.00
06/25/2026	Payment	300080A	PASCO COUNTY UTILITIES	Inv: 24675052-ACH	-2,783.56	-2,783.56	0.00
06/25/2026	Payment	300081A	PASCO COUNTY UTILITIES	Inv: 24675043-ACH	-391.88	-391.88	0.00
06/25/2026	Payment	300082A	PASCO COUNTY UTILITIES	Inv: 24674867-ACH	-10.10	-10.10	0.00
06/25/2026	Payment	300083A	PASCO COUNTY UTILITIES	Inv: 24674670-ACH	-22.22	-22.22	0.00
06/25/2026	Payment	300084A	PASCO COUNTY UTILITIES	Inv: 24674219-ACH	-5.05	-5.05	0.00
06/25/2026	Payment	300085A	PASCO COUNTY UTILITIES	Inv: 24674218-ACH	-857.49	-857.49	0.00
06/25/2026	Payment	300086A	PASCO COUNTY UTILITIES	Inv: 24674148-ACH	-23.23	-23.23	0.00
06/25/2026	Payment	300087A	PASCO COUNTY UTILITIES	Inv: 24673525-ACH	-43.43	-43.43	0.00
06/25/2026	Payment	300088A	PASCO COUNTY UTILITIES	Inv: 24673515-ACH	-7.07	-7.07	0.00
06/25/2026	Payment	300089A	PASCO COUNTY UTILITIES	Inv: 24673174-ACH	-12.12	-12.12	0.00
06/25/2026	Payment	300090A	PASCO COUNTY UTILITIES	Inv: 24672906-ACH	-226.24	-226.24	0.00
06/25/2026	Payment	300091A	PASCO COUNTY UTILITIES	Inv: 24672905-ACH	-2.02	-2.02	0.00
06/25/2026	Payment	300092A	PASCO COUNTY UTILITIES	Inv: 24674880-ACH	-96.96	-96.96	0.00
06/25/2026	Payment	300093A	PASCO COUNTY UTILITIES	Inv: 24674866-ACH	-25.25	-25.25	0.00
06/25/2026	Payment	300094A	PASCO COUNTY UTILITIES	Inv: 24674146-ACH	-267.65	-267.65	0.00
06/25/2026	Payment	300095A	PASCO COUNTY UTILITIES	Inv: 24673516-ACH	-133.32	-133.32	0.00
06/25/2026	Payment	300096A	PASCO COUNTY UTILITIES	Inv: 24673514-ACH	-169.68	-169.68	0.00
06/25/2026	Payment	300097A	PASCO COUNTY UTILITIES	Inv: 24673512-ACH	-53.53	-53.53	0.00
06/25/2026	Payment	300098A	PASCO COUNTY UTILITIES	Inv: 24673175-ACH	-15.15	-15.15	0.00
06/25/2026	Payment	300099A	PASCO COUNTY UTILITIES	Inv: 24672907-ACH	-12.12	-12.12	0.00
06/25/2026	Payment	300100	PASCO COUNTY UTILITIES	Inv: 24674145-ACH	-37.37	-37.37	0.00

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06/25/2026	Payment	300101	PASCO COUNTY UTILITIES	Inv: 24673520-ACH	-15.15	-15.15	0.00
06/25/2026	Payment	300102	PASCO COUNTY UTILITIES	Inv: 24673519-ACH	-42.42	-42.42	0.00
06/25/2026	Payment	300103	PASCO COUNTY UTILITIES	Inv: 24673518-ACH	-53.53	-53.53	0.00
06/25/2026	Payment	300104	PASCO COUNTY UTILITIES	Inv: 24673517-ACH	-149.48	-149.48	0.00
06/25/2026	Payment	300106	TECO-TAMPA ELECTRIC	Inv: 061526-89111-ACH	-37.72	-37.72	0.00
06/25/2026	Payment	300107	TECO-TAMPA ELECTRIC	Inv: 061526-16740-ACH	-29.77	-29.77	0.00
06/25/2026	Payment	300108	TECO-TAMPA ELECTRIC	Inv: 061526-89145-ACH	-28.80	-28.80	0.00
06/25/2026	Payment	300109	TECO-TAMPA ELECTRIC	Inv: 061526-66943-ACH	-75.07	-75.07	0.00
06/25/2026	Payment	300110	TECO-TAMPA ELECTRIC	Inv: 061526-87970-ACH	-26.21	-26.21	0.00
06/25/2026	Payment	300111	TECO-TAMPA ELECTRIC	Inv: 061526-27242-ACH	-30.91	-30.91	0.00
06/25/2026	Payment	300112	TECO-TAMPA ELECTRIC	Inv: 061526-97391-ACH	-33.02	-33.02	0.00
06/25/2026	Payment	300113	TECO-TAMPA ELECTRIC	Inv: 061526-35774-ACH	-35.29	-35.29	0.00
06/25/2026	Payment	300116	TECO-TAMPA ELECTRIC	Inv: 061526-47331-ACH	-30.91	-30.91	0.00
06/25/2026	Payment	300117	TECO-TAMPA ELECTRIC	Inv: 061526-18650-ACH	-85.77	-85.77	0.00
06/25/2026	Payment	300119	TECO-TAMPA ELECTRIC	Inv: 061526-58279-ACH	-114.17	-114.17	0.00
06/25/2026	Payment	300121	TECO-TAMPA ELECTRIC	Inv: 061526-37031-ACH	-37.08	-37.08	0.00
06/25/2026	Payment	300122	TECO-TAMPA ELECTRIC	Inv: 061526-56826-ACH	-30.73	-30.73	0.00
06/25/2026	Payment	300123	TECO-TAMPA ELECTRIC	Inv: 061526-17181-ACH	-36.58	-36.58	0.00
06/25/2026	Payment	300124	TECO-TAMPA ELECTRIC	Inv: 061526-97206-ACH	-29.13	-29.13	0.00
06/25/2026	Payment	300125	TECO-TAMPA ELECTRIC	Inv: 061526-56834-ACH	-81.56	-81.56	0.00
06/30/2026	Payment	300127	TECO-TAMPA ELECTRIC	Inv: 061926-30827-ACH	-2,838.56	-2,838.56	0.00
06/30/2026	Payment	300129	TECO-TAMPA ELECTRIC	Inv: 062526-18668-ACH	-22,325.74	-22,325.74	0.00
06/30/2026	Payment	300130	TECO-TAMPA ELECTRIC	Inv: 062526-93866-ACH	-746.99	-746.99	0.00
06/30/2026	Payment	300131	TECO-TAMPA ELECTRIC	Inv: 062526-40329-ACH	-946.20	-946.20	0.00
06/30/2026	Payment	300132	TECO-TAMPA ELECTRIC	Inv: 062526-40311-ACH	-1,244.98	-1,244.98	0.00
06/30/2026	Payment	300133	TECO-TAMPA ELECTRIC	Inv: 062526-44216-ACH	-7,064.64	-7,064.64	0.00
06/30/2026	Payment	300134	TECO-TAMPA ELECTRIC	Inv: 062526-04051-ACH	-1,296.82	-1,296.82	0.00
07/01/2026	Payment	300135	TECO-TAMPA ELECTRIC	Inv: 062526-79584-ACH	-1,545.39	-1,545.39	0.00
07/01/2026	Payment	300136	TECO-TAMPA ELECTRIC	Inv: 061526-2312-ACH	-29.61	-29.61	0.00

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Statement Date

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07/01/2026	Payment	300137	TECO-TAMPA ELECTRIC	Inv: 061526-8003-ACH	-25.08	-25.08	0.00
06/17/2026	Payment	300138	TECO-TAMPA ELECTRIC	Inv: 052726-79584-ACH-A	-1,545.39	-1,545.39	0.00
07/24/2026	Payment	1337	ANGIE GRUNWALD BUSINESS	Payment of Invoice 001725	-200.00	-200.00	0.00
07/24/2026	Payment	1338	OBSERVER	Payment of Invoice 001728	-253.75	-253.75	0.00
07/24/2026	Payment	1339	CARLOS DE LA OSSA	Payment of Invoice 001726	-200.00	-200.00	0.00
07/27/2026	Payment	1342	TECO-TAMPA ELECTRIC	Payment of Invoice 001731	-20.23	-20.23	0.00
Total Checks					-208,551.01	-208,551.01	0.00

Adjustments

Total Adjustments

Outstanding Checks

04/16/2026	Payment	DD159	TECO-TAMPA ELECTRIC	Payment of Invoice 001410			-834.13
05/22/2026	Payment	300006	TECO-TAMPA ELECTRIC	Inv: 051426-56826-ACH			-40.25
06/25/2026	Payment	300114	TECO-TAMPA ELECTRIC	Inv: 061526-39331-ACH			-24.26
06/25/2026	Payment	300115	TECO-TAMPA ELECTRIC	Inv: 061526-74120-ACH			-46.98
06/25/2026	Payment	300118	TECO-TAMPA ELECTRIC	Inv: 061526-84756-ACH			-36.43
06/25/2026	Payment	300120	TECO-TAMPA ELECTRIC	Inv: 061526-50245-ACH			-32.37
06/25/2026	Payment	300126	TECO-TAMPA ELECTRIC	Inv: 061526-25395-ACH			-30.11
07/24/2026	Payment	1340	NICHOLAS J. DISTER	Payment of Invoice 001727			-200.00
07/24/2026	Payment	1341	RYAN MOTKO	Payment of Invoice 001724			-200.00
07/23/2026	Payment	300140	TECO-TAMPA ELECTRIC	Inv: 071326-16468-ACH			-202.16
07/23/2026	Payment	300141	TECO-TAMPA ELECTRIC	Inv: 071526-58003ACH			-23.87
07/23/2026	Payment	300142	TECO-TAMPA ELECTRIC	Inv: 071526-92312-ACH			-27.45
07/23/2026	Payment	300143	TECO-TAMPA ELECTRIC	Inv: 071526-20351-ACH			-79.55
07/23/2026	Payment	300144	TECO-TAMPA ELECTRIC	Inv: 071526-35774-ACH			-32.81
07/23/2026	Payment	300145	TECO-TAMPA ELECTRIC	Inv: 071526-18650-ACH			-80.21
07/23/2026	Payment	300146	TECO-TAMPA ELECTRIC	Inv: 071526-16740-ACH			-27.94
07/23/2026	Payment	300147	TECO-TAMPA ELECTRIC	Inv: 071526-89145-ACH			-31.66
07/23/2026	Payment	300148	TECO-TAMPA ELECTRIC	Inv: 071526-25395-ACH			-2.26
07/23/2026	Payment	300149	PASCO COUNTY UTILITIES	Inv: 24809202-ACH			-63.99
07/24/2026	Payment	300150	PASCO COUNTY UTILITIES	Inv: 060926 24629517-ACH			-5,584.55

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Statement Date

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07/23/2026	Payment	300151	TECO-TAMPA ELECTRIC	Inv: 071526-19269-ACH	-143.73
07/23/2026	Payment	300152	TECO-TAMPA ELECTRIC	Inv: 071526-97206-ACH	-28.10
07/23/2026	Payment	300153	TECO-TAMPA ELECTRIC	Inv: 071526-17181-ACH	-32.00
07/23/2026	Payment	300154	TECO-TAMPA ELECTRIC	Inv: 071526-89111-ACH	-34.76
07/23/2026	Payment	300155	TECO-TAMPA ELECTRIC	Inv: 071526-84756-ACH	-26.87
07/23/2026	Payment	300156	TECO-TAMPA ELECTRIC	Inv: 071526-37031-ACH	-32.64
07/23/2026	Payment	300157	TECO-TAMPA ELECTRIC	Inv: 071526-97391-ACH	-30.70
07/23/2026	Payment	300158	TECO-TAMPA ELECTRIC	Inv: 071526-56826-ACH	-40.43
07/23/2026	Payment	300159	TECO-TAMPA ELECTRIC	Inv: 071526-74120-ACH	-35.32
07/23/2026	Payment	300160	TECO-TAMPA ELECTRIC	Inv: 071526-87970-ACH	-23.23
07/23/2026	Payment	300161	TECO-TAMPA ELECTRIC	Inv: 071526-66943-ACH	-67.38
07/23/2026	Payment	300162	TECO-TAMPA ELECTRIC	Inv: 071526-56834-ACH	-72.41
07/23/2026	Payment	300163	TECO-TAMPA ELECTRIC	Inv: 071526-47331-ACH	-28.76
07/23/2026	Payment	300164	TECO-TAMPA ELECTRIC	Inv: 071526-58279-ACH	-111.53
07/23/2026	Payment	300165	TECO-TAMPA ELECTRIC	Inv: 071526-27242-ACH	-28.76
07/28/2026	Payment	300166	PASCO COUNTY UTILITIES	Inv: 24809210-ACH	-6,267.83
07/27/2026	Payment	300167	PASCO COUNTY UTILITIES	Inv: 24849326-ACH	-273.71
07/27/2026	Payment	300168	PASCO COUNTY UTILITIES	Inv: 24848637-ACH	-2.02
07/27/2026	Payment	300169	PASCO COUNTY UTILITIES	Inv: 24849258-ACH	-984.75
07/27/2026	Payment	300170	PASCO COUNTY UTILITIES	Inv: 24849254-ACH	-35.35
07/27/2026	Payment	300171	PASCO COUNTY UTILITIES	Inv: 24849255-ACH	-1,168.57
07/27/2026	Payment	300172	PASCO COUNTY UTILITIES	Inv: 24849257-ACH	-654.48
07/27/2026	Payment	300173	PASCO COUNTY UTILITIES	Inv: 24849294-ACH	-925.16
07/27/2026	Payment	300174	PASCO COUNTY UTILITIES	Inv: 24849328-ACH	-8.08
07/27/2026	Payment	300175	PASCO COUNTY UTILITIES	Inv: 24849329-ACH	-2.02
07/27/2026	Payment	300176	PASCO COUNTY UTILITIES	Inv: 24848287-ACH	-16.16
07/27/2026	Payment	300177	PASCO COUNTY UTILITIES	Inv: 24848625-ACH	-101.00
07/27/2026	Payment	300178	PASCO COUNTY UTILITIES	Inv: 24848626-ACH	-224.22
07/27/2026	Payment	300179	PASCO COUNTY UTILITIES	Inv: 24848017-ACH	-11.11

Bank Account Statement

Two Rivers West CDD

Wednesday, August 5, 2026

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Bank Account No. 8906

Statement No. 07-26

Statement Date

07/31/2026

07/27/2026	Payment	300180	PASCO COUNTY UTILITIES	Inv: 24848286-ACH	-12.12
07/27/2026	Payment	300181	PASCO COUNTY UTILITIES	Inv: 24849497-ACH	-50.50
07/27/2026	Payment	300183	PASCO COUNTY UTILITIES	Inv: 24849779-ACH	-18.18
07/27/2026	Payment	300190	PASCO COUNTY UTILITIES	Inv: 24849973-ACH	-16.16
07/27/2026	Payment	300191	PASCO COUNTY UTILITIES	Inv: 24849974-ACH	-20.20
07/27/2026	Payment	300192	PASCO COUNTY UTILITIES	Inv: 24849987-ACH	-188.87
07/27/2026	Payment	300193	PASCO COUNTY UTILITIES	Inv: 24850148-ACH	-527.22
07/27/2026	Payment	300194	PASCO COUNTY UTILITIES	Inv: 24850157-ACH	-1,292.80
07/27/2026	Payment	300195	PASCO COUNTY UTILITIES	Inv: 24850839-ACH	-493.89
07/27/2026	Payment	300201	TECO-TAMPA ELECTRIC	Inv: 072126-30827-ACH	-2,838.56
07/27/2026	Payment	300182	PASCO COUNTY UTILITIES	Inv: 24849501-ACH	-297.95
07/27/2026	Payment	300184	PASCO COUNTY UTILITIES	Inv: 24848629-ACH	-285.83
07/27/2026	Payment	300185	PASCO COUNTY UTILITIES	Inv: 24848630-ACH	-52.52
07/27/2026	Payment	300186	PASCO COUNTY UTILITIES	Inv: 24848631-ACH	-106.05
07/27/2026	Payment	300187	PASCO COUNTY UTILITIES	Inv: 24848632-ACH	-66.66
07/27/2026	Payment	300188	PASCO COUNTY UTILITIES	Inv: 24848628-ACH	-13.13
07/27/2026	Payment	300189	PASCO COUNTY UTILITIES	Inv: 24848627-ACH	-844.36
07/27/2026	Payment	300196	PASCO COUNTY UTILITIES	Inv: 24848014-ACH	-9.09
07/27/2026	Payment	300197	PASCO COUNTY UTILITIES	Inv: 24847942-ACH	-33.33
07/27/2026	Payment	300198	PASCO COUNTY UTILITIES	Inv: 24847944-ACH	-59.59
07/27/2026	Payment	300199	PASCO COUNTY UTILITIES	Inv: 24847949-ACH	-715.08
07/27/2026	Payment	300200	PASCO COUNTY UTILITIES	Inv: 24847951-ACH	-291.89
07/29/2026	Payment	1343	AUSTIN BERNIS	Payment of Invoice 001730	-200.00
07/29/2026	Payment	1344	BUSINESS OBSERVER	Payment of Invoice 001745	-67.81
07/29/2026	Payment	1345	PASCO COUNTY UTILITIES	Payment of Invoice 001762	-639.33
07/29/2026	Payment	1346	PASCO COUNTY UTILITIES	Payment of Invoice 001763	-11.00
07/29/2026	Payment	1347	PASCO COUNTY UTILITIES	Payment of Invoice 001801	-37.13
07/29/2026	Payment	1348	U.S. BANK	Payment of Invoice 001705	-4,256.13
07/27/2026	Payment	300202	PASCO COUNTY UTILITIES	Inv: 24848015-ACH	-318.15
07/31/2026	Payment	300203	TECO-TAMPA ELECTRIC	Inv: 072726-93866-ACH	-746.99

Bank Account Statement

Two Rivers West CDD

Wednesday, August 5, 2026

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Bank Account No. 8906

Statement No. 07-26

Statement Date

07/31/2026

07/31/2026	Payment	300204	TECO-TAMPA ELECTRIC	Inv: 072726-40329-ACH	-946.20
07/31/2026	Payment	300205	TECO-TAMPA ELECTRIC	Inv: 072726-44216-ACH	-7,064.64
07/31/2026	Payment	300206	TECO-TAMPA ELECTRIC	Inv: 072726-04051-ACH	-2,091.58
07/31/2026	Payment	300207	TECO-TAMPA ELECTRIC	Inv: 072726-18668-ACH	-22,325.74
07/31/2026	Payment	300208	TECO-TAMPA ELECTRIC	Inv: 072726-40311-ACH	-1,244.98
Total Outstanding Checks					-67,195.72

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1336	07/15/26	TECO-TAMPA ELECTRIC	221009678352-062926	SERVICE 06/10/26 - 06/28/26	Utility - Electric	543041-53150	\$18.60
001	1337	07/24/26	ANGIE GRUNWALD	AG-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1338	07/24/26	BUSINESS OBSERVER	26-01674P	Legal Advertising #26-01674P - Notice of Public Hearing	Legal Advertising	548002-51301	\$253.75
001	1339	07/24/26	CARLOS DE LA OSSA	CO-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1340	07/24/26	NICHOLAS J. DISTER	ND-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1341	07/24/26	RYAN MOTKO	RM-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1342	07/27/26	TECO-TAMPA ELECTRIC	071526-81042-ACH	36474 Colston Avenue 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$20.23
001	1343	07/29/26	AUSTIN BERNIS	AB-072126	BOARD 07/21/2026	Supervisor Fees	511100-51301	\$200.00
001	1344	07/29/26	BUSINESS OBSERVER	26-01753P	Legal Advertising #26-01753P - Notice of Public Hearing	Legal Advertising	548002-51301	\$67.81
001	1345	07/29/26	PASCO COUNTY UTILITIES	24848403	Shorthorn Drive and Two Rivers Boulevard Reclaim #2 06/04/26-07/06/26	Water/Waste	543021-53150	\$639.33
001	1346	07/29/26	PASCO COUNTY UTILITIES	24849500	35518 Lowery Trail Pump Station 06/04/26-07/06/26	Water/Waste	543021-53150	\$11.00
001	1347	07/29/26	PASCO COUNTY UTILITIES	24913857 - CK	SERVICE 07/06/26 - 07/27/26	Utility - Water	543018-53150	\$37.13
001	1348	07/29/26	U.S. BANK	8227749	Trustee Fees S2024 06/01/2026-05/31/2027	Trustees Fees	531045-51301	\$1,418.71
001	1348	07/29/26	U.S. BANK	8227749	Trustee Fees S2024 06/01/2026-05/31/2027	Prepaid Items	155000	\$2,837.42
001	300135	07/01/26	TECO-TAMPA ELECTRIC	062526-79584-ACH	Colston Rd/Two Rivers Blvd - Streetlights - 05/21/26-06/19/26	Electric Utility Services	543006-53150	\$1,545.39
001	300136	07/01/26	TECO-TAMPA ELECTRIC	061526-2312-ACH	1841 Arching Br 05/09/26-06/09/26	Electric Utility Services	543006-53150	\$29.61
001	300137	07/01/26	TECO-TAMPA ELECTRIC	061526-8003-ACH	35037 Big Hawk Dr. B 05/09/26-06/09/26	Electric Utility Services	543006-53150	\$25.08
001	300140	07/23/26	TECO-TAMPA ELECTRIC	071326-16468-ACH	2762 Wise River Lane, Entry 06/06/26-07/07/26	Electric Utility Services	543006-53150	\$202.16
001	300141	07/23/26	TECO-TAMPA ELECTRIC	071526-58003ACH	35037 Big Hawk Drive B 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$23.87
001	300142	07/23/26	TECO-TAMPA ELECTRIC	071526-92312-ACH	1841 Arching Drive 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$27.45
001	300143	07/23/26	TECO-TAMPA ELECTRIC	071526-20351-ACH	1910 Webbstone Way, Gate 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$79.55
001	300144	07/23/26	TECO-TAMPA ELECTRIC	071526-35774-ACH	2483 Suttonset Trail 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$32.81
001	300145	07/23/26	TECO-TAMPA ELECTRIC	071526-18650-ACH	2137 Wise River Lane, Entry 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$80.21
001	300146	07/23/26	TECO-TAMPA ELECTRIC	071526-16740-ACH	36312 Colston Avenue 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$27.94
001	300147	07/23/26	TECO-TAMPA ELECTRIC	071526-89145-ACH	1756 Valier Point 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$31.66
001	300148	07/23/26	TECO-TAMPA ELECTRIC	071526-25395-ACH	2429 Wise River Lane 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$2.26
001	300149	07/23/26	PASCO COUNTY UTILITIES	24809202-ACH	2772 Wise River Lane 05/26/26-06/25/26	Water/Waste	543021-53150	\$63.99
001	300150	07/24/26	PASCO COUNTY UTILITIES	060926 24629517-ACH	0 State Road 56 & Two Rivers Hydrant Boulevard 04/27/26-05/26/26	Water/Waste	543021-53150	\$5,584.55
001	300151	07/23/26	TECO-TAMPA ELECTRIC	071526-19269-ACH	1552 Two Rivers Boulevard 06/29/26-07/09/26	Electric Utility Services	543006-53150	\$143.73
001	300152	07/23/26	TECO-TAMPA ELECTRIC	071526-97206-ACH	1861 Drummond Point, Mail Kiosk 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$28.10
001	300153	07/23/26	TECO-TAMPA ELECTRIC	071526-17181-ACH	2306 Morris Bridge Road 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$32.00
001	300154	07/23/26	TECO-TAMPA ELECTRIC	071526-89111-ACH	35889 Stableton Lane 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$34.76
001	300155	07/23/26	TECO-TAMPA ELECTRIC	071526-84756-ACH	35644 Big Hawk Drive, MP 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$26.87
001	300156	07/23/26	TECO-TAMPA ELECTRIC	071526-37031-ACH	34583 Rangewood Drive 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$32.64
001	300157	07/23/26	TECO-TAMPA ELECTRIC	071526-97391-ACH	2047 Two Rivers Boulevard 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$30.70
001	300158	07/23/26	TECO-TAMPA ELECTRIC	071526-56826-ACH	2113 N. Drummond Point 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$40.43
001	300159	07/23/26	TECO-TAMPA ELECTRIC	071526-74120-ACH	1745 Fallon Pass 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$35.32
001	300160	07/23/26	TECO-TAMPA ELECTRIC	071526-87970-ACH	1664 N. Morris Bridge Road 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$23.23
001	300161	07/23/26	TECO-TAMPA ELECTRIC	071526-66943-ACH	1828 Trailhead Lane 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$67.38
001	300162	07/23/26	TECO-TAMPA ELECTRIC	071526-56834-ACH	35037 Big Hawk Drive 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$72.41
001	300163	07/23/26	TECO-TAMPA ELECTRIC	071526-47331-ACH	34706 Colston Avenue 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$28.76
001	300164	07/23/26	TECO-TAMPA ELECTRIC	071526-58279-ACH	34707 Shorthorn Drive 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$111.53
001	300165	07/23/26	TECO-TAMPA ELECTRIC	071526-27242-ACH	1900 Alcove Place 06/10/26-07/09/26	Electric Utility Services	543006-53150	\$28.76
001	300166	07/28/26	PASCO COUNTY UTILITIES	24809210-ACH	0 State Road 56 & Two Rivers Hydrant Boulevard 05/26/26-06/25/26	Water/Waste	543021-53150	\$6,267.83
001	300167	07/27/26	PASCO COUNTY UTILITIES	24849326-ACH	1871 Trailhead Lane 2 Inch Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$273.71
001	300168	07/27/26	PASCO COUNTY UTILITIES	24848637-ACH	35888 Stableton Lane 2 Inch Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$2.02
001	300169	07/27/26	PASCO COUNTY UTILITIES	24849258-ACH	34584 Shorthorn Drive - RM-E Reclaim 1-1/2 Inch 06/04/26-07/06/26	Water/Waste	543021-53150	\$984.75
001	300170	07/27/26	PASCO COUNTY UTILITIES	24849254-ACH	1539 Roarke Trail RM-F 1-Inch Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$35.35
001	300171	07/27/26	PASCO COUNTY UTILITIES	24849255-ACH	34592 Shorthorn Drive -RM-A 2 Inch Meter 06/04/26-07/06/26	Water/Waste	543021-53150	\$1,168.57
001	300172	07/27/26	PASCO COUNTY UTILITIES	24849257-ACH	34583 Shorthorn - RM-D 2 Inch Driver 06/04/26-07/06/26	Water/Waste	543021-53150	\$654.48
001	300173	07/27/26	PASCO COUNTY UTILITIES	24849294-ACH	35094 Blaine Pass -RM-G Reclaim-1.5 Inch 06/04/26-07/06/26	Water/Waste	543021-53150	\$925.16
001	300174	07/27/26	PASCO COUNTY UTILITIES	24849328-ACH	1828 Trailhead Lane Reclaim Meter 1 Inch 06/04/26-07/06/26	Water/Waste	543021-53150	\$8.08
001	300175	07/27/26	PASCO COUNTY UTILITIES	24849329-ACH	Emberview Driver & Trailhead Lane Reclaim Meter 1.5 06/04/26-07/06/26	Water/Waste	543021-53150	\$2.02
001	300176	07/27/26	PASCO COUNTY UTILITIES	24848287-ACH	35183 Colstrip Trail Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$16.16
001	300177	07/27/26	PASCO COUNTY UTILITIES	24848625-ACH	35017 Big Hawk Drive 1.5 Inch Reclaim RM-I 06/04/26-07/06/26	Water/Waste	543021-53150	\$101.00
001	300178	07/27/26	PASCO COUNTY UTILITIES	24848626-ACH	1841 Arching Branch RM-C-1.5 Inch Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$224.22
001	300179	07/27/26	PASCO COUNTY UTILITIES	24848017-ACH	0 Bright Moon Trail 1 Inch Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$11.11
001	300180	07/27/26	PASCO COUNTY UTILITIES	24848286-ACH	Colstrip Trail Reclaim Meter E 06/04/26-07/06/26	Water/Waste	543021-53150	\$12.12
001	300181	07/27/26	PASCO COUNTY UTILITIES	24849497-ACH	Dalewood Point Reclaim-Common Area 06/04/26-07/06/26	Water/Waste	543021-53150	\$50.50
001	300182	07/27/26	PASCO COUNTY UTILITIES	24849501-ACH	Lowery Trail Reclaim 2 - Common Area 06/04/26-07/06/26	Water/Waste	543021-53150	\$297.95
001	300183	07/27/26	PASCO COUNTY UTILITIES	24849779-ACH	2023 Drummond Point 1 Inch Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$18.18
001	300184	07/27/26	PASCO COUNTY UTILITIES	24848629-ACH	2281 Two Rivers Boulevard 06/04/26-07/06/26	Water/Waste	543021-53150	\$285.83
001	300185	07/27/26	PASCO COUNTY UTILITIES	24848630-ACH	34492 Colston Avenue 2 Inch Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$52.52
001	300186	07/27/26	PASCO COUNTY UTILITIES	24848631-ACH	2124 Wise River Lane 2 Inch Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$106.05

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300187	07/27/26	PASCO COUNTY UTILITIES	24848632-ACH	34501 Colston Avenue 06/04/26-07/06/26	Water/Waste	543021-53150	\$66.66
001	300188	07/27/26	PASCO COUNTY UTILITIES	24848628-ACH	35039 Big Hawk Drive 1 Inch Reclaim RM-A 06/04/26-07/06/26	Water/Waste	543021-53150	\$13.13
001	300189	07/27/26	PASCO COUNTY UTILITIES	24848627-ACH	2221 Two Rivers Boulevard 06/04/26-07/06/26	Water/Waste	543021-53150	\$844.36
001	300190	07/27/26	PASCO COUNTY UTILITIES	24849973-ACH	1508 Suttonset Trail 1 Inch Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$16.16
001	300191	07/27/26	PASCO COUNTY UTILITIES	24849974-ACH	1873 Drummond Point Point 1 Inch Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$20.20
001	300192	07/27/26	PASCO COUNTY UTILITIES	24849987-ACH	36442 Hillridge Trail POC 'E' 06/04/26-07/06/26	Water/Waste	543021-53150	\$188.87
001	300193	07/27/26	PASCO COUNTY UTILITIES	24850148-ACH	34153 Grande Dominion Drive 06/04/26-07/06/26	Water/Waste	543021-53150	\$527.22
001	300194	07/27/26	PASCO COUNTY UTILITIES	24850157-ACH	1912 Two Rivers Boulevard 06/04/26-07/06/26	Water/Waste	543021-53150	\$1,292.80
001	300195	07/27/26	PASCO COUNTY UTILITIES	24850839-ACH	36730 Colston Avenue 06/04/26-07/06/26	Water/Waste	543021-53150	\$493.89
001	300196	07/27/26	PASCO COUNTY UTILITIES	24848014-ACH	1659 Drummond Point Reclaim Meter 1-1 Inch 06/04/26-07/06/26	Water/Waste	543021-53150	\$9.09
001	300197	07/27/26	PASCO COUNTY UTILITIES	24847942-ACH	2396 Wise River Lane Reclaim 1.5 Inch-1 06/04/26-07/06/26	Water/Waste	543021-53150	\$33.33
001	300198	07/27/26	PASCO COUNTY UTILITIES	24847944-ACH	2707 Wise River Lane Reclaim 2 Inch 1 06/04/26-07/06/26	Water/Waste	543021-53150	\$59.59
001	300199	07/27/26	PASCO COUNTY UTILITIES	24847949-ACH	Two Rivers & Big Hawk 06/04/26-07/06/26	Water/Waste	543021-53150	\$715.08
001	300200	07/27/26	PASCO COUNTY UTILITIES	24847951-ACH	Drummond and Colston 06/04/26-07/06/26	Water/Waste	543021-53150	\$291.89
001	300201	07/27/26	TECO-TAMPA ELECTRIC	072126-30827-ACH	Colston Avenue/Trailhead Lane, TwoRvrPhD4 - Lighting - 06/16/26-07/15/26	Electric Utility Services	543006-53150	\$2,838.56
001	300202	07/27/26	PASCO COUNTY UTILITIES	24848015-ACH	34496 Colston Avenue 2 Inch Reclaim 06/04/26-07/06/26	Water/Waste	543021-53150	\$318.15
001	300203	07/31/26	TECO-TAMPA ELECTRIC	072726-93866-ACH	Two Rivers West Ph D9 Streetlights 06/20/26-07/21/26	Electric Utility Services	543006-53150	\$746.99
001	300204	07/31/26	TECO-TAMPA ELECTRIC	072726-40329-ACH	Two Rivers West Ph D10 Streetlights 06/20/26-07/21/26	Electric Utility Services	543006-53150	\$946.20
001	300205	07/31/26	TECO-TAMPA ELECTRIC	072726-44216-ACH	Two Rivers West Roadway PH4-PH5 Streetlights 06/20/26-07/21/26	Electric Utility Services	543006-53150	\$7,064.64
001	300206	07/31/26	TECO-TAMPA ELECTRIC	072726-04051-ACH	Two Rivers West Ph D11 Streetlights 06/20/26-07/21/26	Electric Utility Services	543006-53150	\$2,091.58
001	300207	07/31/26	TECO-TAMPA ELECTRIC	072726-18668-ACH	Wise River Lane Streetlights 06/20/26-07/21/26	Electric Utility Services	543006-53150	\$22,325.74
001	300208	07/31/26	TECO-TAMPA ELECTRIC	072726-40311-ACH	Two Rivers West Ph D6 Streetlights 06/20/26-07/21/26	Electric Utility Services	543006-53150	\$1,244.98
Fund Total								\$68,443.85

Total Checks Paid	\$68,443.85
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Prepared by and return to:
Kathryn "KC" Hopkinson, Esq.
Straley Robin Vericker P.A.
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 31-26-21-0130-02500-0100

Easement Encroachment Agreement

19 This Easement Encroachment Agreement (this "Agreement") is entered into as of July, 2026 (the "Effective Date"), between the **Two Rivers West Community Development District** (the "District") whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Scott C Williams and Hillary Beth Williams** (collectively, the "Landowner"), whose mailing address is 1966 DRUMMOND POINT, Zephyrhills, Florida 33541.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 10, Block 25, TWO RIVERS PARCEL B3 (the "Property"), a subdivision according to the plat thereof recorded at Plat Book 95, Pages 74- (the "Plat"), of the Public Records of Pasco County, Florida (the "Plat"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Easement.** The District has a 12.5' Drainage & Access Easement (the "Easement") on the North edge of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a privacy fence around the back perimeter of the Property (the "Improvements"). The Improvements may only encroachment into the Easement by a total of seven and one half (7.5) feet.
3. **Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables
4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or

interfere with drainage facilities or other facilities, structures or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine cleaning and pressure washing of the portion of the District's boundary wall which falls between the Improvements. The Landowner shall allow the District access to the portion of the boundary wall which falls between the Improvements for the purposes of repainting or repairing the boundary wall.

5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect until terminated by either party.
 - b. Either party may terminate this Agreement for any reason with seven (7) days written notice. Notwithstanding the foregoing, the District may remove the Improvements and any other encroachments immediately in the event of an emergency situation, and the District shall have no obligation to repair or restore the Improvements.
 - c. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
 - d. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses incurred by the District.
7. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Pasco County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.
8. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

11. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments.** This Agreement may only be amended in writing by the parties.
14. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties 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.
16. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[SIGNATURES TO FOLLOW]

Witnesses:

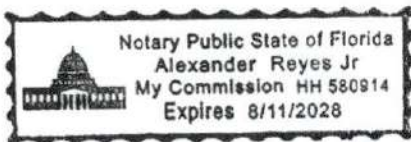
(1) Leigh Ann Haisel
Print Name: Leigh Ann Haisel
Address: 1943 Drummond Pt
Zephyrhills FL 33541

Scott C Williams
Name: Scott C Williams
Title: Landowner

(2) Ryan Haisel
Print Name: Ryan Haisel
Address: 1943 Drummond Pt
Zephyrhills FL 33541

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on July
19, 2026, by Scott C Williams, the Landowner, who [] is personally known to me or [x] has
produced FL Driver License (type of identification) as identification.



[Signature]
Notary Public Signature

Notary Stamp

Witnesses:

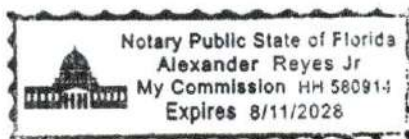
(1) Leigh Ann Haisel
Print Name: Leigh Ann Haisel
Address: 1943 Drummond Pt
Zephyrhills FL 33541

Hillary Beth Williams
Name: Hillary Beth Williams
Title: Landowner

(2) Ryan Haisel
Print Name: Ryan Haisel
Address: 1943 Drummond Pt
Zephyrhills FL 33541

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on July
19, 2026, by Hillary Beth Williams, the Landowner, who [] is personally known to me or [x]
has produced FL Driver License (type of identification) as identification.



[Signature]
Notary Public Signature

Notary Stamp

Witnesses:

Brittany Carpio
Print Name: Brittany Carpio
Address: 2005 Pan Am Circle
Tampa FL 33607

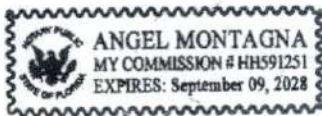
Angie Grunwald
Print Name: Angie Grunwald
Address: 111 S Armenia Ave
Tampa FL 33609

**Two Rivers West
Community Development District**

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

STATE OF FLORIDA
COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of physical presence on August 6, 2026, by CARLOS DE LA OSSA, as Chair of the Board of Supervisors of the Two Rivers West Community Development District, on behalf of the District, who [] is personally known to me or [☒] has produced _____ (type of identification) as identification.



Angel Montagna
Notary Public Signature

Notary Stamp



Two Rivers West CDD

Field Inspection Report - August - 2026

Monday, August 3, 2026

Prepared For Board of Supervisors

11 Items Identified

Paul Young

District Field Inspector

Green – Indicates Item is in progress or completed.

Orange - Indicates Item is scheduled.

Red - Indicates Item has not been addressed by vendor.

Item 1 - Hammock D1

Immediate

Due By: Monday, August 3, 2026

Assigned To: Down 2 Earth

Item Completed: Yes

Hammock Community Landscape Enhancements:

* Plant replacements have been completed throughout the Hammock community.

* Down To Earth installed new plant material in all locations where previously declined plants had been removed.

Photo Documentation:

* Photos 1–3: Before photos showing the locations marked with flags for plant replacement.

* Photos 4–6: Installation and completion photos documenting the newly installed plant material.

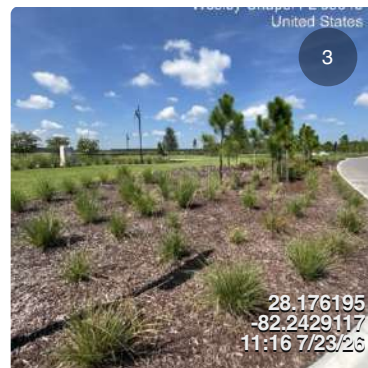
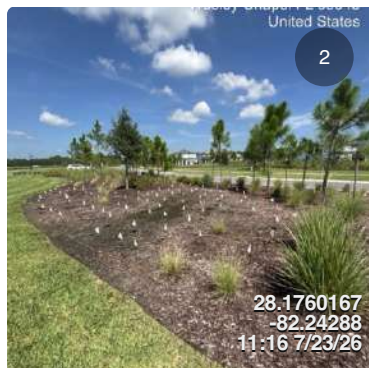
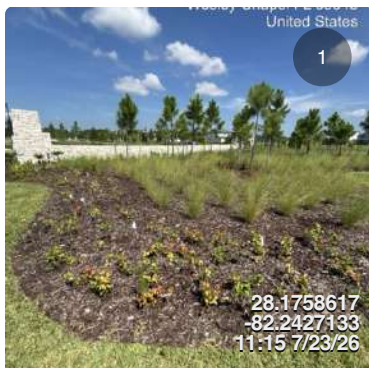
Mulch & Landscape Appearance:

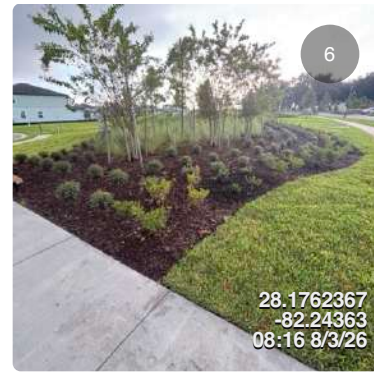
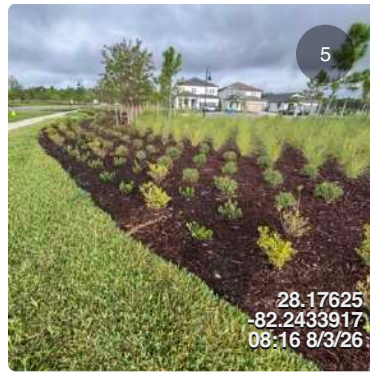
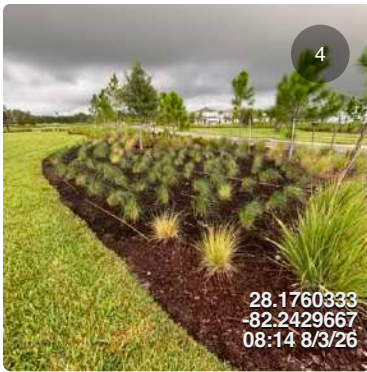
* Fresh mulch was applied throughout the repaired landscape beds to enhance the overall appearance and provide a clean, finished look.

Establishment & Irrigation:

* Irrigation will be closely monitored to ensure successful establishment of the new plant material.

* Isolated hand watering will be utilized as needed to promote healthy root development while preventing overwatering of the surrounding established landscape.





Item 2 - Shorthorn Drive

Immediate

Due By: Monday, August 3, 2026

Assigned To: Down 2 Earth

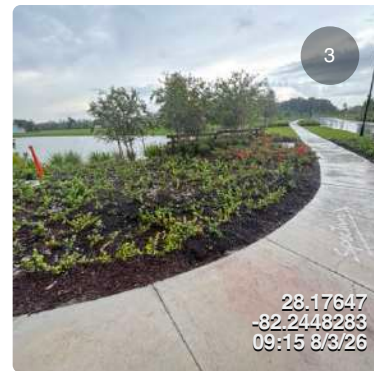
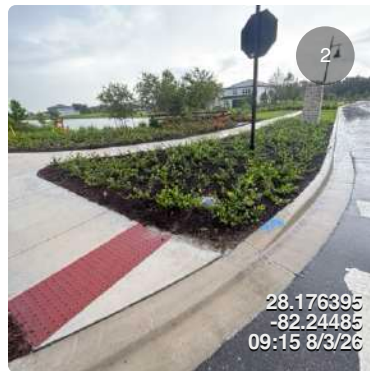
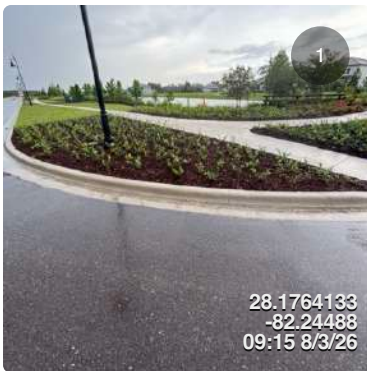
Item Completed: Yes

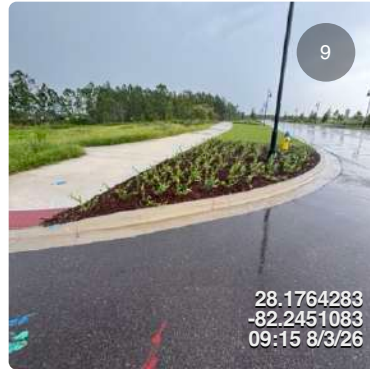
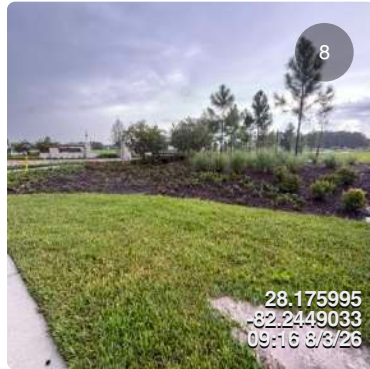
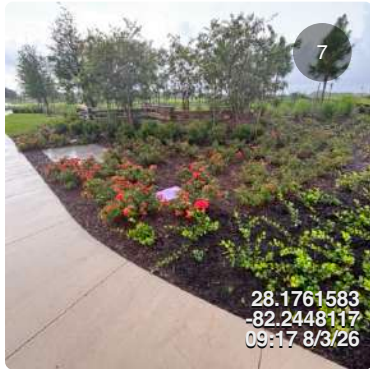
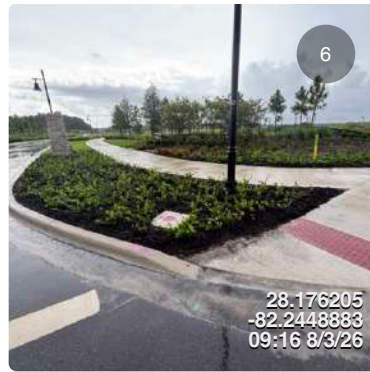
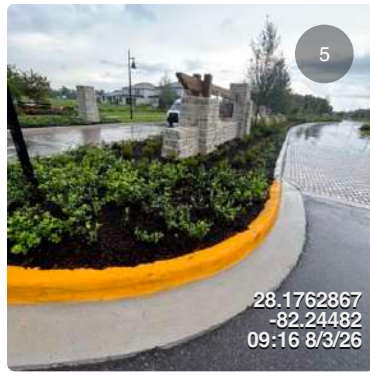
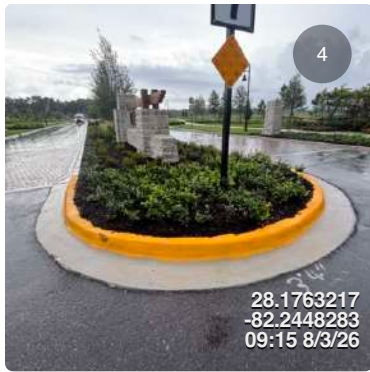
Hammock Community Entrance:

* The entrance into the Hammock community has been refreshed with newly installed replacement plant material.

* Fresh mulch has been applied, enhancing the overall plant palette and creating a clean, vibrant, and welcoming appearance.

* Continue to monitor the new plant material and irrigation to ensure successful establishment and long-term health.





Item 3 - Morris Bridge

Immediate

Due By: Monday, August 3, 2026

Assigned To: Juniper Landscaping

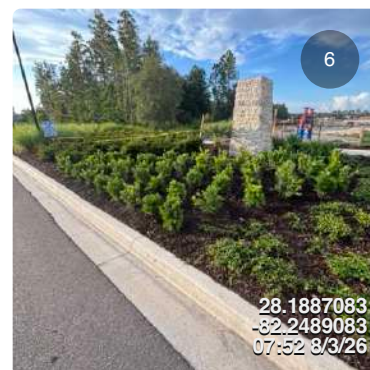
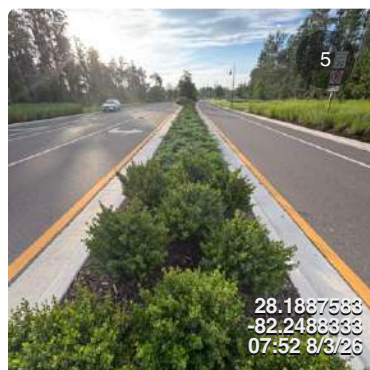
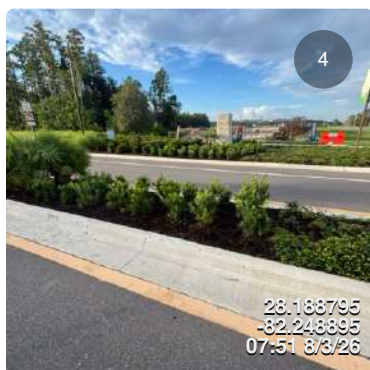
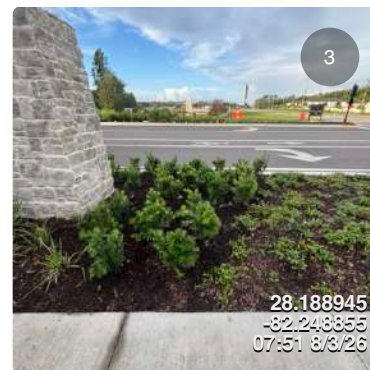
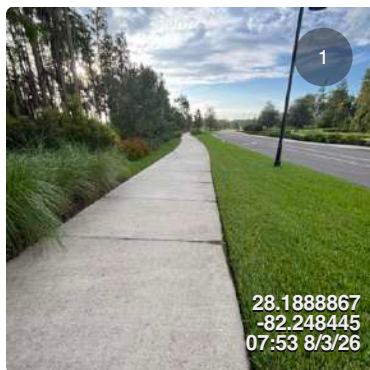
Item Completed: Yes

Project Scheduling:

* Due to project time constraints and inspection protocol, Coastal was given the opportunity to submit an estimate, which was subsequently approved.

Contractor Selection:

* Coastal's immediate scheduling availability better aligned with the required project completion timeline, allowing the work to proceed within the established deadlines.



Item 4 - Shortgrass

Immediate

Due By: Monday, August 3, 2026

Assigned To: Juniper Landscaping

Item Completed: Yes

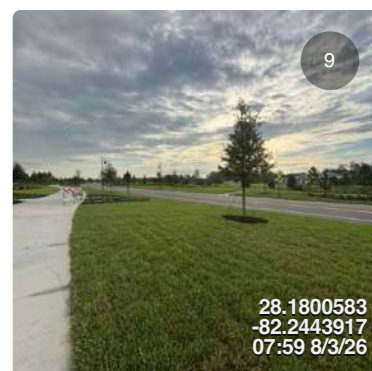
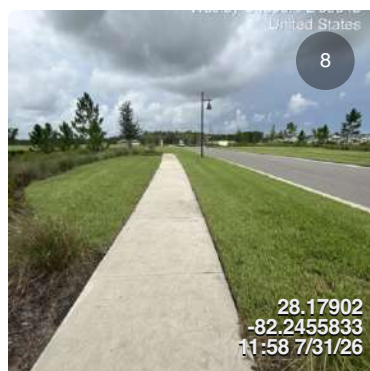
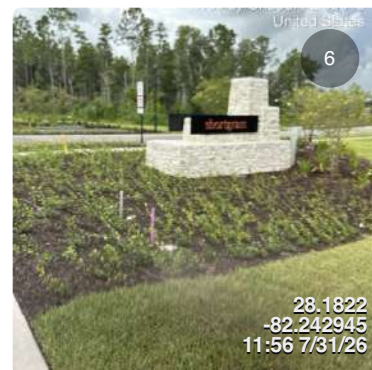
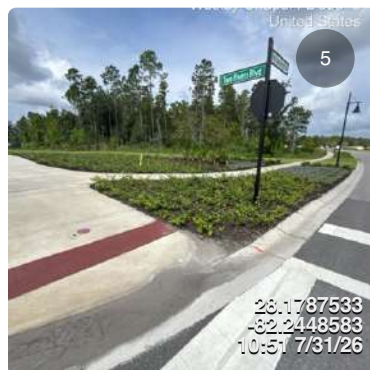
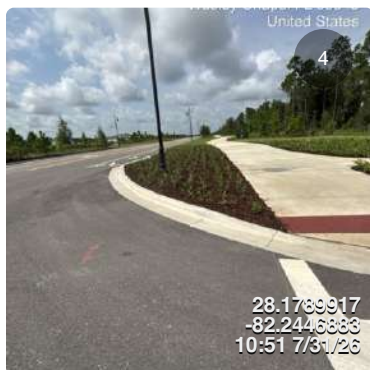
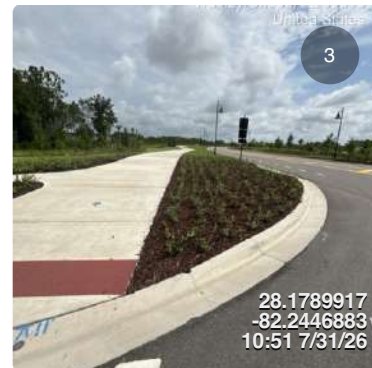
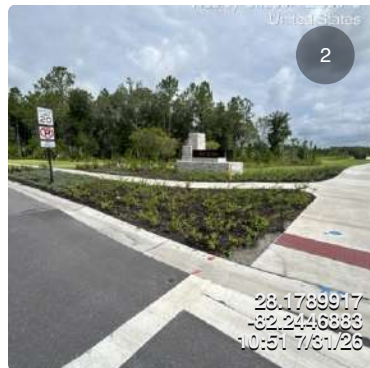
Landscape Maintenance:

* Juniper has completed all scheduled services in accordance with the approved scope of work.

* Sod maintenance, mowing, and edging are well maintained and meet community standards.

Vendor Coordination:

- * Landscape maintenance responsibilities are shared between two vendors, and the property is being serviced in a coordinated and balanced manner.
- * The overall landscape appearance reflects consistent maintenance and effective coordination between both contractors.
- * Oversight:
- * InfraMark will continue to closely monitor both service areas to ensure maintenance remains consistent, balanced, and in accordance with community expectations.



Item 5 - Two Rivers Blvd

Due By: Monday, August 3, 2026

Immediate

Assigned To: Juniper Landscaping

Item Completed: Yes

Dog Park Maintenance:

* Juniper completed scheduled maintenance within the dog park; however, the sod remains heavily saturated, and the surrounding landscape beds continue to hold standing water.

Drainage Improvements:

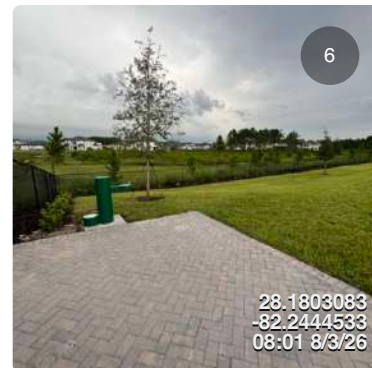
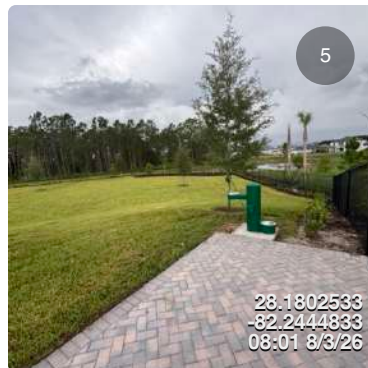
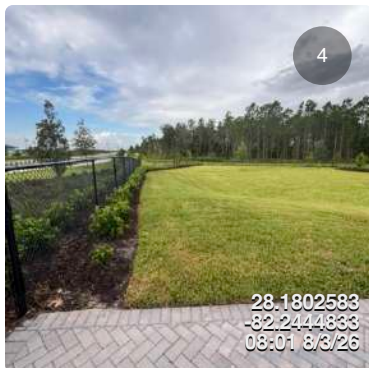
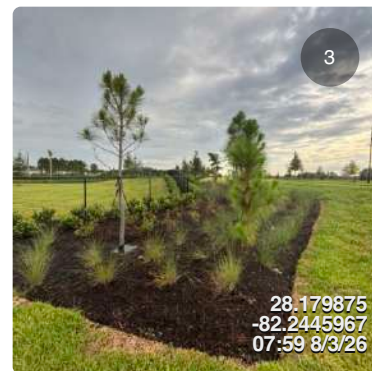
* A request has been submitted to Juniper for an estimate to install additional drainage improvements to alleviate standing water and improve site conditions.

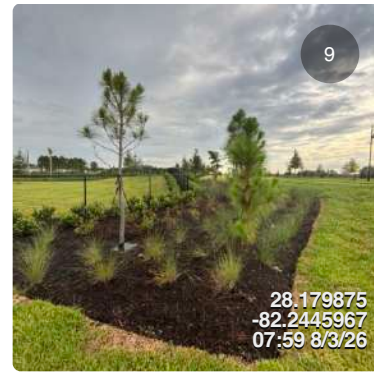
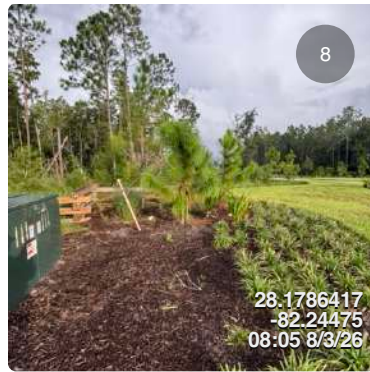
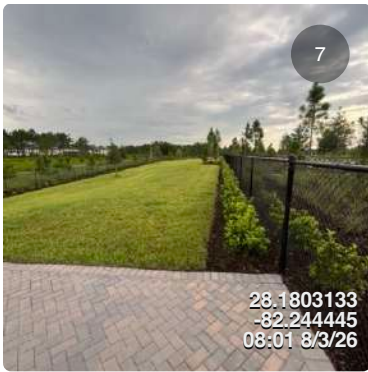
Tree Stabilization:

* Multiple trees have been supported due to excessive soil saturation.

* The saturated conditions have prevented the root systems from fully establishing, making temporary support necessary until the trees become stable.

* Continue monitoring soil moisture and tree stability to ensure successful establishment and long-term health.





Item 6 - Ryals Field

Immediate

Due By: Monday, August 3, 2026

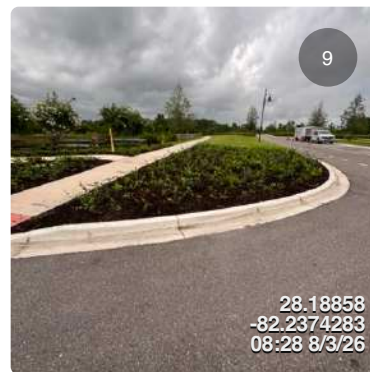
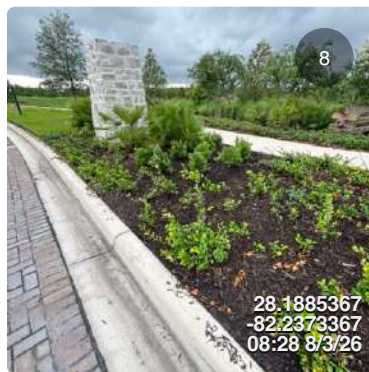
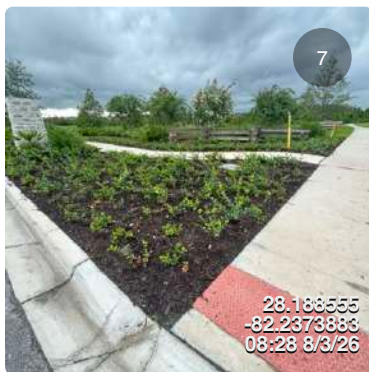
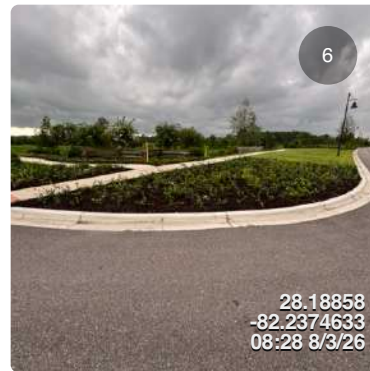
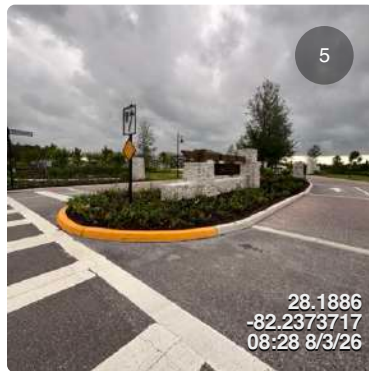
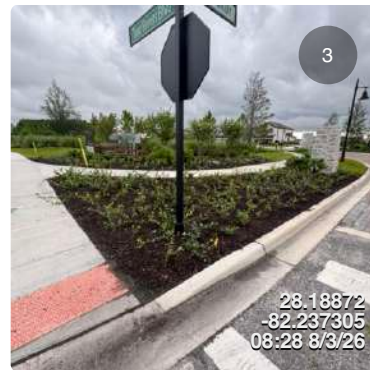
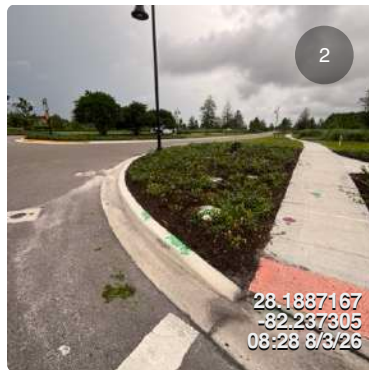
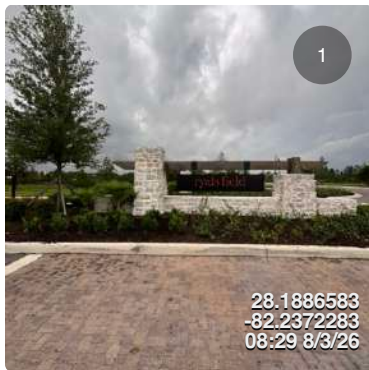
Assigned To: Down 2 Earth

Project Scheduling:

* Due to project time constraints and inspection protocol, Coastal was given the opportunity to submit an estimate, which was subsequently approved.

Contractor Selection:

* Coastal's immediate scheduling availability better aligned with the required project completion timeline, allowing the work to proceed within the established deadlines.



Item 7 - Ryals Field

Due By: Friday, August 7, 2026

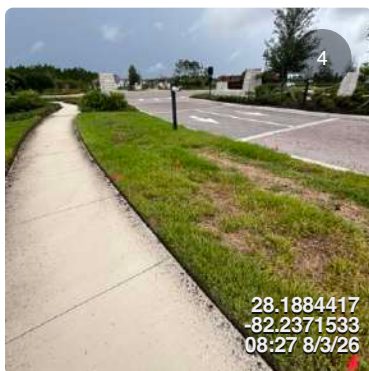
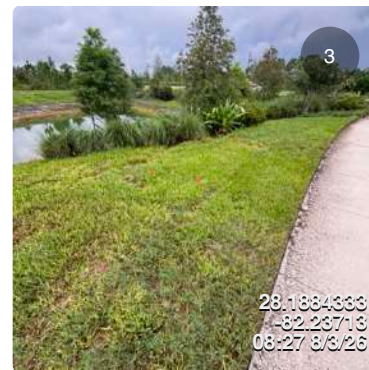
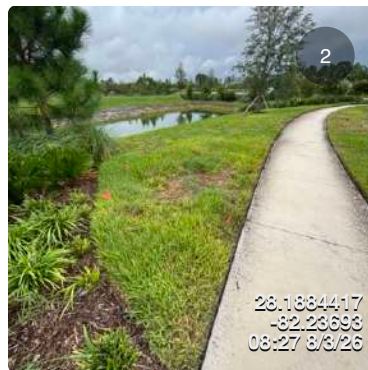
Assigned To: Down 2 Earth

Ryals Entrance – Sod Replacement:

* Portions of the sod at the Ryals entrance have struggled to establish, and the overall appearance requires attention to restore a uniform, healthy landscape.

Corrective Action:

- * Submit an estimate to replace all damaged and declining sod areas.
- * Down To Earth has identified the affected locations with red flags to clearly define the areas requiring replacement.
- * Complete the sod replacement in a timely manner to restore the entrance to community standards and maintain an attractive first impression.



Item 8 - Sperber Landscape Services

Due By: Friday, August 7, 2026

Assigned To: Sperber Landscape Services

Item Completed: Yes

IRRIGATION REPAIR: Approved scope of work.

High

Sperber Landscape proposed scope of work:

During a recent site inspection, we identified a damaged irrigation mainline that appears to have been caused by construction activities within the homesite.

The damaged pipe is actively leaking, resulting in continuous water loss, saturated soil conditions, and reduced irrigation system performance in the affected area. Attached are photos documenting the damage and the location of the leak.

To restore the irrigation system to proper working order, we recommend completing the following repairs:

Excavate and expose the damaged section of the irrigation mainline.

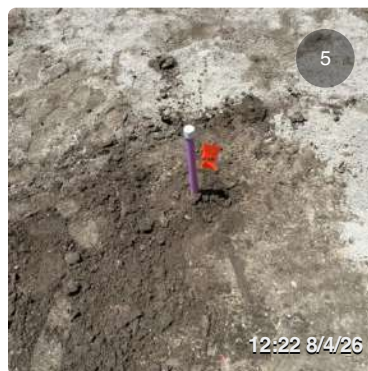
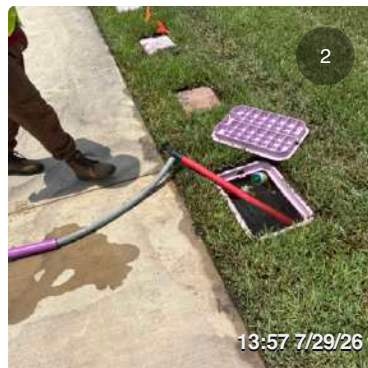
Remove and replace the damaged pipe and associated fittings.

Pressure test the repaired line to verify there are no additional leaks.

Backfill and restore the excavation area upon completion.

Test the affected irrigation zone(s) to ensure the system is operating properly.

Completing these repairs promptly will prevent additional water loss, minimize further erosion, and restore the irrigation system to normal operation.





Item 9 - Two Rivers West

High

Due By: Monday, August 3, 2026

Assigned To: Down 2 Earth

Item Completed: Yes

Colston Sod Replacement:

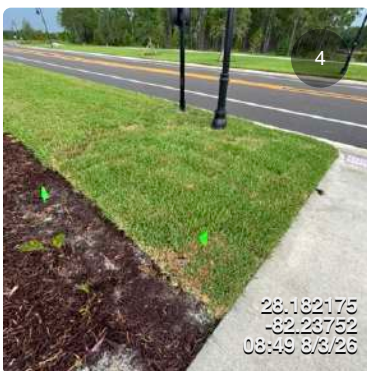
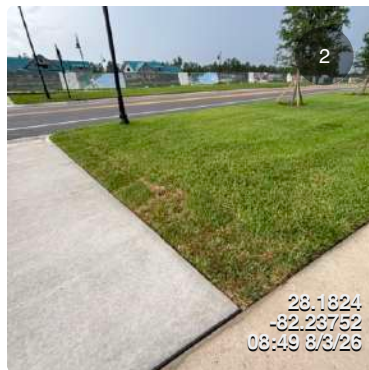
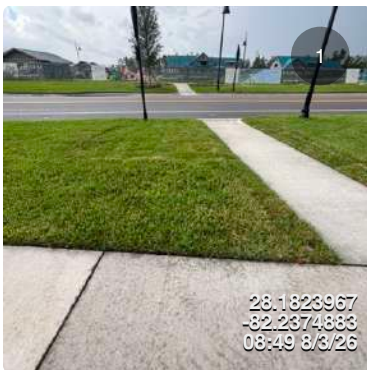
* Sod replacement has been completed at the Colston entrance, restoring the appearance of the affected areas.

Irrigation & Establishment:

* Irrigation is being closely monitored to promote successful establishment of the new sod.

* Hand watering will be utilized as needed to supplement natural rainfall while avoiding oversaturation of the surrounding established landscape.

* This targeted watering approach will encourage healthy root development while accounting for the frequent rainfall currently being experienced.



Item 10 - Tamarac

Due By: Monday, August 3, 2026

Assigned To: Down 2 Earth

Item Completed: Yes

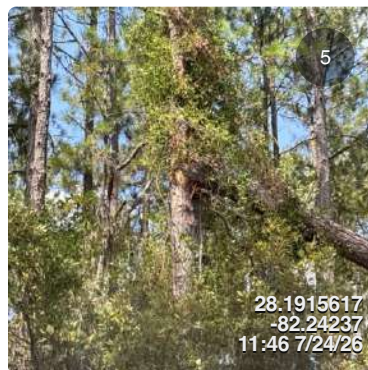
Shedhorn Way – Tree Removal:

* Removal of the failed pine tree along Shedhorn Way has been completed.

Pedestrian Access:

* The walking path has been cleared and restored, providing safe and unobstructed access for pedestrians.

* Continue monitoring the area to ensure the site remains safe and free of debris.



Item 11 - Two Rivers West

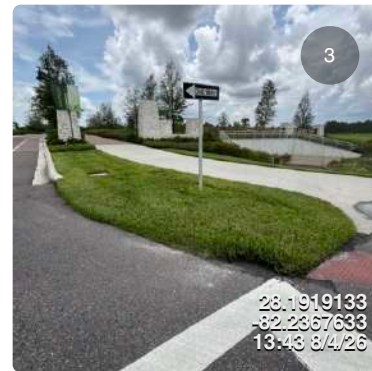
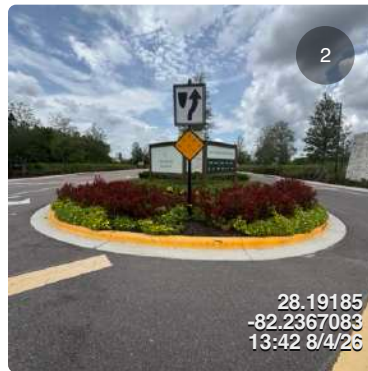
Assigned To: Down 2 Earth

Two Rivers West – Main Entrance:

- * The main entrance is well maintained and presents a clean, attractive appearance.
- * Sod maintenance and edging are being completed in accordance with the contractual scope of work.

Seasonal Annual Rotation:

- * The summer annual rotation is due.
- * Proposed annual selections have been submitted for approval and are appropriate for the CDD's landscape standards and seasonal color program.
- * Upon approval, schedule installation to maintain a vibrant and welcoming entrance appearance.





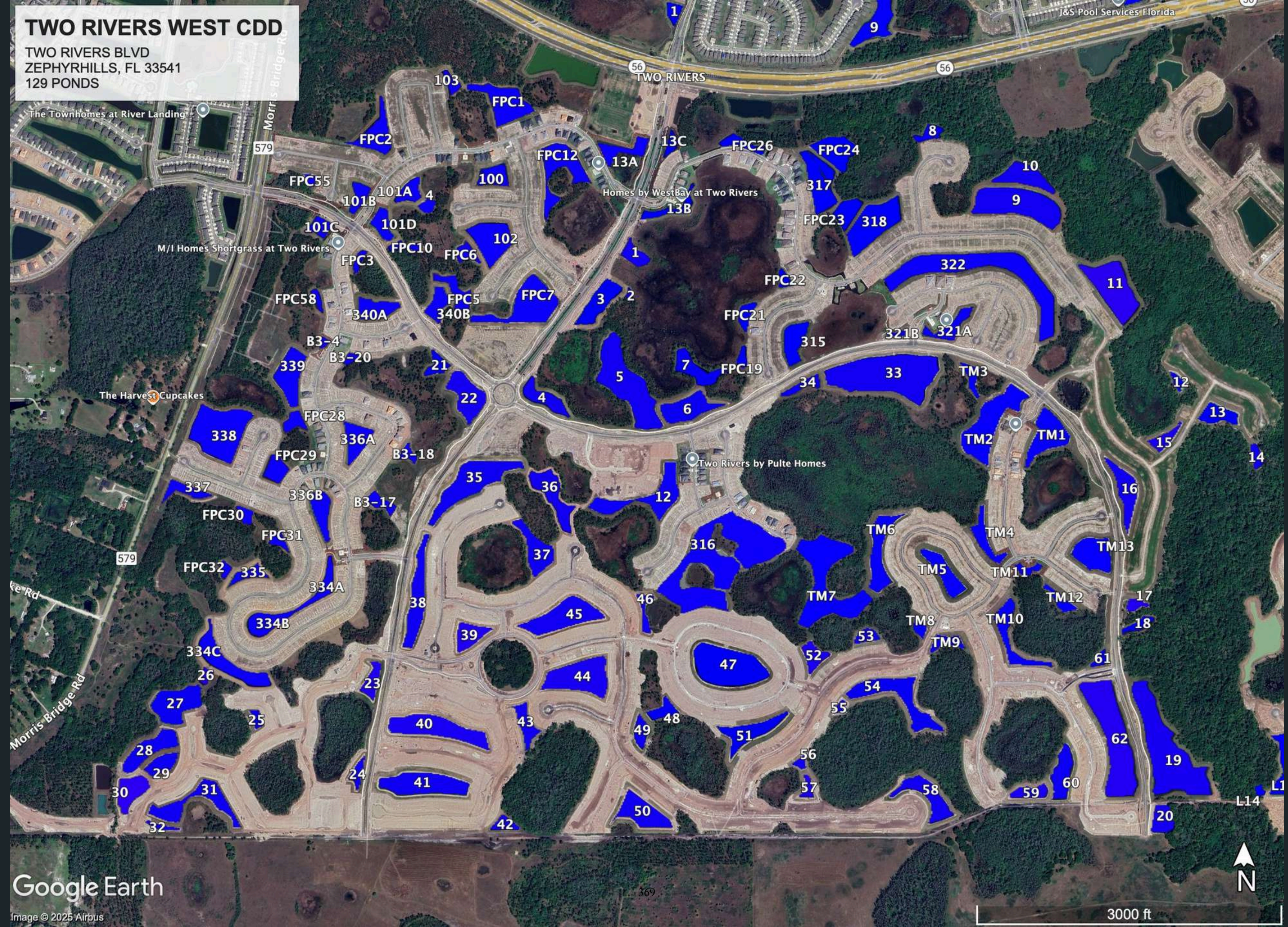
MONTHLY REPORT

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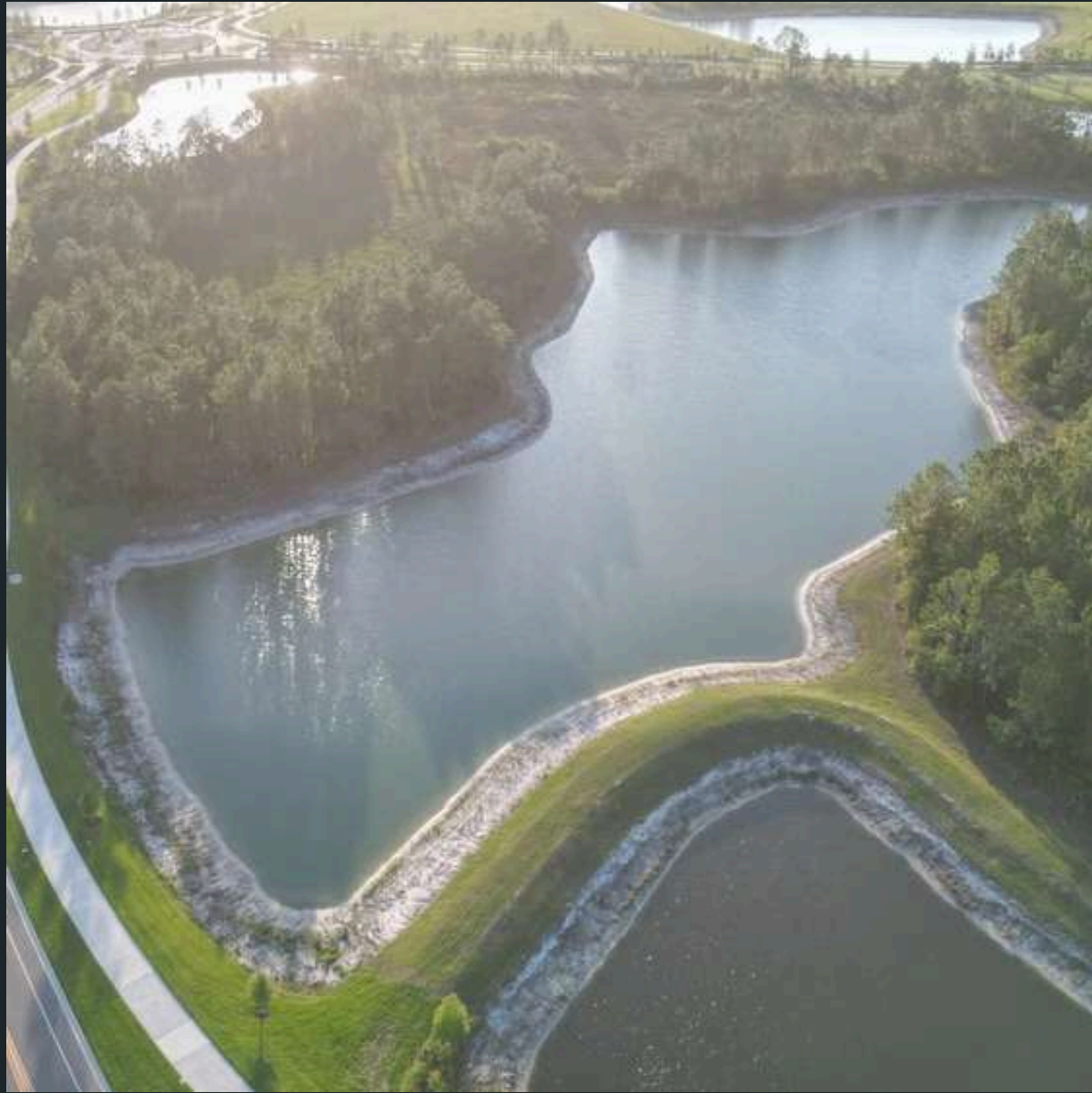
TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541
129 PONDS

TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541
129 PONDS



SUMMARY:

The well needed rain is finally coming and extremely appreciated. During this time we hope to see water levels increase tremendously over the next several weeks and bring us back to those high water marks. With this rain we'll see an increase of trash that has compiled in the storm drains from lack of rain water flow. We will be diligent as we go attending to the influx of trash.



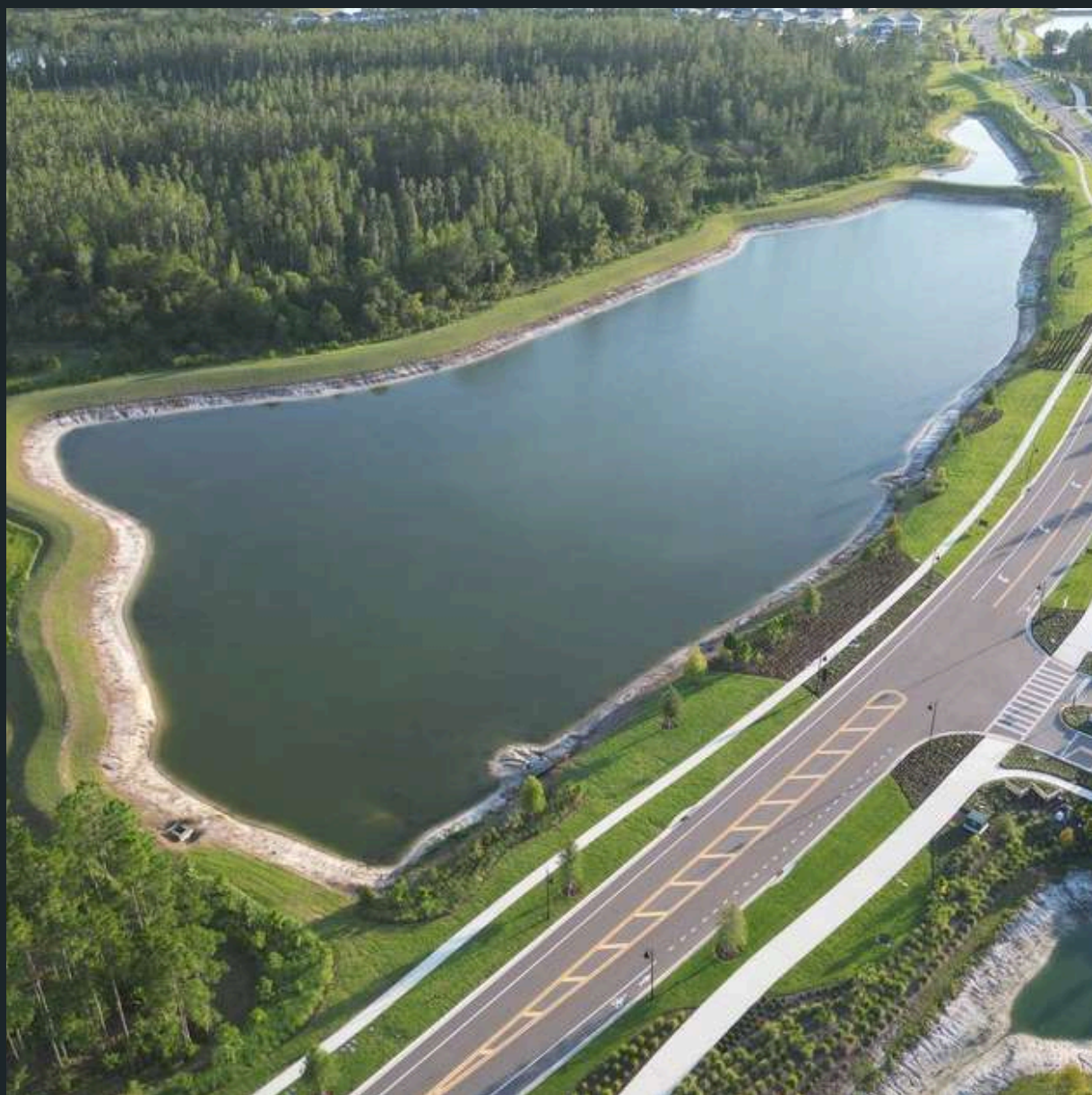
Pond #5 Treated For Shoreline Vegetation.



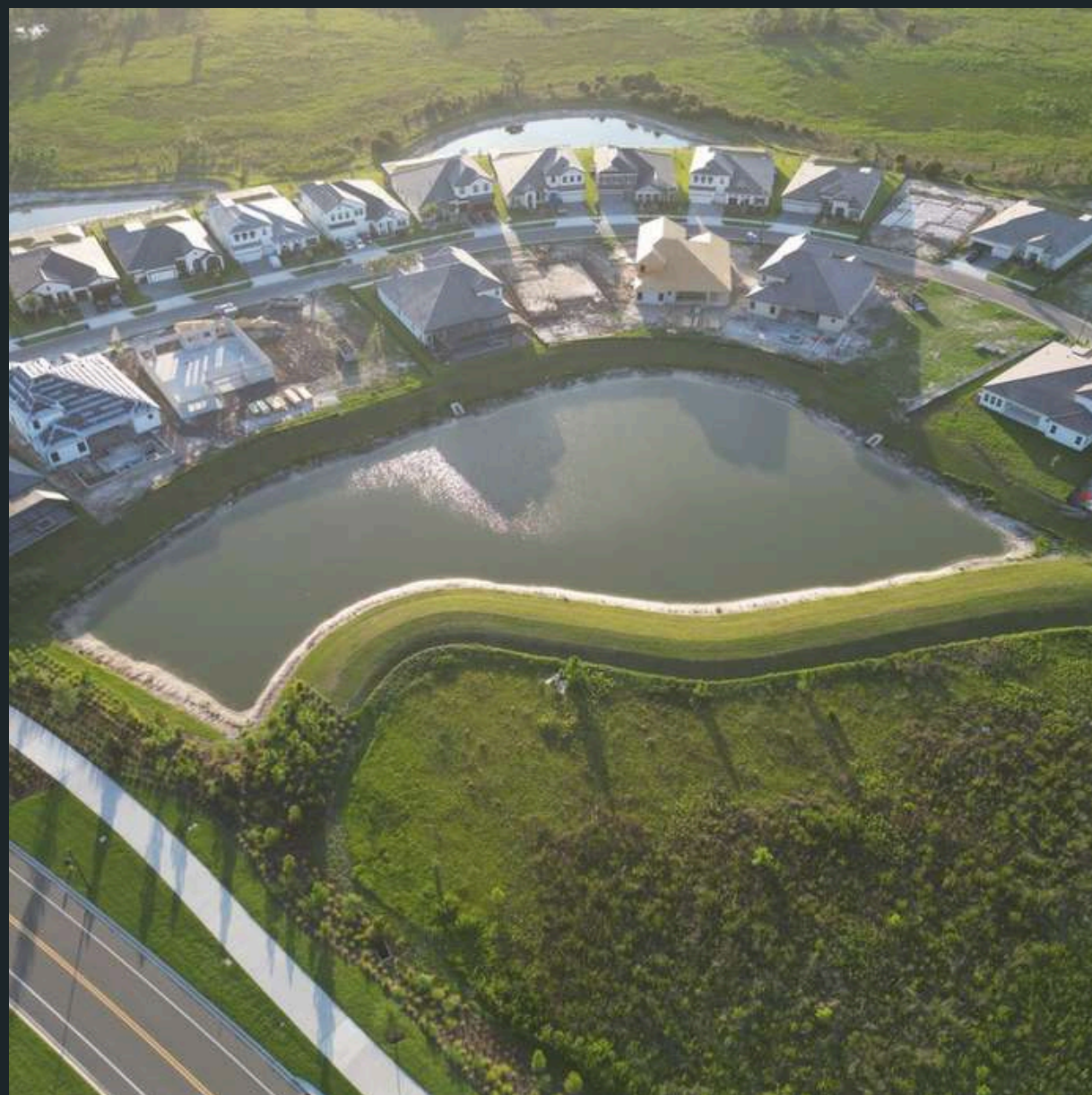
Pond #7 Treated for Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #33 Treated for Shoreline Vegetation.



Pond #315 Treated for Shoreline Vegetation.



Pond #34 Treated for Shoreline Vegetation.



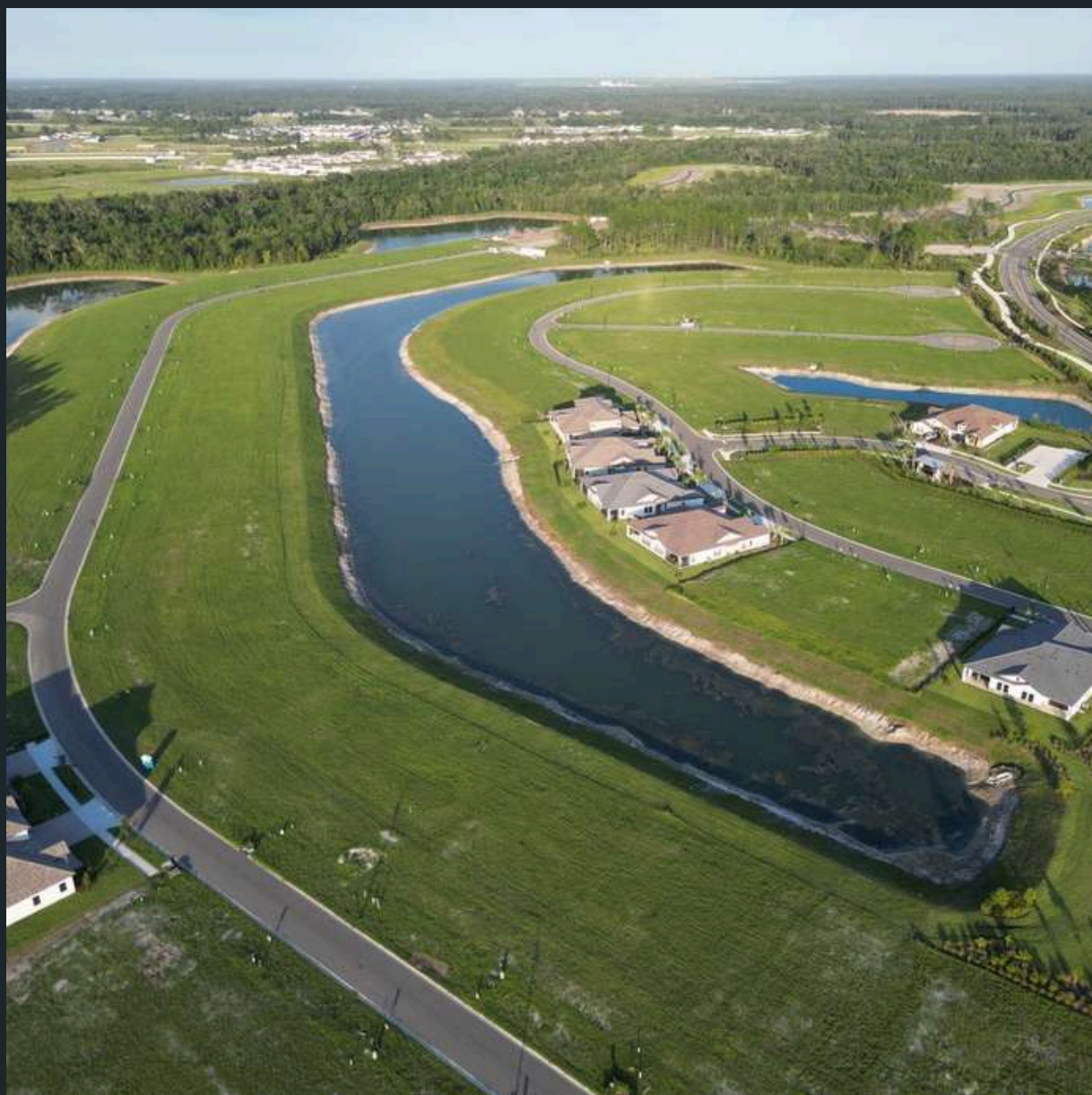
Pond #11 Treated for Shoreline Vegetation.



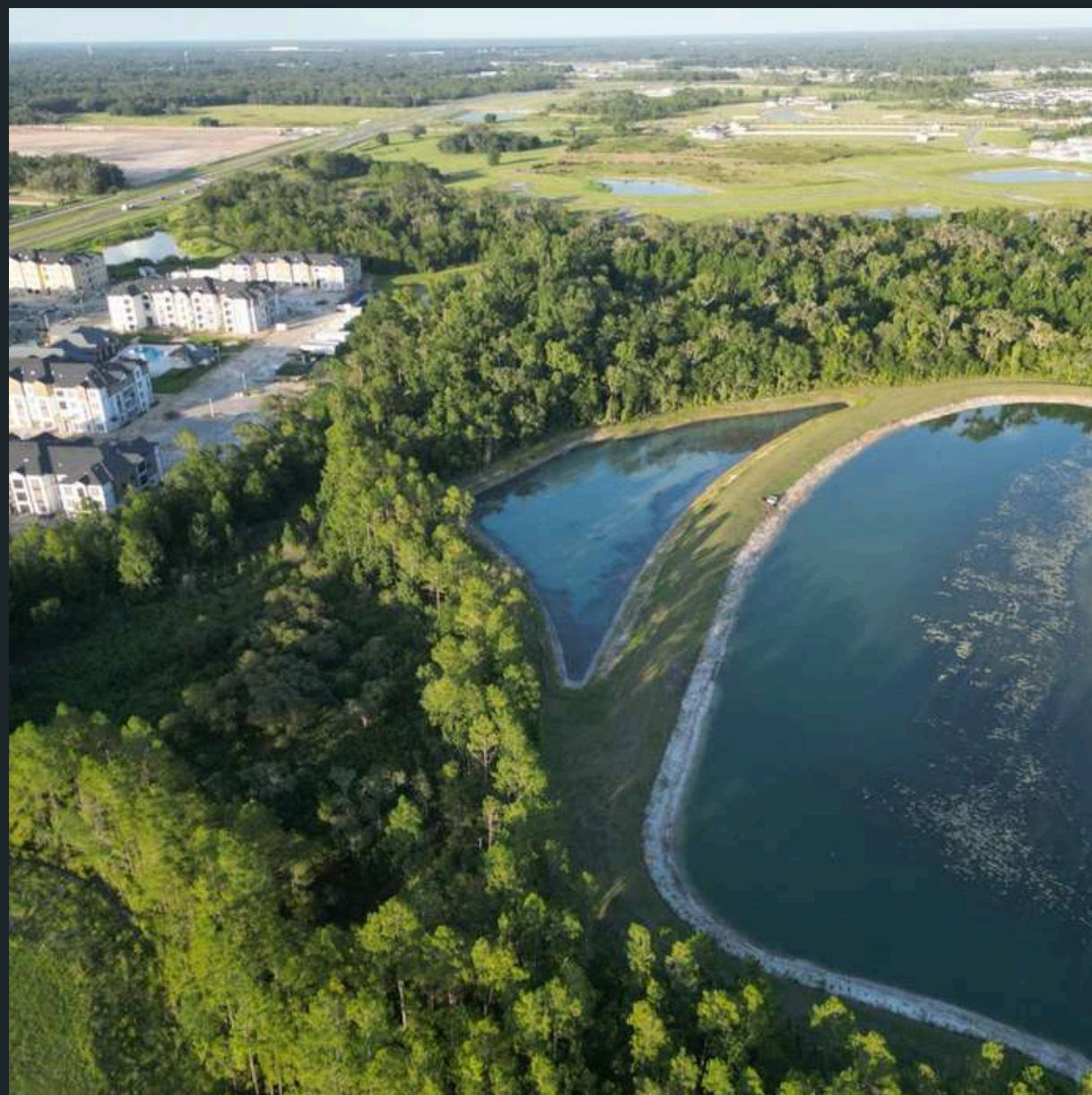
Pond #TM3 Treated for Shoreline Vegetation.



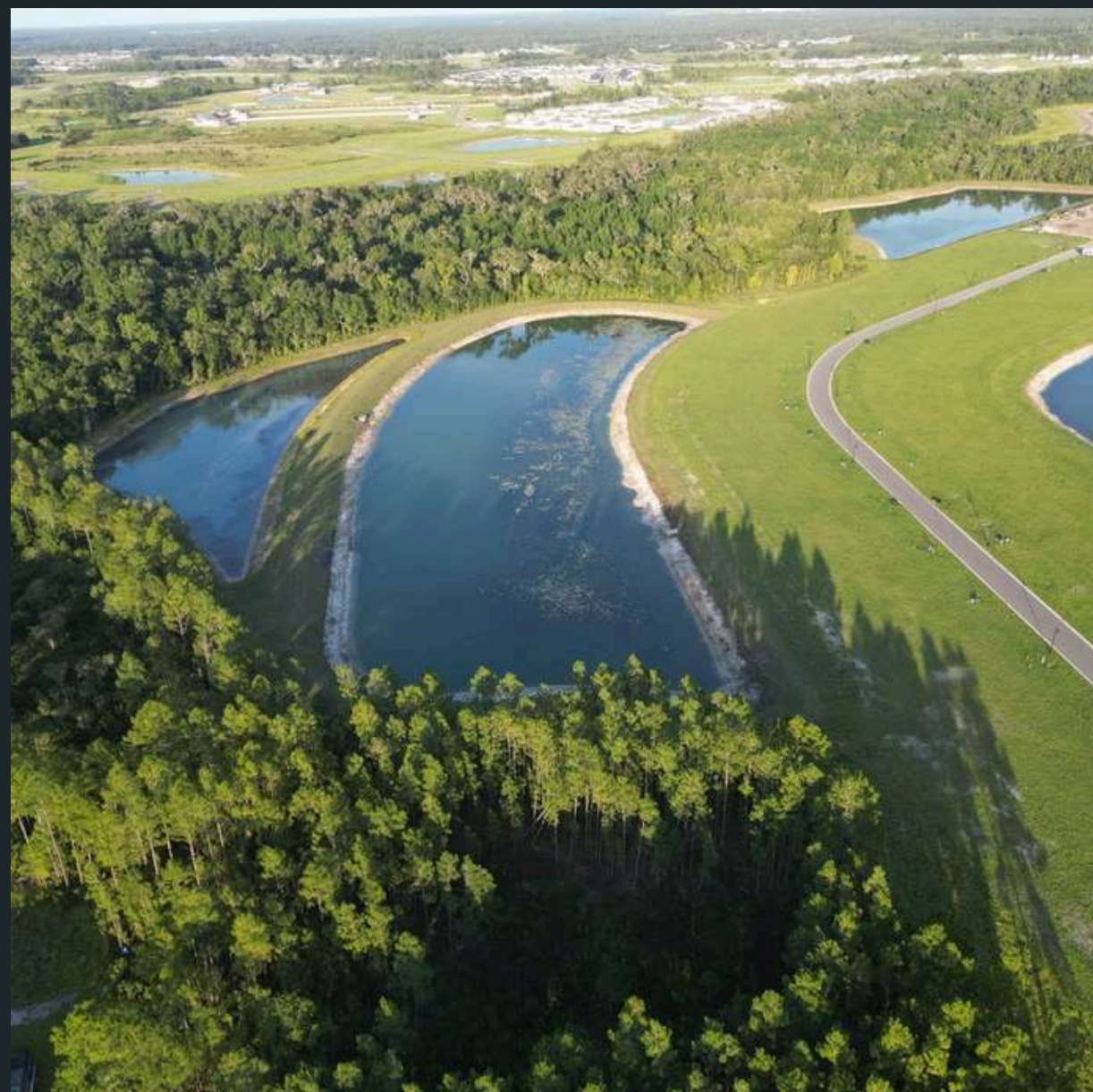
Pond #TM2 Treated for Algae and Shoreline Vegetation.



Pond #322 Treated for Algae and Shoreline Vegetation.



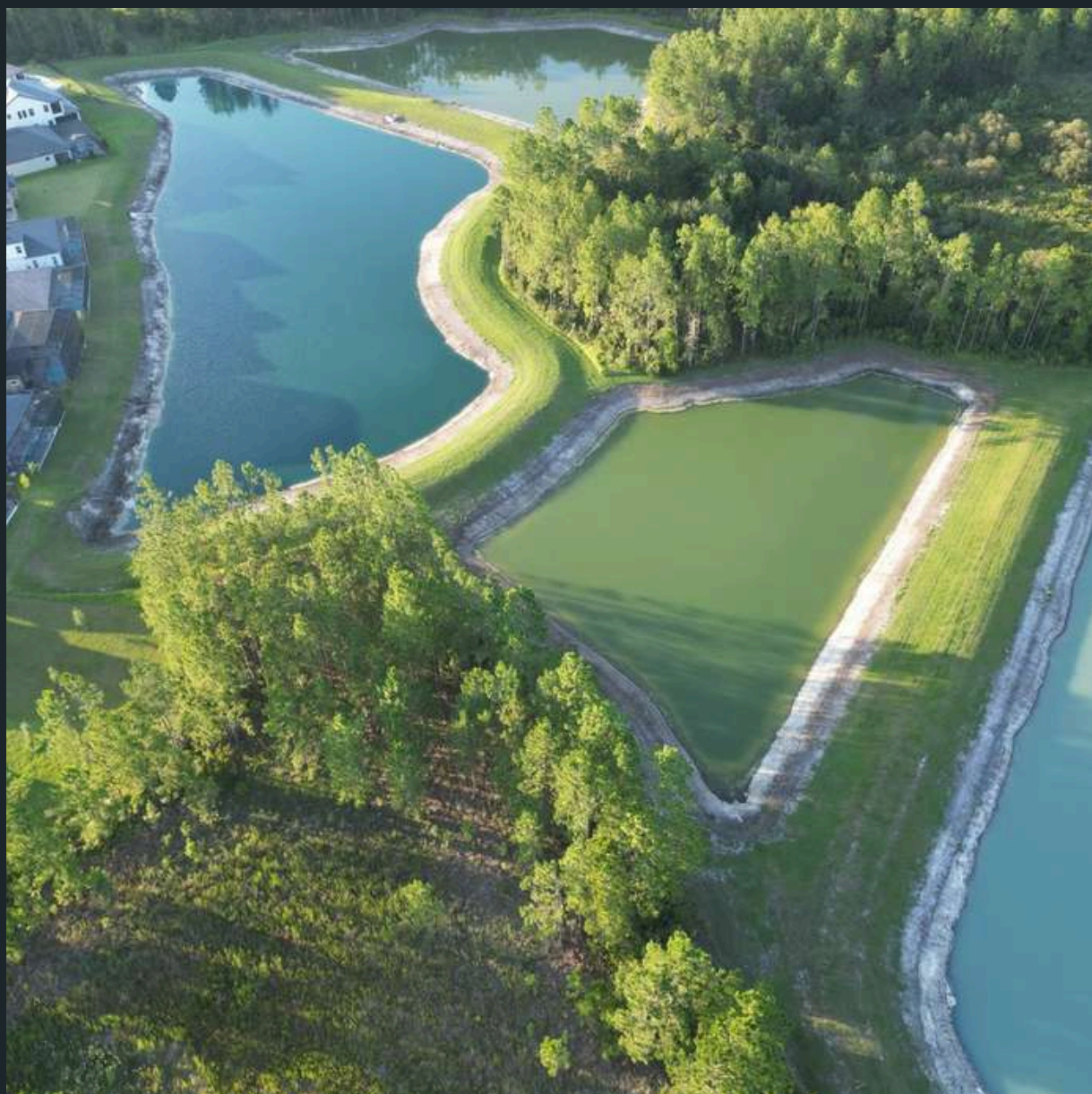
Pond #10 Treated for Algae and Shoreline Vegetation.



Pond #9 Treated for Algae and Shoreline Vegetation.



Pond #318 Treated for Shoreline Vegetation.



Pond #FPC23 Treated for Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



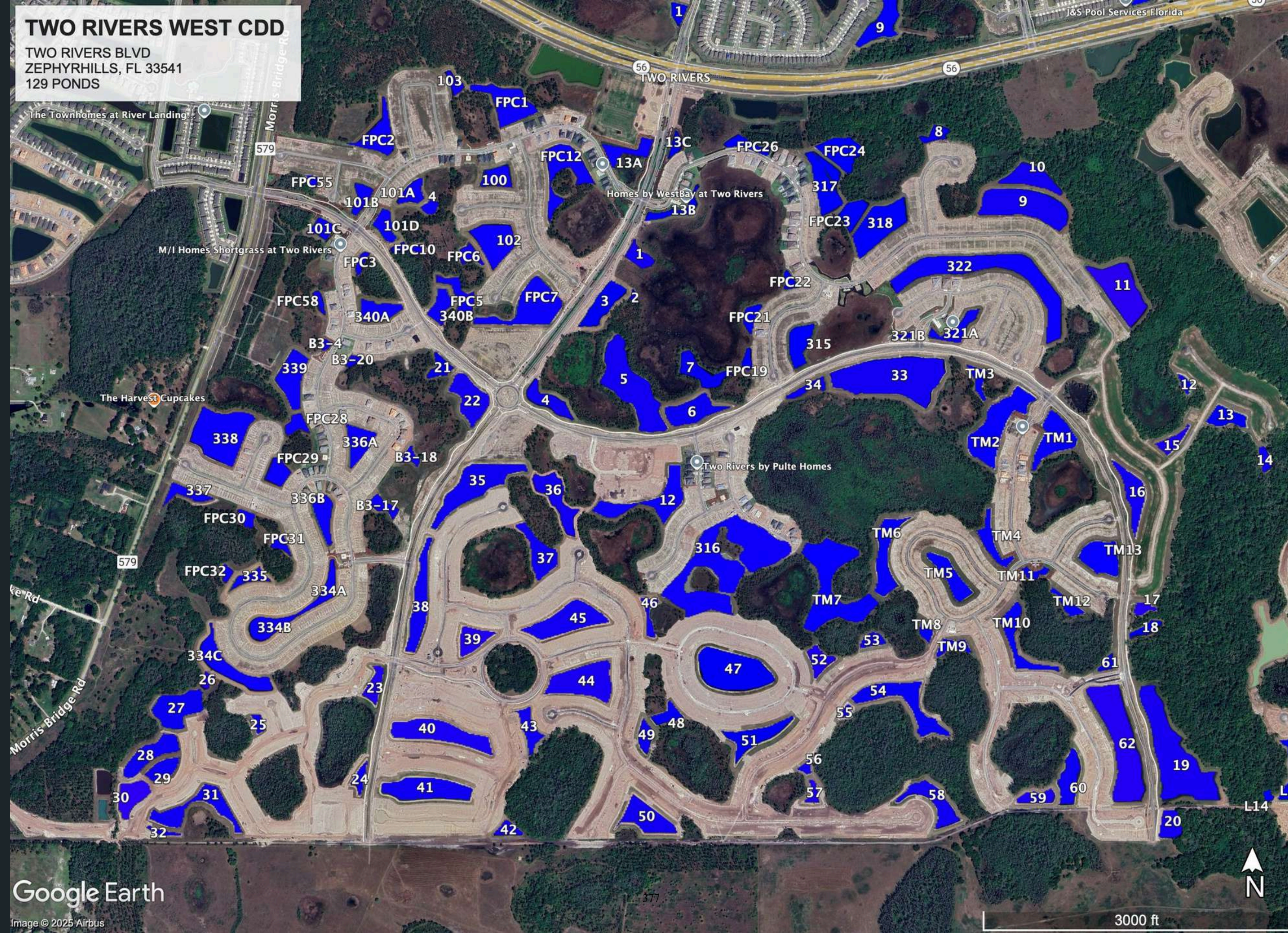
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TWO RIVERS WEST CDD

TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541
129 PONDS

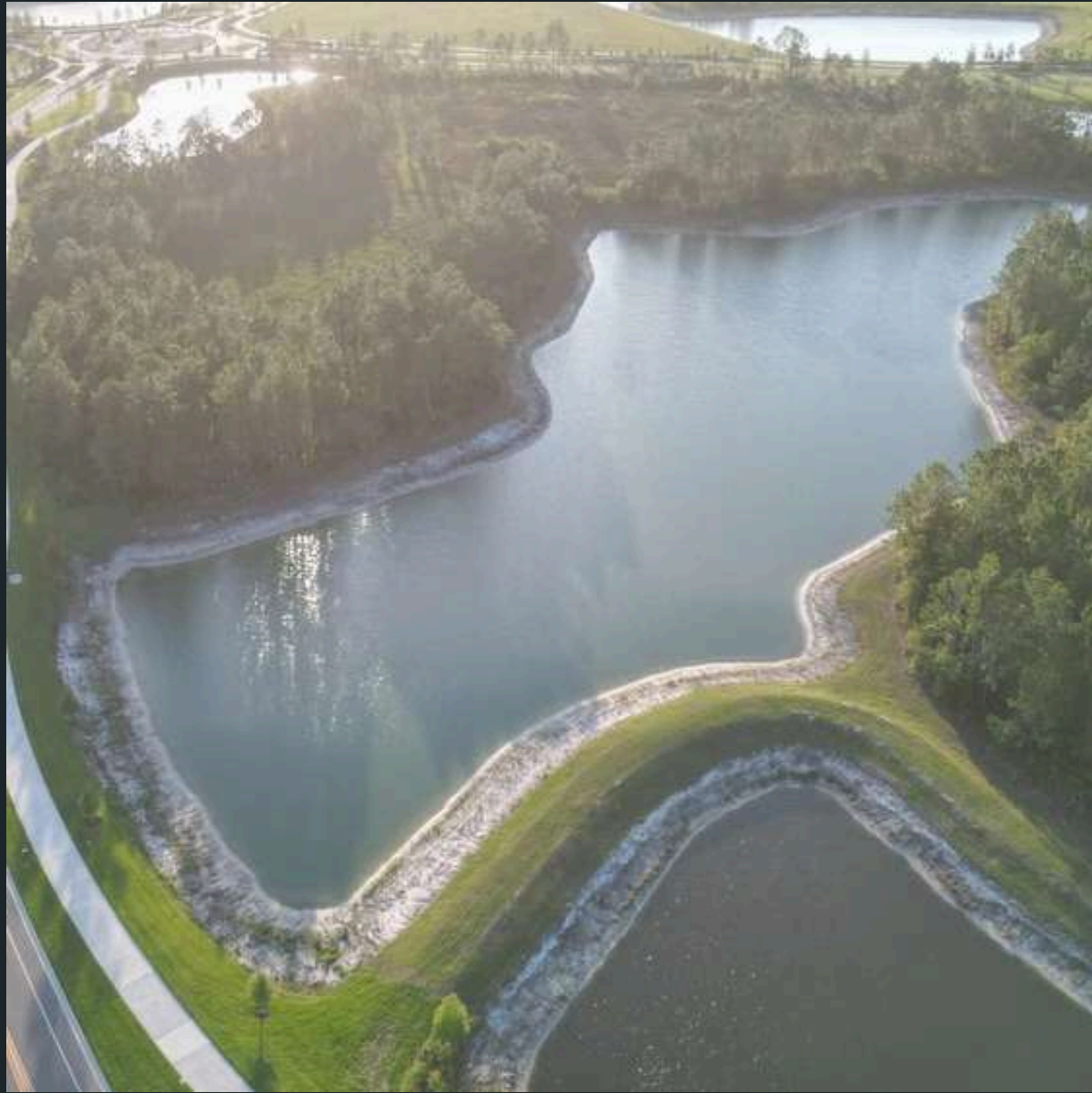


Google Earth

Image © 2025 Airbus

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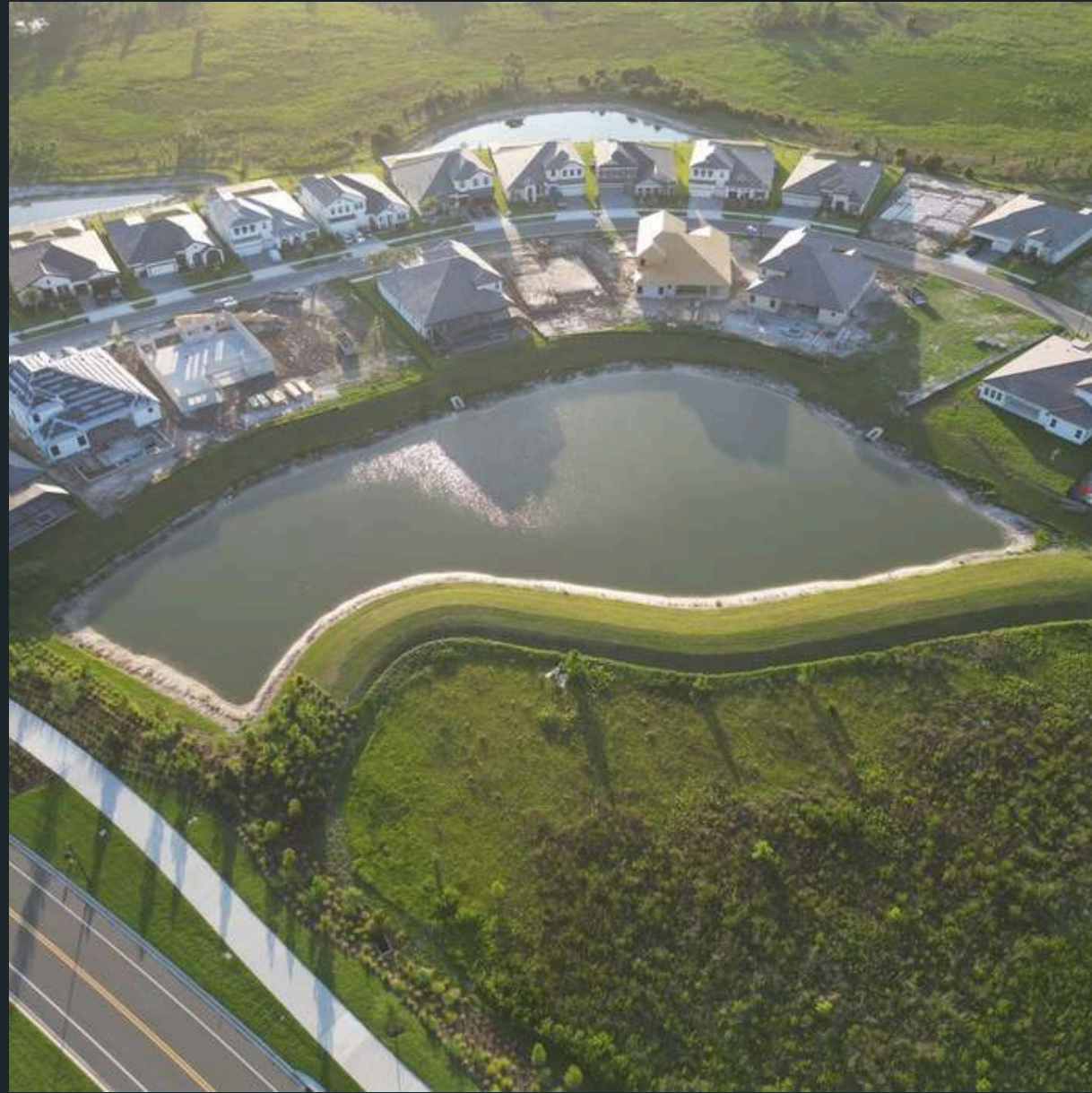
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Pond #6 Treated for Shoreline Vegetation.



Pond #33 Treated for Shoreline Vegetation.



Pond #315 Treated for Shoreline Vegetation.



Pond #34 Treated for Shoreline Vegetation.



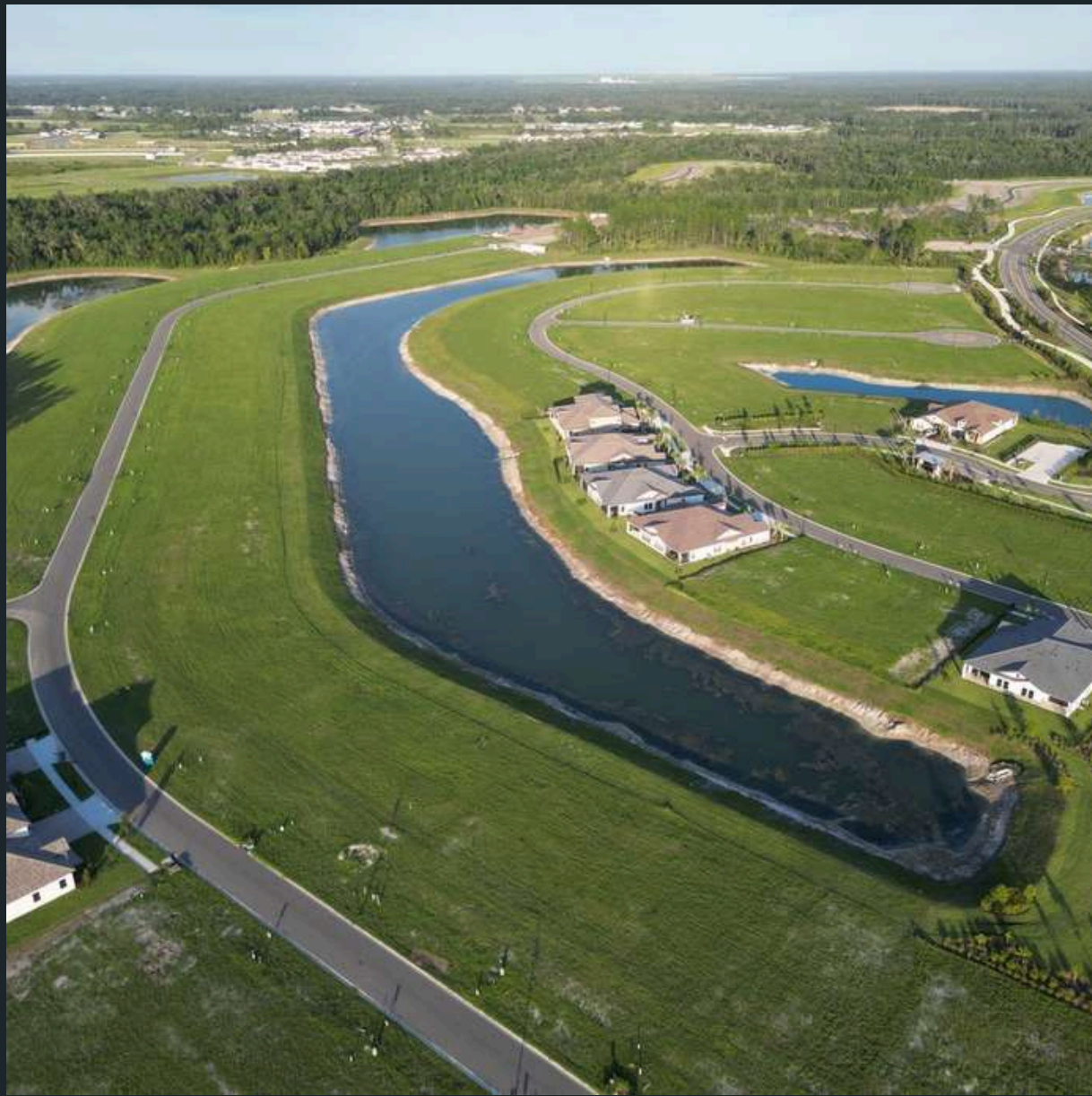
Pond #11 Treated for Shoreline Vegetation.



Pond #TM3 Treated for Shoreline Vegetation.



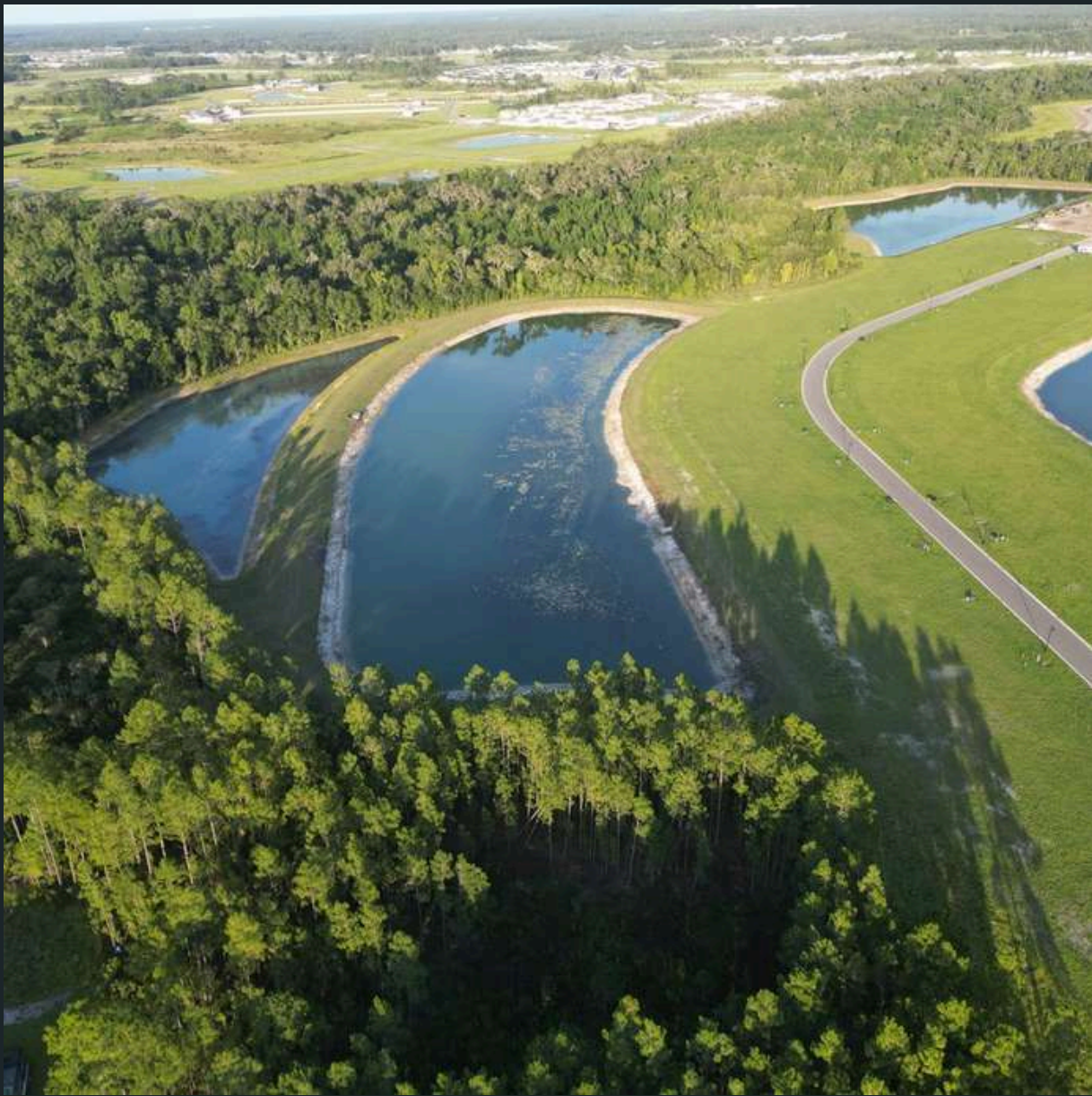
Pond #TM2 Treated for Algae and Shoreline Vegetation.



Pond #322 Treated for Algae and Shoreline Vegetation.



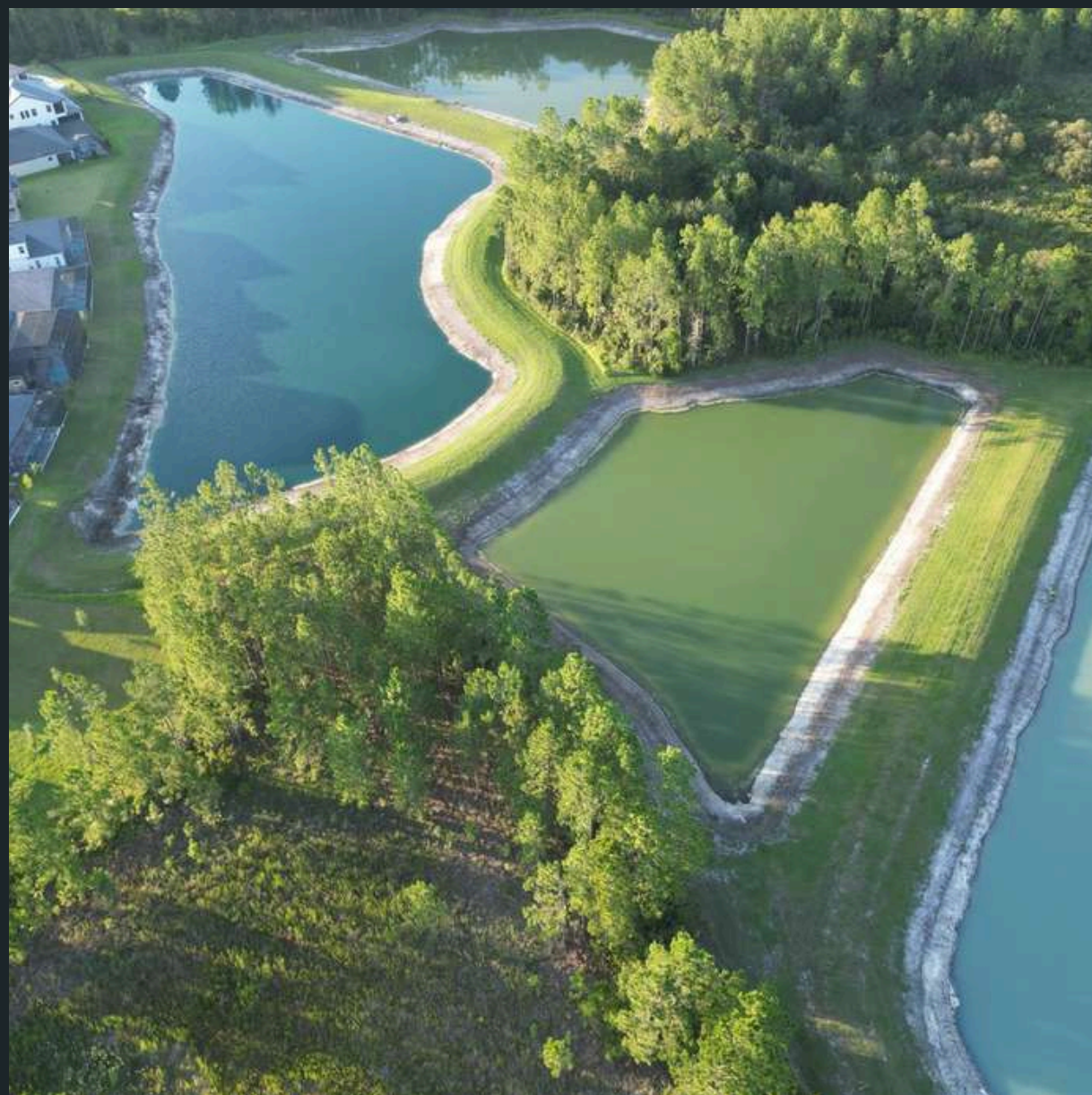
Pond #10 Treated for Algae and Shoreline Vegetation.



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