INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Two Rivers West Community Development District

September 15, 2026

Agenda Package

<u>TEAMS MEETING INFORMATION</u>

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

CLEAR PARTNERSHIPS

Two Rivers West
Community Development

Regular Meetings Agenda
Tuesday, September 15, 2026, at 11:00 a.m.

The Regular Meeting of the Two Rivers West Community Development District will be held on **September 15, 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* ***Call in (audio only)*** *+1 646-838-1601*
Passcode: *F7AZ3qT6* ***Phone Conference ID:*** *200 322 157#*

THE REGULAR MEETING OF THE 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. **BUSINESS ITEMS**
   A. Consideration of Resolution 2026-12 Designation of Officers
4. **CONSENT AGENDA**
   A. Approval of the Meeting Minutes from August 18, 2026
   B. Consideration of the Operation and Maintenance Expenditures August 2026
   C. Acceptance of the Financials and Approval of the Check Register for August 2026
   D. Ratification of the Down-to-Earth Addendum 14 4A Addition
   E. Ratification of the Fiscal Year 2026 Grau & Associates Engagement Letter
   F. Ratification of the Special Warranty Deed EPG Two Rivers QOZP, LLC
   G. Ratification of the First Amendment to Infrastructure Cost Sharing Agreement
   H. Ratification of the Down to Earth Two Rivers Blvd Plant Replacement Proposal 155840
5. **STAFF REPORTS**
   A. District Counsel
   B. District Manager
      i. Community Inspection Report
      ii. Sitex Aquatic Monthly Report
   C. District Engineer

6. BOARD MEMBERS' COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors ("**Board**"), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. **District Officers.** The District officers are as follows:

   Carlos De La Ossa is appointed Chairperson.

   Nicholas J. Dister is appointed Vice-Chairperson.

   Brain Lamb is appointed Secretary.

   Eric Davidson is appointed Treasurer.

   Ryan Motko is appointed Assistant Secretary.

   Austin Berns is appointed Assistant Secretary.

   Angie Grunwald is appointed Assistant Secretary.

   Charlotte Sonetirot is appointed Assistant Secretary

   Angel Montagna is appointed Assistant Secretary..

2. **Conflicts.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. **Authority.** Officers designated above are authorized on behalf of the District to execute documents and instruments necessary or convenient in exercise of its powers

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

PASSED AND ADOPTED THIS 15th DAY OF SEPTEMBER 2026.

ATTEST:

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair of the Board of Supervisors

MINUTES OF MEETING
TWO RIVERS WEST
COMMUNITY DEVELOPMENT DISTRICT

The Public Hearing and regular meeting of the Board of Supervisors of Two Rivers West Community Development District was held on Tuesday, August 18, 2026, and called to order at 12:05 p.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)*
Austin Berns	Assistant Secretary	*(via phone)*

Also present were:

Angel Montagna	VP District Services
Brian Lamb	VP Developer Services
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 comments regarding; landscaping concerns; diseased trees. The resident complemented the Board on transparency and the suggested Budget Workshop; access website items and meeting audio. Also, speeding traffic; health/safety issues; noise barrier (traffic); pond/landscaping/conservation area maintenance; resident notifications (*E-Blasts*).

THIRD ORDER OF BUSINESS **Public Hearing on Adopting FY 2027 Final Budget**

A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget

> On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Public Hearing on Adopting Fiscal Year 2027 Final Budget, was opened.

B. Discussion on Fiscal Year 2027 Budget

Ms. Montagna presented/reviewed the FY 2027 Budget indicating a 25% increase, post cuts indicating a total from $4,847,770.00 (47% increase) to $3,858,014.47. No comments by the Board.

Audience comments: Concerns regarding transparency/communication. Mr. de la Ossa explained in detail budget increases per fiscal year. A resident expressed concerns regarding; vendor contracting; proposals; price increases; costs negotiations; bid process. Discussion ensued.

C. Close the Public Hearing on Adopting Fiscal Year 2027 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Public Hearing on Adopting Fiscal Year 2027 Final Budget, was closed. 5-0

D. Consideration of Resolution 2026-08 Adopting the FY 2027 Budget

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-08 Adopting the FY 2027 Budget, was adopted. 5-0

E. Consideration of Resolution 2026-09 Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-09 Levying O&M Assessments, was adopted. ()-0

FOURTH ORDER OF BUSINESS Business Items

A. Consideration of Resolution 2026-10 Setting the Fiscal Year 2027 Meeting Schedule

The FY 2027 meeting schedule is as follows:

- 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.

> On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-10 Setting the Fiscal Year 2027 Meeting Schedule, as detailed above, was adopted. 5-0

B. Consideration of Resolution 2026-11 Goals & Objectives

> On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Resolution 2026-11 Goals & Objectives, was adopted. 5-0

C. Consideration of Brown & Brown Insurance Proposal

> On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, Brown & Brown Insurance Proposal, was approved. 5-0

FIFTH ORDER OF BUSINESS 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

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

SIXTH ORDER OF BUSINESS Staff Reports

A. District Counsel
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, copies of which were included in the agenda package. Mr. Young provided status updates, pending/completed items.

C. District Engineer

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

SEVENTH ORDER OF BUSINESS Board Members' Comments

There being none, the next order of business followed.

EIGHTH 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 12:50 pm. 5-0

______________________________	______________________________
	Carlos de la Ossa
Assistant Secretary	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	8/1/2026	182022	$120,650.69			Landscape Maintenance 08/26
DOWN TO EARTH	8/18/2026	183836	$23,984.86		$25,484.86	D1 Plant Replacements 08/26
INFRAMARK LLC	8/1/2026	186111	$750.00			Accounting Services 08/26
INFRAMARK LLC	8/1/2026	186111	$375.00			Administration 08/26
INFRAMARK LLC	8/1/2026	186111	$500.00			Construction Accounting 08/26
INFRAMARK LLC	8/1/2026	186111	$833.34			Dissemination Services 08/26
INFRAMARK LLC	8/1/2026	186111	$2,083.33			District Management 08/26
INFRAMARK LLC	8/1/2026	186111	$5,333.33			Field Management 08/26
INFRAMARK LLC	8/1/2026	186111	$416.67			Financial & Revenue Collection 08/26
INFRAMARK LLC	8/1/2026	186111	$200.00			Recording Secretary 08/26
INFRAMARK LLC	8/1/2026	186111	$50.00			Rentals & Leases 08/26
INFRAMARK LLC	8/1/2026	186111	$50.00			Technology/Data Storage 08/26
INFRAMARK LLC	8/1/2026	186111	$100.00			Website Maintenance/Admin 08/26
INFRAMARK LLC	8/1/2026	186111	($750.00)			Accounting Services - Credit 08/26
INFRAMARK LLC	8/1/2026	186111	($375.00)			Administration - Credit 08/26
INFRAMARK LLC	8/1/2026	186111	($500.00)			Construction Accounting - Credit 08/26
INFRAMARK LLC	8/1/2026	186111	($2,083.33)			District Management - Credit 08/26
INFRAMARK LLC	8/1/2026	186111	($200.00)			Recording Secretary - Credit 08/26
INFRAMARK LLC	8/1/2026	186111	($50.00)			Rentals & Leases - Credit 08/26
INFRAMARK LLC	8/1/2026	186111	($50.00)			Technology/Data Storage - Credit 08/26
INFRAMARK LLC	8/1/2026	186111	($100.00)			Website Maintenance/Admin - Credit 08/26
INFRAMARK LLC	7/6/2026	183762	($750.00)			Accounting Services - Credit 07/26
INFRAMARK LLC	7/6/2026	183762	$375.00			Administration 07/26
INFRAMARK LLC	7/6/2026	183762	($500.00)			Construction Accounting - Credit 07/26
INFRAMARK LLC	7/6/2026	183762	$833.32			Dissemination Services 07/26
INFRAMARK LLC	7/6/2026	183762	($2,083.33)			District Management - Credit 07/26
INFRAMARK LLC	7/6/2026	183762	$5,333.33			Field Management 07/26
INFRAMARK LLC	7/6/2026	183762	$416.67			Financial & Revenue Collection 07/26
INFRAMARK LLC	7/6/2026	183762	($200.00)			Recording Secretary - Credit 07/26
INFRAMARK LLC	7/6/2026	183762	($50.00)			Rentals & Leases - Credit 07/26

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	7/6/2026	183762	($50.00)			Technology/Data Storage - Credit 07/26
INFRAMARK LLC	7/6/2026	183762	($100.00)	$3,224.99		Website Maintenance/Admin - Credit 07/26
INFRAMARK LLC	8/19/2026	187248	$539.40			Go-Daddy Email Renewals 07/26
JUNIPER LANDSCAPING OF FLORIDA LLC	8/1/2026	409943	$8,138.00			Landscape Maintenance - W. Colston Avenue, Ph 1 08/26
JUNIPER LANDSCAPING OF FLORIDA LLC	8/1/2026	409944	$2,064.66		$10,202.66	Landscape Maintenance - Morris Bridge Buffer 08/26
SITEX AQUATICS LLC	8/1/2026	11398-B	$13,499.00			Aquatic Maintenance 08/26
STANTEC CONSULTING	7/20/2026	2598132	$807.50			Engineering Services Through 07/10/26
STRALEY ROBIN VERICKER	8/14/2026	28852	$2,332.50			District Counsel 07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-97206-ACH	$30.86			1861 Drummond Point, Mail Kiosk 07/10/26-08/07/26
Monthly Contract Subtotal			**$181,855.80**			
Variable Contract						
COASTAL OUTDOOR SERVICES LLC	8/3/2026	3807	$700.00			Irrigation Repairs - Colston and Morris Bridge Entry 08/26
COASTAL OUTDOOR SERVICES LLC	8/3/2026	3801	$600.00			Irrigation Repairs - Ryals Field Entrance 08/26
JUNIPER LANDSCAPING OF FLORIDA LLC	7/31/2026	408632	$123.50			Irrigation Repairs 08/26
Variable Contract Subtotal			**$1,423.50**			
Utilities						
PASCO COUNTY UTILITIES	8/13/2026	24974695-ACH	$63.99			2772 Wise River Lane 06/25/26-07/28/26
PASCO COUNTY UTILITIES	8/13/2026	24974702	$2,280.47			0 State Road 56 & Two Rivers Hydrant Blvd 06/25/26-07/28/26
PASCO COUNTY UTILITIES	8/20/2026	25026540	$9.17			1611 Two Rivers Boulevard - Dog Park 07/10/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25025366-ACH	$25.25			1508 Suttonset Trail, 1 Inch Reclaim 07/06/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25024716-ACH	$4.04			1828 Trailhead Lane, Reclaim Meter 1 Inch 07/06/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25023787-ACH	$481.00			Deposit - Shorthorn Drive & Two Rivers Boulevard, Reclaim #2 07/27/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25023787-ACH	$64.00			Activation Fee - Shorthorn Drive & Two Rivers Boulevard, Reclaim #2 07/27/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25023787-ACH	$10.10	$555.10		Shorthorn Drive & Two Rivers Boulevard, Reclaim #2 07/27/26-08/04/26

TWO RIVERS WEST CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES	8/20/2026	25024014-ACH	$8.08			35039 Big Hawk Drive, 1 Inch Reclaim RM-A 07/27/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25024016-ACH	$16.16			34501 Colston Avenue 07/06/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25024018-ACH	$76.76			2124 Wise River Lane, 2 Inch Reclaim 07/06/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25023336-ACH	$379.76			Two Rivers & Big Hawk 07/06/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25023403-ACH	$14.14			0 Bright Moon Trail 1 Inch Reclaim 07/06/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25023327-ACH	$12.12			2396 Wise River Lane, Reclaim 1.5 Inch #1 07/06/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25023329-ACH	$31.31			2707 Wise River Lane, Reclaim 2 Inch #1 07/06/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25023672-ACH	$6.06			Colstrip Trail, Reclaim Meter E 07/06/26-08/04/26
PASCO COUNTY UTILITIES	8/20/2026	25023673-ACH	$20.20			35183 Colstrip Trail, Reclaim 07/06/26-08/04/26
TECO-TAMPA ELECTRIC	7/27/2026	072726-93866-ACH	$746.99			Two Rivers West Ph D9 Streetlights 06/20/26-07/21/26
TECO-TAMPA ELECTRIC	7/27/2026	072726-40329-ACH	$946.20			Two Rivers West Ph D10 Streetlights 06/20/26-07/21/26
TECO-TAMPA ELECTRIC	7/27/2026	072726-44216-ACH	$7,064.64			Two Rivers West Roadway PH4-PH5 Streetlights 06/20/26-07/21/26
TECO-TAMPA ELECTRIC	7/27/2026	072726-04051-ACH	$2,091.58			Two Rivers West Ph D11 Streetlights 06/20/26-07/21/26
TECO-TAMPA ELECTRIC	7/27/2026	072726-18668-ACH	$22,325.74			Wise River Lane Streetlights 06/20/26-07/21/26
TECO-TAMPA ELECTRIC	7/27/2026	072726-40311-ACH	$1,244.98			Two Rivers West Ph D6 Streetlights 06/20/26-07/21/26
TECO-TAMPA ELECTRIC	8/11/2026	081126-16468-ACH	$168.05			2762 Wise River Lane, Entry 07/08/26-08/05/26
TECO-TAMPA ELECTRIC	7/27/2026	072726-79584-ACH	$1,545.39			Colston Rd/Two Rivers Blvd - Streetlights 06/20/26-07/21/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-81042-ACH	$21.74			36474 Colston Avenue 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-20351-ACH	$70.80			1910 Webbstone Way, Gate 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-58003-ACH	$23.26			35037 Big Hawk Drive, B 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-92312-ACH	$25.82			1841 Arching Drive 07/10/26-08/07/26

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	8/13/2026	081326-56834-ACH	$64.02			35037 Big Hawk Drive 07/10/26-08/08/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-58279-ACH	$102.28			34707 Shorthorn Drive 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-37031-ACH	$21.31			34583 Rangewood Drive 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-56826-ACH	$37.34			2113 N. Drummond Point 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-89145-ACH	$29.19			1756 Valier Point 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-16740-ACH	$26.09			36312 Colston Avenue 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-17181-ACH	$29.75			2306 Morris Bridge Road 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-19269-ACH	$21.31			1552 Two Rivers Boulevard 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-27242-ACH	$26.95			1900 Alcove Place 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-97391-ACH	$28.77			2047 Two Rivers Boulevard 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-35774-ACH	$30.59			2483 Suttonset Trail 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-50245-ACH	$23.37			35191 Colstrip Trail, Mail Kiosk 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-47331-ACH	$26.95			34706 Colston Avenue 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-74120-ACH	$36.22			1745 Fallon Pass 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-84756-ACH	$33.54			35644 Big Hawk Drive, MP 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-87970-ACH	$20.76			1664 N. Morris Bridge Road 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-89111-ACH	$31.44			35889 Stableton Lane 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-25395-ACH	$27.47			2429 Wise River Lane 07/10/26-08/08/26
TECO-TAMPA ELECTRIC	8/13/2026	081326-66943-ACH	$60.25			1828 Trailhead Lane 07/10/26-08/07/26

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	8/13/2026	081326-18650-ACH	$73.30			2137 Wise River Lane, Entry 07/10/26-08/07/26
TECO-TAMPA ELECTRIC	8/19/2026	081926-30827-ACH	$2,827.77			Colston Avenue/Trailhead Lane, TwoRvrPhD4 - Lighting - 07/16/26-08/13/26
Utilities Subtotal			**$43,356.47**			
Regular Services						
ANGIE GRUNWALD	8/18/2026	AG-081826	$200.00			BOARD 08/18/2026
AUSTIN BERNS	8/18/2026	AB-081826	$200.00			BOARD 08/18/2026
CARLOS DE LA OSSA	8/18/2026	CO-081826	$200.00			BOARD 08/18/2026
DOWN TO EARTH	8/18/2026	183840	$1,500.00			Failed Pine Tree Removal 08/26
NICHOLAS J. DISTER	8/18/2026	ND-081826	$200.00			BOARD 08/18/2026
RISK MANAGEMENT ASSOCIATES INC	7/17/2026	25712140	$5,489.00			Policy #PK FL1 0294969 25-01 PGIT - Business Auto & Commercial Property 05/01/26-10/01/26
RYAN MOTKO	8/18/2026	RM-081826	$200.00			BOARD 08/18/2026
SITEX AQUATICS LLC	8/1/2026	11398-B	$404.97	$13,903.97		Temporary Fuel Surcharge 08/26
Regular Services Subtotal			**$8,393.97**			
Additional Services						
COASTAL OUTDOOR SERVICES LLC	7/28/2026	3764	$1,900.00			Watering Trucks 07/14/26-07/16/26
COASTAL OUTDOOR SERVICES LLC	6/26/2026	3594	$90,000.00			Watering Trucks 05/23/26-06/28/26
COASTAL OUTDOOR SERVICES LLC	6/28/2026	3639	$750.00			Watering Trucks 06/09/26
COASTAL OUTDOOR SERVICES LLC	7/15/2026	3733	$29,700.00			Watering Trucks 06/29/26-07/13/26
COASTAL OUTDOOR SERVICES LLC	8/3/2026	3807	$8,842.15	$9,542.15		Mulch and Plants Replacements - Colston and Morris Bridge Entry 08/26
COASTAL OUTDOOR SERVICES LLC	8/3/2026	3801	$6,847.10	$7,447.10		Mulch and Plants Replacements - Ryals Field Entrance 08/26
DOWN TO EARTH	7/30/2026	182689	$1,800.00			Colston Sod Repair 07/26
Additional Services Subtotal			**$139,839.25**			
TOTAL			**$374,868.99**			

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

Invoice: #182022
August 2026

Customer

Two Rivers West

210 North University Drive
Suite 702
Coral Springs, FL 33071

Property / Project Address

Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Two Rivers West Contract (2026) Estimate # 152355	8/1/2026	9/30/2026	Net 60	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#152355 - 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://dtelandscape.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**

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/.

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

Invoice: #183836
August 2026

Customer
Two Rivers West

210 North University Drive
Suite 702
Coral Springs, FL 33071

Property / Project Address
Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
D1 Plant Replacements Estimate # 152921	8/18/2026	10/17/2026	Net 60	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#152921 - D1 Plant Replacements			$23,984.86	

This proposal is for plant replacements at the D1 Hammock Entrance on Two Rivers Blvd. Price includes materials, labor, and dump fees.

Scope of Work:

Remove and replace declining, dead, or otherwise missing plant material.

Remove and replace (2) dead Live Oak trees.

Touch up Mulch as needed.

Irrigation to be billed separately on Time and Material basis*

LCE025: Tree/Plant Installation				**$23,984.86**
Confederate Jasmine - 1 Gallon (Kit)	1 Gallon Plant	400.00	$13.65	$5460.00
Cocoa Mulch - Bagged (Kit)	3 Cubic Foot Bag	200.00	$9.00	$1800.00
Southern Live Oak - 8"-10" Caliper - B&B - Field Grown (Kit)	8" Caliper	2.00	$8362.43	$16724.86

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	$23,984.86
Sales Tax	$0.00
Total	**$23,984.86**
Credits/Payments	($0.00)
Balance Due	**$23,984.86**

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/.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
186111	8/1/2026
CUSTOMER ID	**NET TERMS**
C2411	Due On Receipt
PO#	**DUE DATE**
	8/1/2026

BILL TO

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

Services provided for the Month of: August 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	2	Ea	416.67		833.34
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	5,333.33		5,333.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Accounting Services- August Credit	1	Ea	-750.00		-750.00
Administration- August Credit	1	Ea	-375.00		-375.00
Construction Accounting- August Credit	1	Ea	-500.00		-500.00
District Management- August Credit	1	Ea	-2,083.33		-2,083.33
Recording Secretary- August Credit	1	Ea	-200.00		-200.00
Rental & Leases- August Credit	1	Ea	-50.00		-50.00
Technology/Data Storage- August Credit	1	Ea	-50.00		-50.00
Website Maintenance / Admin- August Credit	1	Ea	-100.00		-100.00
Subtotal					**6,583.34**

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
186111	8/1/2026
CUSTOMER ID	**NET TERMS**
C2411	Due On Receipt
PO#	**DUE DATE**
	8/1/2026

BILL TO

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

Services provided for the Month of: August 2026

Subtotal	$6,583.34
Tax	$0.00
Total Due	$6,583.34

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

INFRAMARK
2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
183762	7/6/2026
CUSTOMER ID	**NET TERMS**
C2411	Due On Receipt
PO#	**DUE DATE**
	7/6/2026

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

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services- July Credit	1	Ea	-750.00		-750.00
Administration- July Credit	1	Ea	375.00		375.00
Construction Accounting- July Credit	1	Ea	-500.00		-500.00
Dissemination Services	2	Ea	416.66		833.32
District Management- July Credit	1	Ea	-2,083.33		-2,083.33
Field Management	1	Ea	5,333.33		5,333.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary- July Credit	1	Ea	-200.00		-200.00
Rental & Leases- July Credit	1	Ea	-50.00		-50.00
Technology/Data Storage- July Credit	1	Ea	-50.00		-50.00
Website Maintenance / Admin- July Credit	1	Ea	-100.00		-100.00
Subtotal					**3,224.99**

Subtotal	$3,224.99
Tax	$0.00
Total Due	$3,224.99

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
187248	8/19/2026
CUSTOMER ID	**NET TERMS**
C2411	Due On Receipt
PO#	**DUE DATE**
	8/19/2026

BILL TO

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

Services provided for the Month of: July 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson 6-11-26 GODADDY : email renewals: $539.40	1	Ea	539.40		539.40
Subtotal					**539.40**

Subtotal	$539.40
Tax	$0.00
Total Due	$539.40

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Please Remit Payment to:

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

Juniper

Invoice 409943

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

Date	Due Date
08/01/26	8/31/2026
Account Owner	**PO#**
ANTHONY VEGA	

Item	Amount
#383454 - Two Rivers West CDD - W. COLSTON AVE, PH.1 - 2026/2027 Landscape Maintenance Contract August 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)
$10,326.16	$57,122.66	$24,470.41	$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.

JuniperLandscaping.com
(239) 561-5980

Please Remit Payment to:

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

Invoice 409944

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

Date	Due Date
08/01/26	8/31/2026
Account Owner	**PO#**
ANTHONY VEGA	

Item	Amount
#400172 - Two Rivers West CDD - Morris Bridge Buffer - 2026/2027 Landscape Maintenance Contract August 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)
$10,326.16	$57,122.66	$24,470.41	$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.

JuniperLandscaping.com
(239) 561-5980

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.: 11398-b
Terms: Net 30
Invoice date: 08/01/2026
Due date: 08/31/2026

#	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

Total **$13,903.97**

Ways to pay

BANK

View and pay

Subject: Notice of Temporary Fuel Surcharge

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

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

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

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

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

Stantec

INVOICE

Invoice Number	2598132
Invoice Date	July 20, 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 **July 10, 2026**
Current Invoice Total (USD) 807.50

InframarkCMS@payableslockbox.com; jayna.cooper@inframark.com

Top Task **2026** **2026 FY General Consulting Services**
Low Task **2026** **2026 FY General Consulting Services**

Professional Services

Billing Level		**Current Hours**	**Rate**	**Current Amount**
Level 09	Nurse, Vanessa M	4.25	190.00	807.50
	Subtotal Professional Services	4.25		807.50

Low Task Subtotal	**2026 FY General Consulting Services**	807.50
Top Task Subtotal	2026 FY General Consulting Services	807.50
	Total Fees & Disbursements	807.50
	INVOICE TOTAL (USD)	**807.50**

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. #
2026-06-15	238202127	2026	NURSE, VANESSA M	4.00	190.00	760.00	UPDATED COMMUNITY MAPPING	
2026-07-06	238202127	2026	NURSE, VANESSA M	0.25	190.00	47.50	SENT ALL COMMUNITY MAPPING VIA EMAIL TO AMONTAGNA & INFRAMARK TEAM	
			Total subTask 2026	**4.25**		**807.50**		
			Total Top Task 2026	**4.25**		**807.50**		
			Total Project 238202127	**4.25**		**807.50**		

TampaElectric.com

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

Statement Date: August 13, 2026

Amount Due:	**$30.86**

Due Date: September 03, 2026
Account #: 211035097206

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$28.10
Payment(s) Received Since Last Statement	-$28.10
Current Month's Charges	**$30.86**
Amount Due by September 03, 2026	**$30.86**

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

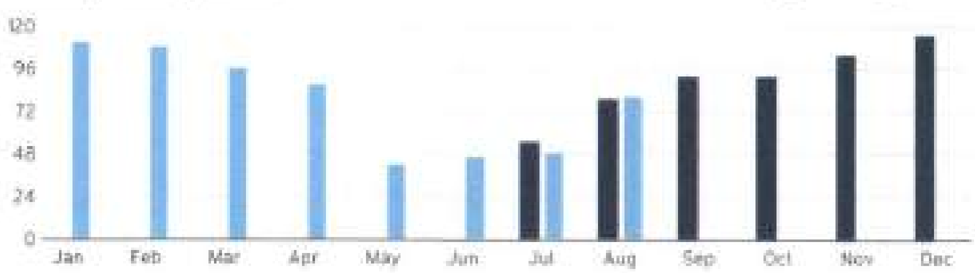
Your Energy Insight

Your average daily kWh used was **0% higher** than the same period last year.

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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

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

Account #: 211035097206
Due Date: September 03, 2026

Amount Due:	**$30.86**
Payment Amount: $ ________	

615582266634

Your account will be drafted on September 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.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211035097206
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916314	08/07/2026	1,519		1,439		80 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*80 kWh @ $0.09202/kWh*	$7.36
Fuel Charge	*80 kWh @ $0.03516/kWh*	$2.81
Storm Protection Charge	*80 kWh @ $0.00568/kWh*	$0.45
Clean Energy Transition Mechanism	*80 kWh @ $0.00418/kWh*	$0.33
Florida Gross Receipt Tax		$0.77
Electric Service Cost		**$30.86**

Total Current Month's Charges $30.86

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

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

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

Phone
Toll Free:
866-689-6469

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.

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
Two Rivers West CDD
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

Ship to
Two Rivers West CDD
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

Invoice details
Invoice no.: 3807
Terms: Due on receipt
Invoice date: 08/03/2026
Due date: 08/03/2026

Job Number: Colston and Morris bridge Entry

#	Product or service	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
1.	**Pringles**	3g	$4,266.45	$4,266.45	171	$24.95	$4,266.45	$0.00
2.	**Walter Viburnum**	7g	$384.00	$384.00	8	$48.00	$384.00	$0.00
3.	**Mulch**	Per yard for touch up brown mulch	$450.00	$450.00	6	$75.00	$450.00	$0.00
4.	**Irrigation Repair**	Irrigation drip lines repair and add additional drip to areas as needed budget	$700.00	$700.00	1	$700.00	$700.00	$0.00
5.	**Removal & Disposal**	remove failing plants	$250.00	$250.00	1	$250.00	$250.00	$0.00
6.	**Minima Jasmine**	1g	$3,491.70	$3,491.70	309	$11.30	$3,491.70	$0.00

Total **$9,542.15**

Ways to pay

BANK

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

View and pay

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
Jason
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

Ship to
Jason
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

Invoice details
Invoice no.: 3801
Terms: Due on receipt
Invoice date: 08/03/2026
Due date: 08/03/2026

Coastal Sales Rep: Sam Crawford
Job Number: Ryals Field Entrance
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
1.	**Pringles**	3g	$2,145.70	$2,145.70	86	$24.95	$2,145.70	$0.00
2.	**Confederate Jasmine**	1g	$3,009.90	$3,009.90	254	$11.85	$3,009.90	$0.00
3.	**Walter Viburnum**	7g	$1,104.00	$1,104.00	23	$48.00	$1,104.00	$0.00
4.	**Mulch**	Per yard for touch up brown mulch	$337.50	$337.50	4.5	$75.00	$337.50	$0.00
5.	**Irrigation Repair**	Irrigation drip lines repair and add additional drip to areas as needed budget	$600.00	$600.00	1	$600.00	$600.00	$0.00
6.	**Removal & Disposal**	remove failing plants	$250.00	$250.00	1	$250.00	$250.00	$0.00

Total **$7,447.10**

Ways to pay

BANK

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

View and pay

Please Remit Payment to:

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

Juniper

Invoice 408632

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

Date	Due Date
07/31/26	8/30/2026
Account Owner	**PO#**
ANTHONY VEGA	

Item	Qty/UOM	Rate	Ext. Price	Amount
#408246 - July 2026 Completed Wet Check Repairs-Controller 4				**$123.50**
Lateral Components - 07/07/2026				
6" Rotor Installed	1.00EA	$64.75	$64.75	
6" Pop Up Installed	1.00EA	$34.78	$34.78	
Nozzles Installed	1.00EA	$7.52	$7.52	
Drip Line by the foot Installed	1.00FT	$1.92	$1.92	
Drip Line Fittings Installed	3.00EA	$4.84	$14.53	

Grand Total **$123.50**

1-30 Days	31-60 Days (Past Due)	61-90 Days (Past Due)	91-120 Days (Past Due)	121+ Days (Past Due)
$10,326.16	$57,122.66	$14,267.75	$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.

JuniperLandscaping.com
(239) 561-5980

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DADE CITY	(352) 521-4285

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71 0 1
54-99105

TWO RIVERS WEST CDD

Service Address: **2772 WISE RIVER LANE**

Bill Number: 24974695
Billing Date: 8/13/2026
Billing Period: 6/25/2026 to 7/28/2026

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	6/25/2026	0	7/28/2026	0	33	0

Usage History

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

Transactions

Previous Bill	63.99
Payment 07/31/26	-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**

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AUG 17 2026

Account #	1304850
Customer #	01547952
Balance Forward	0.00
Current Transactions	63.99
Total Balance Due	**$63.99**
Due Date	**8/31/2026**

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

The Total Due will be electronically transferred on 08/31/2026.

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

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84-89105

TWO RIVERS WEST CDD

Service Address: **0 STATE ROAD 56 & TWO RIVERS HYDRANT BOULEVARD**
Bill Number: 24974702
Billing Date: 8/13/2026
Billing Period: 6/25/2026 to 7/28/2026

Account #	Customer #
1307330	01547952

Please use the 15-digit number below when making a payment through your bank

130733001547952

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Hydrant	252012551	6/25/2026	1395	7/28/2026	1698	33	303

Usage History

	Water
July 2026	303
June 2026	729
May 2026	656
April 2026	0
March 2026	2
February 2026	0
January 2026	8

Transactions

Previous Bill		11,852.38
Payment 07/31/26		-11,852.38 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	183.0 Thousand Gals X $9.36	1,712.88
Total Current Transactions		2,280.47
TOTAL BALANCE DUE		**$2,280.47**

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Account #	1307330
Customer #	01547952
Balance Forward	0.00
Current Transactions	2,280.47
Total Balance Due	**$2,280.47**
Due Date	**8/31/2026**

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

The Total Due will be electronically transferred on 08/31/2026.

TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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14-92800

TWO RIVERS WEST

EPG TWO RIVERS LLC

Service Address: **1611 TWO RIVERS BLVD - DOG PARK**
Bill Number: 25026540
Billing Date: 8/20/2026
Billing Period: 7/10/2026 to 8/4/2026

Account #	Customer #
1335225	01514460

Please use the 15-digit number below when making a payment through your bank

133522501514460

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		
Water	250706730	7/10/2026	0	8/4/2026	0	25	0

Usage History

	Water
August 2026	0

Transactions

Payment	-4,739.00 CR
Balance Forward	-4,739.00 CR
Current Transactions	
Water	
Water Base Charge	9.17
Adjustments	
Engineering Plan Review Charge	825.00
Connection Fee Water	1,719.00
Deposit Owing	60.00
Meter Set Fee	2,135.00
Total Current Transactions	4,748.17
TOTAL BALANCE DUE	**$9.17**

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Account #	1335225
Customer #	01514460
Balance Forward	-4,739.00 CR
Current Transactions	4,748.17
Total Balance Due	**$9.17**
Due Date	**9/8/2026**

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

Round-Up Donations to Charity .

Amount Enclosed .

☐ Check this box to participate in Round-Up.

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

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TWO RIVERS WEST CDD

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

Bill Number: 25025366
Billing Date: 8/20/2026
Billing Period: 7/6/2026 to 8/4/2026

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	7/6/2026	1203	8/4/2026	1228	29	25

Usage History

	Reclaimed
August 2026	25
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

Transactions

Previous Bill		16.16
Payment 08/07/26		-16.16 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	25 Thousand Gals X $1.01	25.25
Total Current Transactions		25.25
TOTAL BALANCE DUE		**$25.25**

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Account #	1299715
Customer #	01547952
Balance Forward	0.00
Current Transactions	25.25
Total Balance Due	**$25.25**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

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TWO RIVERS WEST CDD

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

Bill Number: 25024716
Billing Date: 8/20/2026
Billing Period: 7/6/2026 to 8/4/2026

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	7/6/2026	435	8/4/2026	439	29	4

Usage History

	Reclaimed
August 2026	4
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

Transactions

Previous Bill		8.08
Payment 08/07/26		-8.08 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	4 Thousand Gals X $1.01	4.04
Total Current Transactions		4.04
TOTAL BALANCE DUE		**$4.04**

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Account #	1283795
Customer #	01547952
Balance Forward	0.00
Current Transactions	4.04
Total Balance Due	**$4.04**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

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

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

Bill Number: 25023787
Billing Date: 8/20/2026
Billing Period: 7/27/2026 to 8/4/2026

Account #	Customer #
1247970	01547952

Please use the 15-digit number below when making a payment through your bank

124797001547952

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	241579095	7/27/2026	1335	8/4/2026	1345	8	10

Usage History

	Reclaimed
August 2026	10

Transactions

Current Transactions		
Reclaimed		
Reclaimed	10 Thousand Gals X $1.01	10.10
Adjustments		
Deposit Owing		481.00
Turn On Next Day Activation Fee		64.00
Total Current Transactions		555.10
TOTAL BALANCE DUE		**$555.10**

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Account #	1247970
Customer #	01547952
Balance Forward	0.00
Current Transactions	555.10
Total Balance Due	**$555.10**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

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

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TWO RIVERS WEST CDD

Service Address: **35039 BIG HAWK DR 1 INCH RECLAIM RM-A**
Bill Number: 25024014
Billing Date: 8/20/2026
Billing Period: 7/6/2026 to 8/4/2026

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	7/6/2026	229	8/4/2026	237	29	8

Usage History

	Reclaimed
August 2026	8
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

Transactions

Previous Bill		13.13
Payment 08/07/26		-13.13 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 #	1254960
Customer #	01547952
Balance Forward	0.00
Current Transactions	8.08
Total Balance Due	**$8.08**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

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

Service Address: **34501 COLSTON AVENUE**
Bill Number: 25024016
Billing Date: 8/20/2026
Billing Period: 7/6/2026 to 8/4/2026

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	7/6/2026	1366	8/4/2026	1382	29	16

Usage History

	Reclaimed
August 2026	16
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

Transactions

Previous Bill		66.66
Payment 08/07/26		-66.66 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 #	1255005
Customer #	01547952
Balance Forward	0.00
Current Transactions	16.16
Total Balance Due	**$16.16**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

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

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

Bill Number: 25024018
Billing Date: 8/20/2026
Billing Period: 7/6/2026 to 8/4/2026

Account #	Customer #
1255000	01547952

Please use the 15-digit number below when making a payment through your bank

125500001547952

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

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579044	7/6/2026	914	8/4/2026	990	29	76

Usage History

	Reclaimed
August 2026	76
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

Transactions

Previous Bill		106.05
Payment 08/07/26		-106.05 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	76 Thousand Gals X $1.01	76.76
Total Current Transactions		76.76
TOTAL BALANCE DUE		**$76.76**

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Account #	1255000
Customer #	01547952
Balance Forward	0.00
Current Transactions	76.76
Total Balance Due	**$76.76**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

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

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

Bill Number: 25023336
Billing Date: 8/20/2026
Billing Period: 7/6/2026 to 8/4/2026

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	7/6/2026	14794	8/4/2026	15170	29	376

Usage History

	Reclaimed
August 2026	376
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

Transactions

Previous Bill		715.08
Payment 08/07/26		-715.08 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	376 Thousand Gals X $1.01	379.76
Total Current Transactions		379.76
TOTAL BALANCE DUE		**$379.76**

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Account #	1230070
Customer #	01547952
Balance Forward	0.00
Current Transactions	379.76
Total Balance Due	**$379.76**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

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

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14-92800

TWO RIVERS WEST CDD

Service Address: **0 BRIGHT MOON TRAIL 1 INCH RECLAIM**
Bill Number: 25023403
Billing Date: 8/20/2026
Billing Period: 7/6/2026 to 8/4/2026

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	7/6/2026	294	8/4/2026	308	29	14

Usage History

	Reclaimed
August 2026	14
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

Transactions

Previous Bill		11.11
Payment 08/07/26		-11.11 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	14 Thousand Gals X $1.01	14.14
Total Current Transactions		14.14
TOTAL BALANCE DUE		**$14.14**

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Account #	1236660
Customer #	01547952
Balance Forward	0.00
Current Transactions	14.14
Total Balance Due	**$14.14**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

TWO RIVERS WEST CDD
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TWO RIVERS WEST CDD

Service Address: **2396 WISE RIVER LANE RECLAIM 1.5 INCH-#1**
Bill Number: 25023327
Billing Date: 8/20/2026
Billing Period: 7/6/2026 to 8/4/2026

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	7/6/2026	1374	8/4/2026	1386	29	12

Usage History

	Reclaimed
August 2026	12
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

Transactions

Previous Bill		33.33
Payment 08/07/26		-33.33 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	12 Thousand Gals X $1.01	12.12
Total Current Transactions		12.12
TOTAL BALANCE DUE		**$12.12**

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Account #	1229210
Customer #	01547952
Balance Forward	0.00
Current Transactions	12.12
Total Balance Due	**$12.12**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

TWO RIVERS WEST CDD
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TWO RIVERS WEST CDD

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

Bill Number: 25023329
Billing Date: 8/20/2026
Billing Period: 7/6/2026 to 8/4/2026

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

Account #	Customer #
1229260	01547952

Please use the 15-digit number below when making a payment through your bank

122926001547952

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579124	7/6/2026	1872	8/4/2026	1903	29	31

Usage History

	Reclaimed
August 2026	31
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	246
September 2025	8

Transactions

Previous Bill		59.59
Payment 08/07/26		-59.59 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	31 Thousand Gals X $1.01	31.31
Total Current Transactions		31.31
TOTAL BALANCE DUE		**$31.31**

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Account #	1229260
Customer #	01547952
Balance Forward	0.00
Current Transactions	31.31
Total Balance Due	**$31.31**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

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TWO RIVERS WEST CDD

Service Address: COLSTRIP TRAIL RECLAIM METER E
Bill Number: 25023672
Billing Date: 8/20/2026
Billing Period: 7/6/2026 to 8/4/2026

Account #	Customer #
1246090	01547952

Please use the 15-digit number below when making a payment through your bank

124609001547952

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	08399007	7/6/2026	145	8/4/2026	151	29	6

Usage History

	Reclaimed
August 2026	6
July 2026	12
June 2026	12
May 2026	5
April 2026	3
March 2026	5
February 2026	3
January 2026	0
December 2025	0
November 2025	0
October 2025	0
September 2025	0

Transactions

Previous Bill		12.12
Payment 08/07/26		-12.12 CR
Balance Forward		0.00
Current Transactions		
Reclaimed		
Reclaimed	6 Thousand Gals X $1.01	6.06
Total Current Transactions		6.06
TOTAL BALANCE DUE		**$6.06**

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Account #	1246090
Customer #	01547952
Balance Forward	0.00
Current Transactions	6.06
Total Balance Due	**$6.06**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

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TWO RIVERS WEST CDD

Service Address: **35163 COLSTRIP TRAIL RECLAIM**
Bill Number: 25023673
Billing Date: 8/20/2026
Billing Period: 7/6/2026 to 8/4/2026

Account #	Customer #
1246095	01547952

Please use the 15-digit number below when making a payment through your bank

124609501547952

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

Service	Meter #	Previous Date	Previous Read	Current Date	Current Read	# of Days	Consumption in thousands
Reclaim	17580269	7/6/2026	687	8/4/2026	707	29	20

Usage History

	Reclaimed
August 2026	20
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

Transactions

Previous Bill		16.16
Payment 08/07/26		-16.16 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 #	1246095
Customer #	01547952
Balance Forward	0.00
Current Transactions	20.20
Total Balance Due	**$20.20**
Due Date	**9/8/2026**

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

The Total Due will be electronically transferred on 09/08/2026.

TWO RIVERS WEST CDD
2005 PAN AM SUITE 300 CIRCLE
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TWO RIVERS WEST CDD
C/O INFRAMARK
TWO RIVERS WEST PH D9
ZEPHYRHILLS, FL 33541

Statement Date: July 27, 2026

Amount Due:	**$746.99**
Due Date:	August 17, 2026
Account #:	221009593866

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

Account Summary

Current Service Period: June 20, 2026 - July 21, 2026

Previous Amount Due	$746.99
Payment(s) Received Since Last Statement	-$746.99
Current Month's Charges	**$746.99**
Amount Due by August 17, 2026	**$746.99**

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

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Account #: 221009593866
Due Date: August 17, 2026

Amount Due:	**$746.99**
Payment Amount:	$ ________

637804413485

Your account will be drafted on August 17, 2026

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TAMPA, FL 33607-6008

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TAMPA, FL 33631-3318

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Service For:
TWO RIVERS WEST PH 09
ZEPHYRHILLS, FL 33541

Account #: 221009593866
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

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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TWO RIVERS WEST CDD
C/O INFRAMARK
TWO RIVERS WEST PH 010
ZEPHYRHILLS, FL 33541

Statement Date: July 27, 2026

Amount Due:	**$946.20**
Due Date: August 17, 2026	
Account #: 221009640329	

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

Account Summary

Current Service Period: June 20, 2026 - July 21, 2026	
Previous Amount Due	$946.20
Payment(s) Received Since Last Statement	-$946.20
Current Month's Charges	**$946.20**
Amount Due by August 17, 2026	**$946.20**

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Account #: 221009640329
Due Date: August 17, 2026

Amount Due:	**$946.20**
Payment Amount: $ ________	

637804413488

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

Account #: 221009640329
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

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

Statement Date: July 27, 2026

Amount Due:	**$7,064.64**
Due Date:	August 17, 2026
Account #:	221009544216

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

Account Summary

Current Service Period: June 20, 2026 - July 21, 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 August 17, 2026	**$7,064.64**

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Account #: 221009544216
Due Date: August 17, 2026

Amount Due:	**$7,064.64**
Payment Amount:	$ ________

637804413483

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

Account #: 221009544216
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

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

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: July 27, 2026

Amount Due:	**$2,091.58**
Due Date:	August 17, 2026
Account #:	221009604051

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

Account Summary

Current Service Period: June 20, 2026 - July 21, 2026

Previous Amount Due	$1,296.82
Payment(s) Received Since Last Statement	-$1,296.82
Current Month's Charges	**$2,091.58**
Amount Due by August 17, 2026	**$2,091.58**

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009604051
Due Date: August 17, 2026

Amount Due:	**$2,091.58**
Payment Amount: $ ________	

637804413486

Your account will be drafted on August 17, 2026

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

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

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221009604051
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

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

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AN EMERA COMPANY
TampaElectric.com

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

Statement Date: July 27, 2026

Amount Due:	**$22,325.74**

Due Date: August 17, 2026
Account #: 221009418668

DO NOT PAY. Your account will be drafted on August 17, 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 August 17, 2026	**$22,325.74**

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

Scan here to view your account online.

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AN EMERA COMPANY

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

Account #: 221009418668
Due Date: August 17, 2026

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

Amount Due:	**$22,325.74**
Payment Amount: $______	

660026483208

Your account will be drafted on August 17, 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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221009418668
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	*2040 kWh @ $0.03410/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 →

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813-275-3909

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TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221009418668
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	*540 kWh @ $0.03411/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 →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009418668
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	*975 kWh @ $0.03411/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 →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009418668
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	*1920 kWh @ $0.03411/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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221009418668
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	*510 kWh @ $0.03411/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 →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009418668
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	705 kWh @ $0.03411/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 →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009418668
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	900 kWh @ $0.03411/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 →

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009418668
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	*420 kWh @ $0.03411/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 →

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221009418668
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

Lighting Energy Charge	1245 kWh @ $0.03411/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**

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221009418668
Statement Date: July 27, 2026
Charges Due: August 17, 2026

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**

GOOD NEWS!

The price of electricity is going down.

Good news for business customers! Beginning in August, commercial customers will see lower electric bills as we end the Storm Recovery Surcharge. 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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TWO RIVERS WEST CDD
C/O INFRAMARK
TWO RIVERS WEST PH D6
ZEPHYRHILLS, FL 33541

Statement Date: July 27, 2026

Amount Due: $1,244.98

Due Date: August 17, 2026
Account #: 221009640311

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

Account Summary

Current Service Period: June 20, 2026 - July 21, 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 August 17, 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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---

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009640311
Due Date: August 17, 2026

RECEIVED
JUL 30 2026

Amount Due: $1,244.98

Payment Amount: $ ________

637804413487

Your account will be drafted on August 17, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009640311
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026 **Rate Schedule:** LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

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

Statement Date: August 11, 2026

Amount Due:	**$168.05**
Due Date:	September 01, 2026
Account #:	211035616468

DO NOT PAY. Your account will be drafted on September 01, 2026

Account Summary

Current Service Period: July 08, 2026 - August 05, 2026

Previous Amount Due	$202.16
Payment(s) Received Since Last Statement	-$202.16
Current Month's Charges	**$168.05**
Amount Due by September 01, 2026	**$168.05**

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 **2.86% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*

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AN EMERA COMPANY

Account #: 211035616468
Due Date: September 01, 2026

Amount Due:	**$168.05**
Payment Amount:	$_________

614347709819

Your account will be drafted on September 01, 2026

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AUG 14 2025

00003457 FTECO10811262240010 00000 02 01000000 10417 001
TWO RIVERS WEST CDD
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211035616468
Statement Date: August 11, 2026
Charges Due: September 01, 2026

Meter Read

Service Period: Jul 08, 2026 - Aug 05, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000917615	08/05/2026	10,407		9,351		1,056 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*1,056 kWh @ $0.09202/kWh*	$97.17
Fuel Charge	*1,056 kWh @ $0.03516/kWh*	$37.13
Storm Protection Charge	*1,056 kWh @ $0.00568/kWh*	$6.00
Clean Energy Transition Mechanism	*1,056 kWh @ $0.00418/kWh*	$4.41
Florida Gross Receipt Tax		$4.20
Electric Service Cost		**$168.05**

Total Current Month's Charges **$168.05**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

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

In-Person
Find list of Payment Agents at **TampaElectric.com**

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Mail your payment in the enclosed envelope.

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

Phone
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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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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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TampaElectric.com

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

Statement Date: July 27, 2026

Amount Due:	**$1,545.39**
Due Date: August 17, 2026	
Account #: 221009579584	

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

Account Summary

Current Service Period: June 20, 2026 - July 21, 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 August 17, 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.

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 #: 221009579584
Due Date: August 17, 2026

Amount Due:	**$1,545.39**
Payment Amount: $ ________	

637804413484

Your account will be drafted on August 17, 2026

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

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

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

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

Account #: 221009579584
Statement Date: July 27, 2026
Charges Due: August 17, 2026

Service Period: Jun 20, 2026 - Jul 21, 2026

Rate Schedule: LS-2 Customer Specified Lighting

Charge Details

Electric Charges

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

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

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TWO RIVERS WEST COMMUNITY DEVEP DIST
36474 COLSTON AVE
ZEPHYRHILLS, FL 33541

Statement Date: August 13, 2026

Amount Due:	**$21.74**
Due Date: September 03, 2026	
Account #: 221009681042	

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$20.23
Payment(s) Received Since Last Statement	-$20.23
Current Month's Charges	**$21.74**
Amount Due by September 03, 2026	**$21.74**

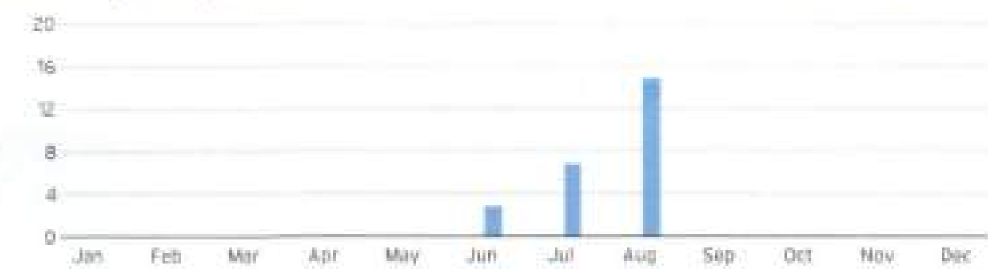
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **150% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009681042
Due Date: September 03, 2026

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AUG 19 2026
By

Amount Due:	**$21.74**
Payment Amount: $ ________	

667433840856

Your account will be drafted on September 03, 2026

00003477 FTECO108132622400910 00000 02 01000000 10838 001
TWO RIVERS WEST COMMUNITY DEVEP DIST
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-6008

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

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

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
36474 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 221009681042
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000072281	08/07/2026	25		10		15 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*15 kWh @ $0.09202/kWh*	$1.38
Fuel Charge	*15 kWh @ $0.03516/kWh*	$0.53
Storm Protection Charge	*15 kWh @ $0.00568/kWh*	$0.09
Clean Energy Transition Mechanism	*15 kWh @ $0.00418/kWh*	$0.06
Florida Gross Receipt Tax		$0.54
Electric Service Cost		**$21.74**

Total Current Month's Charges **$21.74**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
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TWO RIVERS WEST CDD
C/O INFRAMARK
1910 WEBBSTONE WY, GATE
ZEPHYRHILLS, FL 33541

Statement Date: August 13, 2026

Amount Due:	**$70.80**

Due Date: September 03, 2026
Account #: 211038120351

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$79.55
Payment(s) Received Since Last Statement	-$79.55
Current Month's Charges	**$70.80**
Amount Due by September 03, 2026	**$70.80**

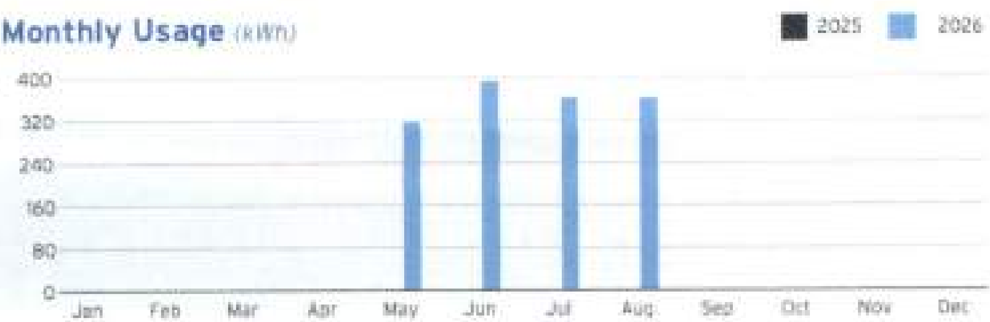
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **8.33% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



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AN EMERA COMPANY

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RE
AUG 19 2026
By

Account #: 211038120351
Due Date: September 03, 2026

Amount Due:	**$70.80**
Payment Amount: $	

626693355085

Your account will be drafted on September 03, 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211038120351
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916282	08/07/2026	4,410		4,046		364 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*364 kWh @ $0.09202/kWh*	$33.50
Fuel Charge	*364 kWh @ $0.03516/kWh*	$12.80
Storm Protection Charge	*364 kWh @ $0.00568/kWh*	$2.07
Clean Energy Transition Mechanism	*364 kWh @ $0.00418/kWh*	$1.52
Florida Gross Receipt Tax		$1.77
Electric Service Cost		**$70.80**

Total Current Month's Charges **$70.80**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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Tampa, FL 33631-3318
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TWO RIVERS WEST CDD
C/O INFRAMARK
35037 BIG HAWK DR, B
ZEPHYRHILLS, FL 33541-1712

Statement Date: August 13, 2026

Amount Due:	**$23.26**
Due Date: September 03, 2026	
Account #: 211035858003	

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 08, 2026

Previous Amount Due	$23.87
Payment(s) Received Since Last Statement	-$23.87
Current Month's Charges	**$23.26**
Amount Due by September 03, 2026	**$23.26**

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 **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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211035858003
Due Date: September 03, 2026

Amount Due:	**$23.26**
Payment Amount: $ ________	

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689655978323

Your account will be drafted on September 03, 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211035858003
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 08, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933889	08/08/2026	139		118		21 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
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
Florida Gross Receipt Tax		$0.58
Electric Service Cost		**$23.26**

Total Current Month's Charges **$23.26**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Statement Date: August 13, 2026

Amount Due:	**$25.82**

Due Date: September 03, 2026
Account #: 211036592312

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$27.45
Payment(s) Received Since Last Statement	-$27.45
Current Month's Charges	**$25.82**
Amount Due by September 03, 2026	**$25.82**

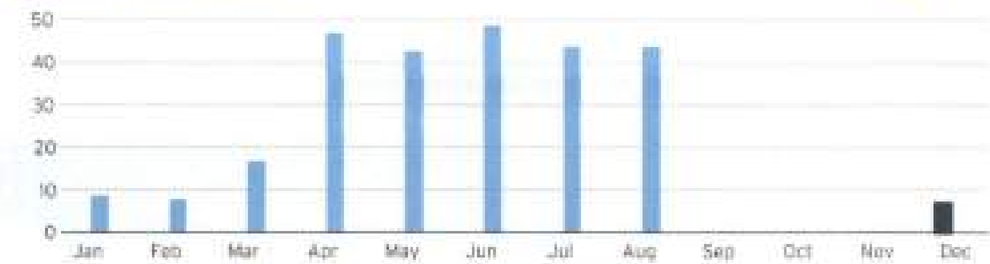
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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)*



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TECO
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AN EMERA COMPANY

Account #: 211036592312
Due Date: September 03, 2026

Amount Due:	**$25.82**
Payment Amount: $ ________	

616816811195

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TAMPA, FL 33607-6008

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TAMPA, FL 33631-3318

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211036592312
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000451388	08/07/2026	272		228		44 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
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
Florida Gross Receipt Tax		$0.65
Electric Service Cost		**$25.82**

Total Current Month's Charges **$25.82**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
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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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TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 13, 2026

Amount Due:	$64.02
Due Date:	September 03, 2026
Account #:	211034856834

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 08, 2026	
Previous Amount Due	$72.41
Payment(s) Received Since Last Statement	-$72.41
Current Month's Charges	**$64.02**
Amount Due by September 03, 2026	**$64.02**

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

Your Energy Insight

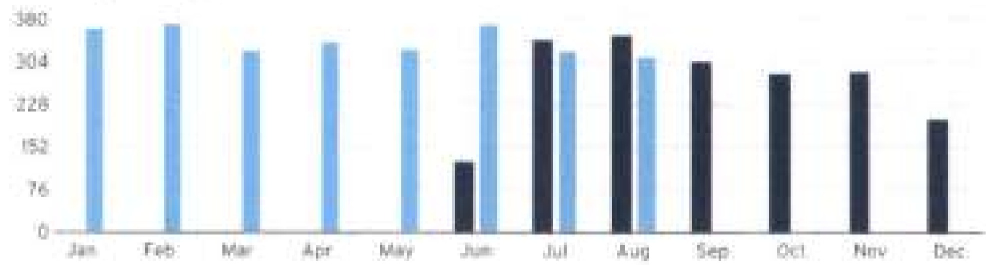
Your average daily kWh used was 16.67% lower than the same period last year.

Your average daily kWh used was 9.09% lower than it was in your previous period.

Scan here to view your account online.

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

Monthly Usage *(kWh)*



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

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TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211034856834
Due Date: September 03, 2026

Amount Due:	$64.02
Payment Amount:	$ ________

677310383824

Your account will be drafted on September 03, 2026

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

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.

TECO TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211034856834
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 08, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000939675	08/08/2026	4,771		4,460		311 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*311 kWh @ $0.09202/kWh*	$28.62
Fuel Charge	*311 kWh @ $0.03516/kWh*	$10.93
Storm Protection Charge	*311 kWh @ $0.00568/kWh*	$1.77
Clean Energy Transition Mechanism	*311 kWh @ $0.00418/kWh*	$1.30
Florida Gross Receipt Tax		$1.60
Electric Service Cost		**$64.02**

Total Current Month's Charges $64.02

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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Ways To Pay Your Bill

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Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

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

Phone
Toll Free:
866-689-6469

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

Contact Us

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TAMPA ELECTRIC
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TampaElectric.com

TWO RIVERS WEST CDD
34707 SHORTHORN DR
ZEPHYRHILLS, FL 33541

Statement Date: August 13, 2026

Amount Due:	**$102.28**
Due Date:	September 03, 2026
Account #:	211037158279

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026	
Previous Amount Due	$111.53
Payment(s) Received Since Last Statement	-$111.53
Current Month's Charges	**$102.28**
Amount Due by September 03, 2026	**$102.28**

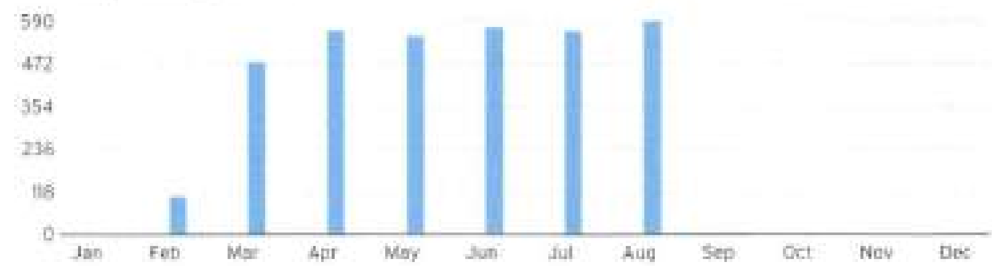
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was **5.26% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage *(kWh)*



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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211037158279
Due Date: September 03, 2026

Amount Due:	**$102.28**
Payment Amount:	$ __________

636569843461

Your account will be drafted on September 03, 2026

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

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.

TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
34707 SHORTHORN DR
ZEPHYRHILLS, FL 33541

Account #: 211037158279
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000308776	08/07/2026	3,435		2,847		588 kWh	1	29 Days

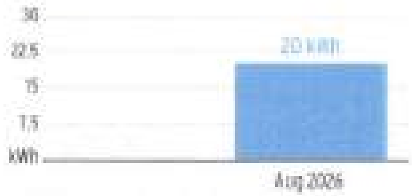
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*588 kWh @ $0.09202/kWh*	$54.11
Fuel Charge	*588 kWh @ $0.03516/kWh*	$20.67
Storm Protection Charge	*588 kWh @ $0.00568/kWh*	$3.34
Clean Energy Transition Mechanism	*588 kWh @ $0.00418/kWh*	$2.46
Florida Gross Receipt Tax		$2.56
Electric Service Cost		**$102.28**

Total Current Month's Charges $102.28

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
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813-275-3909

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Statement Date: August 13, 2026

Amount Due: $21.31

Due Date: September 03, 2026
Account #: 211036337031

TampaElectric.com

TWO RIVERS WEST CDD
34583 RANGEWOOD DR
ZEPHYRHILLS, FL 33541

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$32.64
Payment(s) Received Since Last Statement	-$32.64
Current Month's Charges	**$21.31**
Amount Due by September 03, 2026	**$21.31**

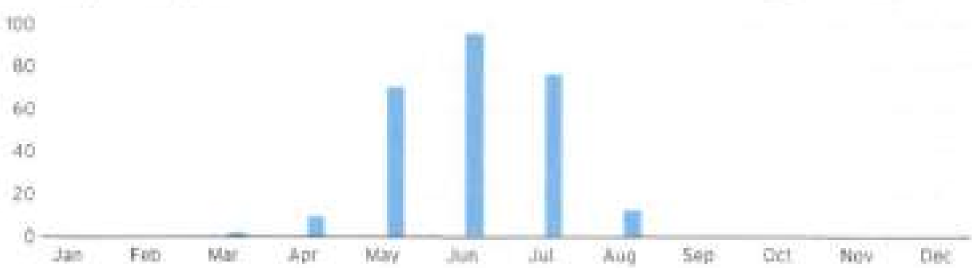
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

Your average daily kWh used was 86.67% 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

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

Account #: 211036337031
Due Date: September 03, 2026

Amount Due: $21.31

Payment Amount: $ ____________

627927898256

Your account will be drafted on September 03, 2026

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

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
34583 RANGEWOOD DR
ZEPHYRHILLS, FL 33541

Account #: 211036337031
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
2000106666	08/07/2026	264		252		12 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*12 kWh @ $0.09202/kWh*	$1.10
Fuel Charge	*12 kWh @ $0.03516/kWh*	$0.42
Storm Protection Charge	*12 kWh @ $0.00568/kWh*	$0.07
Clean Energy Transition Mechanism	*12 kWh @ $0.00418/kWh*	$0.05
Florida Gross Receipt Tax		$0.53
Electric Service Cost		**$21.31**

Total Current Month's Charges **$21.31**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
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TampaElectric.com

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

Statement Date: August 13, 2026

Amount Due:	**$37.34**
Due Date:	September 03, 2026
Account #:	211034856826

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$40.43
Payment(s) Received Since Last Statement	-$40.43
Current Month's Charges	**$37.34**
Amount Due by September 03, 2026	**$37.34**

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

Your Energy Insight

Your average daily kWh used was **100% higher** than the same period last year.

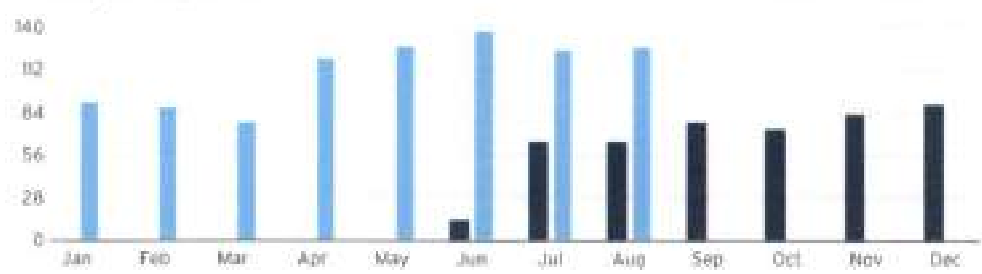
Your average daily kWh used was **0% higher** than it was in your previous period.

Scan here to view your account online.

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

Monthly Usage (kWh)

2025 2026



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

Account #: 211034856826
Due Date: September 03, 2026

Amount Due:	**$37.34**
Payment Amount:	$ ________

677310383823

Your account will be drafted on September 03, 2026

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
2113 N DRUMMOND POINT
ZEPHYRHILLS, FL 33541

Account #: 211034856826
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000933946	08/07/2026	1,351		1,225		126 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*126 kWh @ $0.09202/kWh*	$11.59
Fuel Charge	*126 kWh @ $0.03516/kWh*	$4.43
Storm Protection Charge	*126 kWh @ $0.00568/kWh*	$0.72
Clean Energy Transition Mechanism	*126 kWh @ $0.00418/kWh*	$0.53
Florida Gross Receipt Tax		$0.93
Electric Service Cost		**$37.34**

Total Current Month's Charges $37.34

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
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TampaElectric.com

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

Statement Date: August 13, 2026

Amount Due:	**$29.19**
Due Date: September 03, 2026	
Account #: 211036089145	

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026	
Previous Amount Due	$31.66
Payment(s) Received Since Last Statement	-$31.66
Current Month's Charges	**$29.19**
Amount Due by September 03, 2026	**$29.19**

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

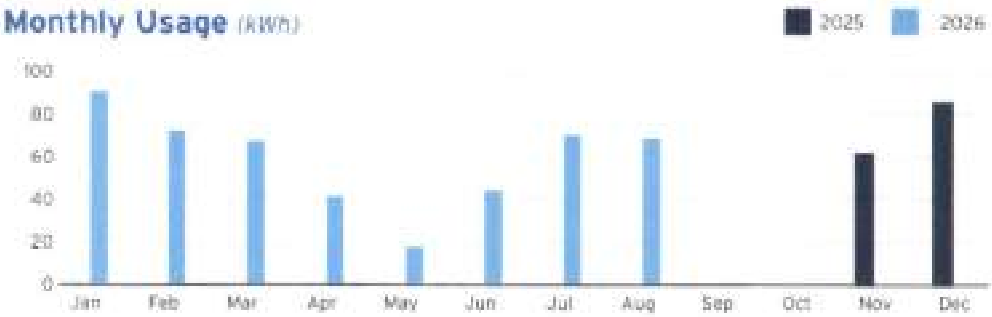
Your Energy Insight

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

Scan here to view your account online.

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

Monthly Usage (kWh)



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TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211036089145
Due Date: September 03, 2026

Amount Due:	**$29.19**
Payment Amount: $ ________	

606940317356

Your account will be drafted on September 03, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211036089145
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000196051	08/07/2026	615		547		68 kWh	1	29 Days

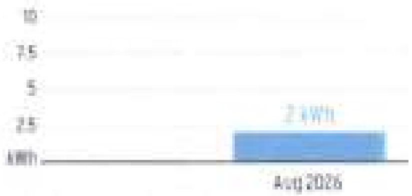
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*68 kWh @ $0.09202/kWh*	$6.26
Fuel Charge	*68 kWh @ $0.03516/kWh*	$2.39
Storm Protection Charge	*68 kWh @ $0.00568/kWh*	$0.39
Clean Energy Transition Mechanism	*68 kWh @ $0.00418/kWh*	$0.28
Florida Gross Receipt Tax		$0.73
Electric Service Cost		**$29.19**

Total Current Month's Charges **$29.19**

Avg kWh Used Per Day



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TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

TWO RIVERS WEST CDD
36312 COLSTON AVE
ZEPHYRHILLS, FL 33541

Statement Date: August 13, 2026

Amount Due:	**$26.09**
Due Date: September 03, 2026	
Account #: 211036116740	

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026	
Previous Amount Due	$27.94
Payment(s) Received Since Last Statement	-$27.94
Current Month's Charges	**$26.09**
Amount Due by September 03, 2026	**$26.09**

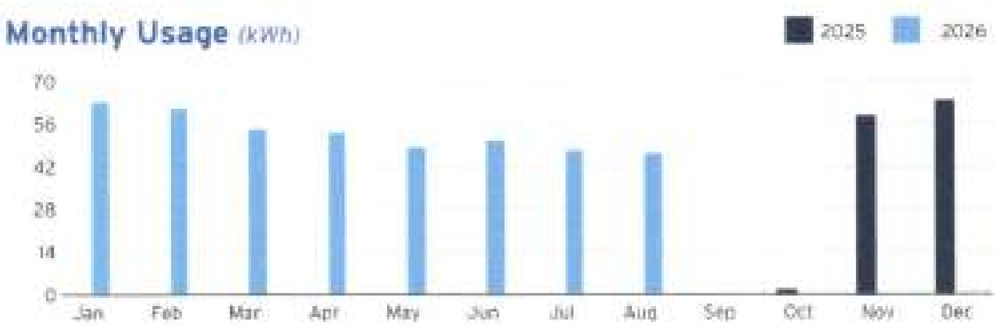
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 211036116740
Due Date: September 03, 2026

Amount Due:	**$26.09**
Payment Amount: $ ______	

602002098945

Your account will be drafted on September 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.

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
36312 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 211036116740
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000202991	08/07/2026	549		503		46 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*46 kWh @ $0.09202/kWh*	$4.23
Fuel Charge	*46 kWh @ $0.03516/kWh*	$1.62
Storm Protection Charge	*46 kWh @ $0.00568/kWh*	$0.26
Clean Energy Transition Mechanism	*46 kWh @ $0.00418/kWh*	$0.19
Florida Gross Receipt Tax		$0.65
Electric Service Cost		**$26.09**

Total Current Month's Charges **$26.09**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

00000013-0000281 - Page 10 of 46

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Ways To Pay Your Bill

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

Contact Us

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Phone:
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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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TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 13, 2026

Amount Due:	**$29.75**
Due Date: September 03, 2026	
Account #: 211036317181	

DO NOT PAY. Your account will be drafted on September 03, 2026

Your Energy Insight

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

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$32.00
Payment(s) Received Since Last Statement	-$32.00
Current Month's Charges	**$29.75**
Amount Due by September 03, 2026	**$29.75**

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

Scan here to view your account online.

Monthly Usage *(kWh)*

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

---

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AN EMERA COMPANY

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

Account #: 211036317181
Due Date: September 03, 2026

Amount Due:	**$29.75**
Payment Amount: $ ________	

627927898255

Your account will be drafted on September 03, 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.

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

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

TECO.
TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
2306 MORRIS BRIDGE RD
ZEPHYRHILLS, FL 33541

Account #: 211036317181
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000691156	08/07/2026	1,013		941		72 kWh	1	29 Days

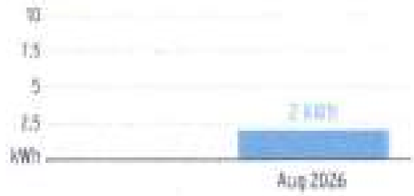
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
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
Florida Gross Receipt Tax		$0.74
Electric Service Cost		**$29.75**

Total Current Month's Charges **$29.75**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

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7-1-1
Power Outage:
877-588-1010
Energy-Saving Programs:
813-275-3909

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TWO RIVERS WEST CDD
1552 TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541

Statement Date: August 13, 2026

Amount Due: $21.31

Due Date: September 03, 2026
Account #: 211038719269

DO NOT PAY. Your account will be drafted on September 03, 2026

Your Energy Insight

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

Account Summary

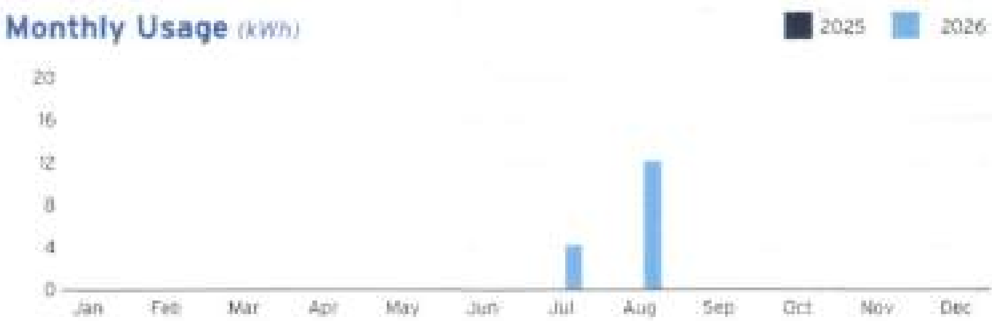
Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$143.73
Payment(s) Received Since Last Statement	-$143.09
Miscellaneous Credits	-$0.64
Current Month's Charges	**$21.31**
Amount Due by September 03, 2026	**$21.31**

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211038719269
Due Date: September 03, 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: $21.31

Payment Amount: $ ____________

681014080273

Your account will be drafted on September 03, 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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
1552 TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541

Account #: 211038719269
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000548662	08/07/2026	97		85		12 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*12 kWh @ $0.09202/kWh*	$1.10
Fuel Charge	*12 kWh @ $0.03516/kWh*	$0.42
Storm Protection Charge	*12 kWh @ $0.00568/kWh*	$0.07
Clean Energy Transition Mechanism	*12 kWh @ $0.00418/kWh*	$0.05
Florida Gross Receipt Tax		$0.53
Electric Service Cost		**$21.31**

Total Current Month's Charges **$21.31**

Miscellaneous Credits

Sales Tax Credit	-$0.64
Total Current Month's Credits	**-$0.64**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
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813-275-3909

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AN EMERA COMPANY
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TWO RIVERS WEST CDD
1900 ALCOVE PL
ZEPHYRHILLS, FL 33541

Statement Date: August 13, 2026

Amount Due:	**$26.95**
Due Date: September 03, 2026	
Account #: 211036127242	

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026	
Previous Amount Due	$28.76
Payment(s) Received Since Last Statement	-$28.76
Current Month's Charges	**$26.95**
Amount Due by September 03, 2026	**$26.95**

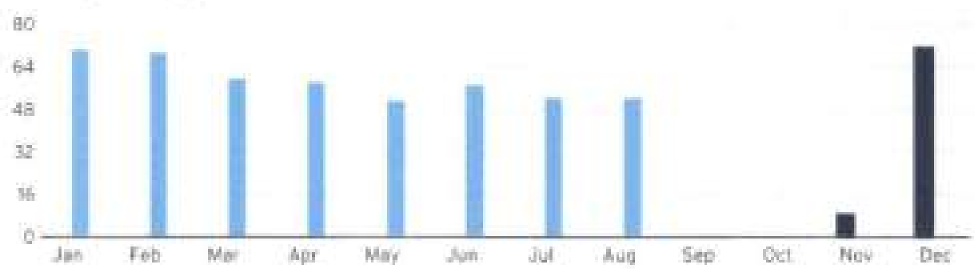
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211036127242
Due Date: September 03, 2026

Amount Due:	**$26.95**
Payment Amount: $ ________	

602002098946

Your account will be drafted on September 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.

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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
1900 ALCOVE PL
ZEPHYRHILLS, FL 33541

Account #: 211036127242
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000255438	08/07/2026	547		495		52 kWh	1	29 Days

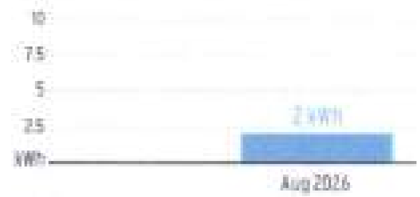
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
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
Florida Gross Receipt Tax		$0.67
Electric Service Cost		**$26.95**

Total Current Month's Charges **$26.95**

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
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AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 13, 2026

Amount Due:	**$28.77**
Due Date:	September 03, 2026
Account #:	211036297391

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$30.70
Payment(s) Received Since Last Statement	-$30.70
Current Month's Charges	**$28.77**
Amount Due by September 03, 2026	**$28.77**

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

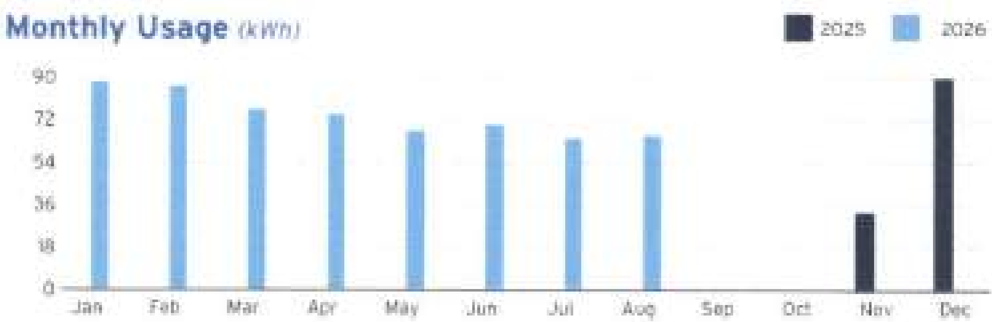
Your Energy Insight

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

Scan here to view your account online.

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

Monthly Usage *(kWh)*



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---

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211036297391
Due Date: September 03, 2026

Amount Due:	**$28.77**
Payment Amount:	$ ________

627927898254

Your account will be drafted on September 03, 2026

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

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

Make check payable to: TECO
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TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
2047 TWO RIVERS BV
ZEPHYRHILLS, FL 33541

Account #: 211036297391
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000201739	08/07/2026	767		702		65 kWh	1	29 Days

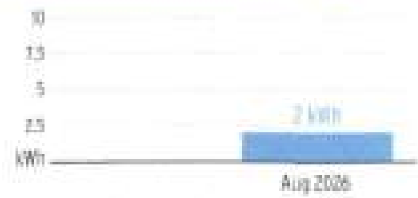
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*65 kWh @ $0.09202/kWh*	$5.98
Fuel Charge	*65 kWh @ $0.03516/kWh*	$2.29
Storm Protection Charge	*65 kWh @ $0.00568/kWh*	$0.37
Clean Energy Transition Mechanism	*65 kWh @ $0.00418/kWh*	$0.27
Florida Gross Receipt Tax		$0.72
Electric Service Cost		**$28.77**

Total Current Month's Charges $28.77

Avg kWh Used Per Day



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TampaElectric.com

TWO RIVERS WEST CDD
2483 SUTTONSET TRL
ZEPHYRHILLS, FL 33541

Statement Date: August 13, 2026

Amount Due:	**$30.59**
Due Date: September 03, 2026	
Account #: 211035135774	

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$32.81
Payment(s) Received Since Last Statement	-$32.81
Current Month's Charges	**$30.59**
Amount Due by September 03, 2026	**$30.59**

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

Your Energy Insight

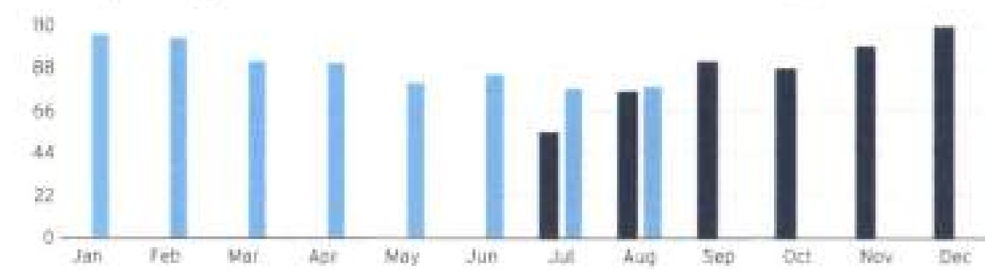
Your average daily kWh used was **0% higher** than the same period last year.

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

Scan here to view your account online.

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

Monthly Usage *(kWh)*



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---

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211035135774
Due Date: September 03, 2026

Amount Due:	**$30.59**
Payment Amount: $ ________	

615582266636

Your account will be drafted on September 03, 2026

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

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TAMPA, FL 33631-3318

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
2483 SUTTONSET TRL
ZEPHYRHILLS, FL 33541

Account #: 211035135774
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Meter Location: MAIL KIOSK

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000916374	08/07/2026	1,428		1,350		78 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*78 kWh @ $0.09202/kWh*	$7.18
Fuel Charge	*78 kWh @ $0.03516/kWh*	$2.74
Storm Protection Charge	*78 kWh @ $0.00568/kWh*	$0.44
Clean Energy Transition Mechanism	*78 kWh @ $0.00418/kWh*	$0.33
Florida Gross Receipt Tax		$0.76
Electric Service Cost		**$30.59**

Total Current Month's Charges **$30.59**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Ways To Pay Your Bill

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

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

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TECO TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

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

Statement Date: August 13, 2026

Amount Due:	**$23.37**
Due Date: September 03, 2026	
Account #: 211035150245	

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	-$5.40
Payment(s) Received Since Last Statement	$0.00
Credit balance after payments and credits	-$5.40
Current Month's Charges	**$28.77**
Amount Due by September 03, 2026	**$23.37**

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

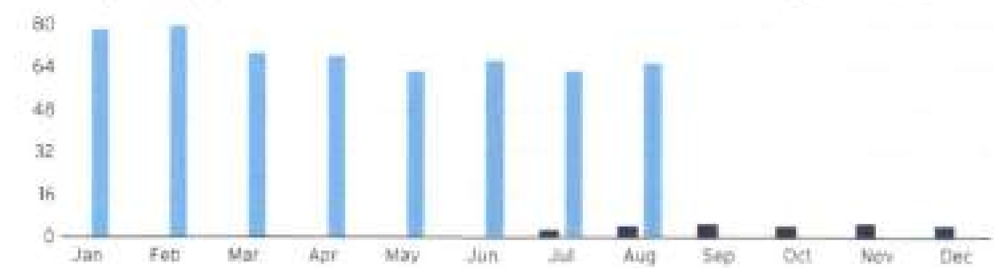
Your Energy Insight

Your average daily kWh used was **1900% 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

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TECO TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211035150245
Due Date: September 03, 2026

Amount Due:	**$23.37**
Payment Amount: $ ________	

615582266637

Your account will be drafted on September 03, 2026

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

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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211035150245
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944085	08/07/2026	568		503		65 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*65 kWh @ $0.09202/kWh*	$5.98
Fuel Charge	*65 kWh @ $0.03516/kWh*	$2.29
Storm Protection Charge	*65 kWh @ $0.00568/kWh*	$0.37
Clean Energy Transition Mechanism	*65 kWh @ $0.00418/kWh*	$0.27
Florida Gross Receipt Tax		$0.72
Electric Service Cost		**$28.77**

Total Current Month's Charges **$28.77**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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TampaElectric.com

TWO RIVERS WEST CDD
34706 COLSTON AVE
ZEPHYRHILLS, FL 33541

Statement Date: August 13, 2026

Amount Due:	**$26.95**
Due Date:	September 03, 2026
Account #:	211036147331

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$28.76
Payment(s) Received Since Last Statement	-$28.76
Current Month's Charges	**$26.95**
Amount Due by September 03, 2026	**$26.95**

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

Your Energy Insight

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

Scan here to view your account online.

Monthly Usage *(kWh)*

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

Account #: 211036147331
Due Date: September 03, 2026

Amount Due:	**$26.95**
Payment Amount: $ ______	

602002098947

Your account will be drafted on September 03, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
34706 COLSTON AVE
ZEPHYRHILLS, FL 33541

Account #: 211036147331
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000693197	08/07/2026	512		460		52 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
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
Florida Gross Receipt Tax		$0.67
Electric Service Cost		**$26.95**

Total Current Month's Charges **$26.95**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
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TWO RIVERS WEST CDD
1745 FALLON PASS
ZEPHYRHILLS, FL 33541-6755

Statement Date: August 13, 2026

Amount Due:	**$36.22**

Due Date: September 03, 2026
Account #: 211035174120

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$35.32
Payment(s) Received Since Last Statement	-$35.32
Current Month's Charges	**$36.22**
Amount Due by September 03, 2026	**$36.22**

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

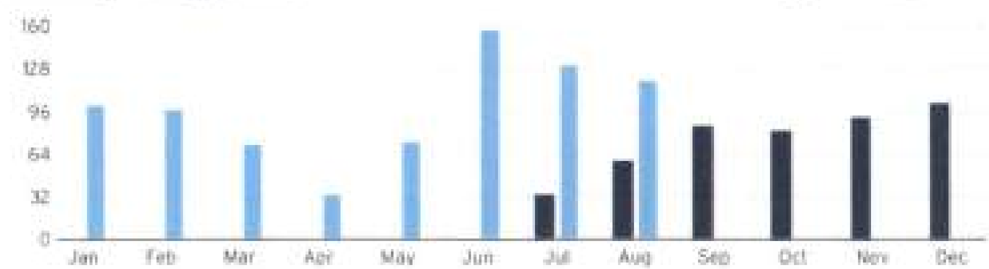
Your Energy Insight

Your average daily kWh used was **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)*



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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 211035174120
Due Date: September 03, 2026

Amount Due:	**$36.22**
Payment Amount: $ ________	

615582266638

Your account will be drafted on September 03, 2026

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

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TAMPA, FL 33631-3318

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211035174120
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Meter Location: SIGN LIGHTING
Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000931228	08/07/2026	1,224		1,106		118 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*118 kWh @ $0.09202/kWh*	$10.86
Fuel Charge	*118 kWh @ $0.03516/kWh*	$4.15
Storm Protection Charge	*118 kWh @ $0.00568/kWh*	$0.67
Clean Energy Transition Mechanism	*118 kWh @ $0.00418/kWh*	$0.49
Florida Gross Receipt Tax		$0.91
Electric Service Cost		**$36.22**

Total Current Month's Charges **$36.22**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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

Statement Date: August 13, 2026

Amount Due:	**$33.54**

Due Date: September 03, 2026
Account #: 211035184756

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$26.87
Payment(s) Received Since Last Statement	-$26.87
Current Month's Charges	**$33.54**
Amount Due by September 03, 2026	**$33.54**

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.

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

Monthly Usage *(kWh)*

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---

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

Account #: 211035184756
Due Date: September 03, 2026

Amount Due:	**$33.54**
Payment Amount: $ ________	

615582266639

Your account will be drafted on September 03, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211035184756
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Meter Location: METER POLE

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000944138	08/07/2026	1,487		1,388		99 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*99 kWh @ $0.09202/kWh*	$9.11
Fuel Charge	*99 kWh @ $0.03516/kWh*	$3.48
Storm Protection Charge	*99 kWh @ $0.00568/kWh*	$0.56
Clean Energy Transition Mechanism	*99 kWh @ $0.00418/kWh*	$0.41
Florida Gross Receipt Tax		$0.84
Electric Service Cost		**$33.54**

Total Current Month's Charges $33.54

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
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Statement Date: August 13, 2026

Amount Due:	**$20.76**
Due Date: September 03, 2026	
Account #: 211036287970	

TampaElectric.com

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

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$23.23
Payment(s) Received Since Last Statement	-$23.23
Current Month's Charges	**$20.76**
Amount Due by September 03, 2026	**$20.76**

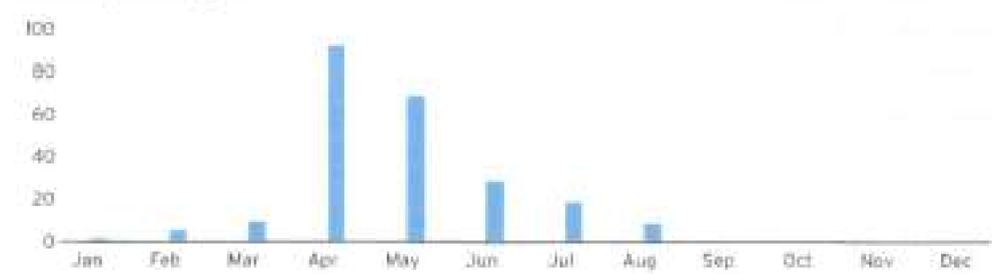
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

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

Scan here to view your account online.

Monthly Usage *(kWh)*



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

Account #: 211036287970
Due Date: September 03, 2026

Amount Due:	**$20.76**
Payment Amount: $ ________	

627927898253

Your account will be drafted on September 03, 2026

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TAMPA, FL 33607-6008

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211036287970
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
2000106667	08/07/2026	229		221		8 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*8 kWh @ $0.09202/kWh*	$0.74
Fuel Charge	*8 kWh @ $0.03516/kWh*	$0.28
Storm Protection Charge	*8 kWh @ $0.00568/kWh*	$0.05
Clean Energy Transition Mechanism	*8 kWh @ $0.00418/kWh*	$0.03
Florida Gross Receipt Tax		$0.52
Electric Service Cost		**$20.76**

Total Current Month's Charges **$20.76**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
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TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

TWO RIVERS WEST CDD
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Statement Date: August 13, 2026

Amount Due: $31.44

Due Date: September 03, 2026
Account #: 211036089111

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$34.76
Payment(s) Received Since Last Statement	-$34.76
Current Month's Charges	**$31.44**
Amount Due by September 03, 2026	**$31.44**

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.

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

Monthly Usage *(kWh)*

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

---

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 211036089111
Due Date: September 03, 2026

Amount Due: $31.44

Payment Amount: $ ____________

606940317355

Your account will be drafted on September 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.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
35889 STABLETON LN
ZEPHYRHILLS, FL 33541

Account #: 211036089111
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000691152	08/07/2026	316		232		84 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*84 kWh @ $0.09202/kWh*	$7.73
Fuel Charge	*84 kWh @ $0.03516/kWh*	$2.95
Storm Protection Charge	*84 kWh @ $0.00568/kWh*	$0.48
Clean Energy Transition Mechanism	*84 kWh @ $0.00418/kWh*	$0.35
Florida Gross Receipt Tax		$0.79
Electric Service Cost		**$31.44**

Total Current Month's Charges **$31.44**

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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Phone
Toll Free:
866-689-6469

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

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Phone:
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866-832-6249
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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
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877-588-1010
Energy-Saving Programs:
813-275-3909

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TAMPA ELECTRIC
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TampaElectric.com

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

Statement Date: August 13, 2026

Amount Due:	**$27.47**
Due Date: September 03, 2026	
Account #: 211035125395	

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 08, 2026

Previous Amount Due	$2.26
Payment(s) Received Since Last Statement	-$2.26
Current Month's Charges	**$27.47**
Amount Due by September 03, 2026	**$27.47**

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

Your Energy Insight

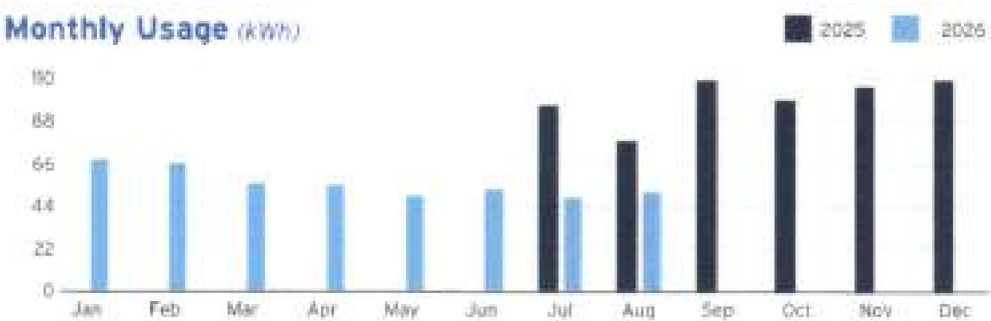
Your average daily kWh used was 33.33% lower than the same period last year.

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

Scan here to view your account online.

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

Monthly Usage *(kWh)*



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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211035125395
Due Date: September 03, 2026

Amount Due:	**$27.47**
Payment Amount: $ ________	

6155822666635

Your account will be drafted on September 03, 2026

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Service For:
2429 WISE RIVER LN
ZEPHYRHILLS, FL 33541

Account #: 211035125395
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 08, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000939709	08/08/2026	1,211		1,160		51 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*51 kWh @ $0.09202/kWh*	$4.69
Fuel Charge	*51 kWh @ $0.03516/kWh*	$1.79
Storm Protection Charge	*51 kWh @ $0.00568/kWh*	$0.29
Clean Energy Transition Mechanism	*51 kWh @ $0.00418/kWh*	$0.21
Florida Gross Receipt Tax		$0.69
Electric Service Cost		**$27.47**

Total Current Month's Charges $27.47

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
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Tampa, FL 33601-0111

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TAMPA ELECTRIC
AN EMERA COMPANY
TampaElectric.com

TWO RIVERS WEST CDD
1828 TRAILHEAD LN
ZEPHYRHILLS, FL 33541

Statement Date: August 13, 2026

Amount Due:	**$60.25**

Due Date: September 03, 2026
Account #: 211036166943

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 07, 2026

Previous Amount Due	$67.38
Payment(s) Received Since Last Statement	-$67.38
Current Month's Charges	**$60.25**
Amount Due by September 03, 2026	**$60.25**

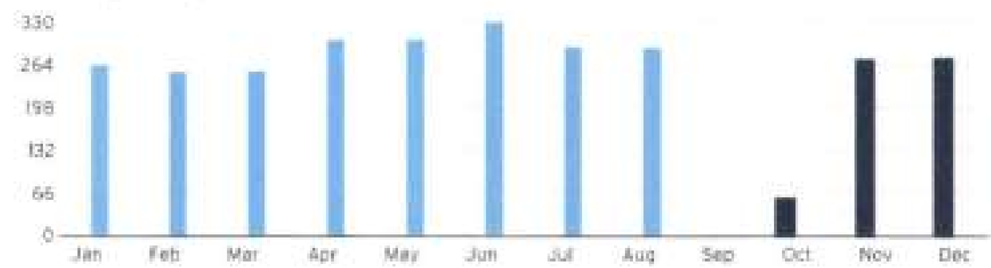
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 211036166943
Due Date: September 03, 2026

Amount Due:	**$60.25**
Payment Amount: $ ______	

602002098948

Your account will be drafted on September 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.

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.

TECO TAMPA ELECTRIC
AN EMERA COMPANY

Service For:
1828 TRAILHEAD LN
ZEPHYRHILLS, FL 33541

Account #: 211036166943
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Meter Location: ENTRY GATE
Service Period: Jul 10, 2026 - Aug 07, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000424205	08/07/2026	2,950		2,661		289 kWh	1	29 Days

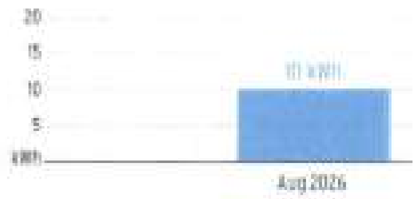
Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*289 kWh @ $0.09202/kWh*	$26.59
Fuel Charge	*289 kWh @ $0.03516/kWh*	$10.16
Storm Protection Charge	*289 kWh @ $0.00568/kWh*	$1.64
Clean Energy Transition Mechanism	*289 kWh @ $0.00418/kWh*	$1.21
Florida Gross Receipt Tax		$1.51
Electric Service Cost		**$60.25**

Total Current Month's Charges $60.25

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's fuel mix for the 12-month period ending June 2026 includes 80% natural gas, 12% solar, 8% purchased power and 0% coal.

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Phone
Toll Free:
866-689-6469

All Other Correspondences:
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P.O. Box 111
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Energy-Saving Programs:
813-275-3909

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TampaElectric.com

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

Statement Date: August 13, 2026

Amount Due:	**$73.30**

Due Date: September 03, 2026
Account #: 221009418650

DO NOT PAY. Your account will be drafted on September 03, 2026

Account Summary

Current Service Period: July 10, 2026 - August 08, 2026

Previous Amount Due	$80.21
Payment(s) Received Since Last Statement	-$80.21
Current Month's Charges	**$73.30**
Amount Due by September 03, 2026	**$73.30**

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

Your Energy Insight

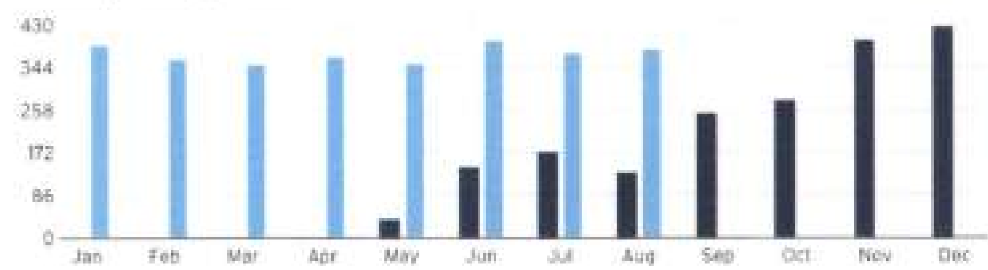
Your average daily kWh used was **116.67% higher** than the same period last year.

Your average daily kWh used was **8.33% higher** than it was in your previous period.

Scan here to view your account online.

Get tips, outage and restoration info, planning and safety resources, plus answers to storm questions.
TampaElectric.com/StormCenter

Monthly Usage *(kWh)*



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

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

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

Account #: 221009418650
Due Date: September 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:	**$73.30**
Payment Amount: $ ________	

660026494096

Your account will be drafted on September 03, 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.

TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221009418650
Statement Date: August 13, 2026
Charges Due: September 03, 2026

Meter Read

Service Period: Jul 10, 2026 - Aug 08, 2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000937577	08/08/2026	4,809		4,432		377 kWh	1	30 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*30 days @ $0.66000*	$19.80
Energy Charge	*377 kWh @ $0.09202/kWh*	$34.69
Fuel Charge	*377 kWh @ $0.03516/kWh*	$13.26
Storm Protection Charge	*377 kWh @ $0.00568/kWh*	$2.14
Clean Energy Transition Mechanism	*377 kWh @ $0.00418/kWh*	$1.58
Florida Gross Receipt Tax		$1.83
Electric Service Cost		**$73.30**

Total Current Month's Charges $73.30

Avg kWh Used Per Day

Important Messages

Quarterly Fuel Source Update
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TWO RIVERS WEST CDD
COLSTON AVE/TRAILHEAD LN, TWORVRPHD4
ZEPHYRHILLS, FL 33541

Statement Date: August 19, 2026

Amount Due:	**$2,827.77**
Due Date:	September 09, 2026
Account #:	221009530827

DO NOT PAY. Your account will be drafted on September 09, 2026

Account Summary

Current Service Period: July 16, 2026 - August 13, 2026

Previous Amount Due	$2,838.56
Payment(s) Received Since Last Statement	-$2,838.56
Current Month's Charges	**$2,827.77**
Amount Due by September 09, 2026	**$2,827.77**

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

Scan here to view your account online.

RECEIVED
AUG 24 2026
By__________

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221009530827
Due Date: September 09, 2026

Amount Due:	**$2,827.77**
Payment Amount:	$ __________

668668419975

Your account will be drafted on September 09, 2026

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

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

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TECO
TAMPA ELECTRIC
AN EMERA COMPANY

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

Account #: 221009530827
Statement Date: August 19, 2026
Charges Due: September 09, 2026

Service Period: Jul 16, 2026 - Aug 13, 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	*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		$0.00
Florida Gross Receipt Tax		$1.64
Lighting Charges		**$2,827.77**

Total Current Month's Charges **$2,827.77**

Important Messages

Quarterly Fuel Source Update
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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: August 18,2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	$200.00
2	Angie Grunwald	x	$200.00
3	Nicholas Dister	x	$200.00
4	Ryan Motko	x	$200.00
5	Austin Berns	x	$200.00

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

Approved for payment:

District Manager Signature   Date

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

REVISED 8/18/2026 12:21

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: August 18,2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	$200.00
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3	Nicholas Dister	x	$200.00
4	Ryan Motko	x	$200.00
5	Austin Berns	x	$200.00

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Approved for payment:

District Manager Signature

Date

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

REVISED 8/18/2026 12:21

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: August 18,2026

	Name	In Attendance Please X	Paid
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3	Nicholas Dister	x	$200.00
4	Ryan Motko	x	$200.00
5	Austin Berns	x	$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 8/18/2026 12:21

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

Invoice: #183840
August 2026

Customer	Property / Project Address
Two Rivers West 210 North University Drive Suite 702 Coral Springs, FL 33071	Two Rivers West 35072 Big Hawk Drive Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Failed Pine Tree Removal Estimate # 153189	8/18/2026	10/17/2026	Net 60	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#153189 - Failed Pine Tree Removal			**$1,500.00**	

This proposal is to flush cut (1) failed Pine tree in the conservation that is hanging onto the asphalt walkway in Tamarack. Price includes materials and labor.

Scope of Work:

Flush cut Pine tree,

Spread debris back into conservation.

Description of Services & Items	Unit	Quantity	Rate	Amount
LCE019: Subcontracted Palm & Tree Trimming				**$1,500.00**
Tree or Palm Trimming (Sub)	Each	1.00	$1500.00	$1500.00

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.billeriq.com/ebpp/DownToEarth/

Subtotal	$1,500.00
Sales Tax	$0.00
Total	**$1,500.00**
Credits/Payments	($0.00)
Balance Due	**$1,500.00**

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: August 18,2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	$200.00
2	Angie Grunwald	x	$200.00
3	Nicholas Dister	x	$200.00
4	Ryan Motko	x	$200.00
5	Austin Berns	x	$200.00

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

Approved for payment:

District Manager Signature _______________ Date _______

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

REVISED 8/18/2026 12:21

INVOICE

Brown & Brown

Mail payment to:
Risk Management Associates, Inc.
P.O. Box 745959
Atlanta, GA 30374-5959

Overnight payment to:
Risk Management Associates, Inc.
Lockbox 745959
6000 Feldwood Road
College Park, GA 30349

Customer	Two Rivers West Community Development District
Acct #	930026
Date	07/17/2026
Customer Service	(386)252-6176
Page	1 of 1

Payment Information	
Invoice Summary	$ 5,489.00
Payment Amount	
Payment for:	Invoice#25712140
PK FL1 0294969 25-01	

Thank You

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

Please detach and return with payment

Customer: Two Rivers West Community Development District

Invoice	Effective	Transaction	Description	Amount
			Policy #PK FL1 0294969 25-01 05/01/2026-10/01/2026 Preferred Governmental Insurance Trust (PGIT)	
25712140	05/01/2026	Policy change		
			Business Auto - Endt 1	195.00
			Commercial Property - Endt 1	5,294.00

Total
$ 5,489.00

Thank You

Please Remit Payment Upon Receipt

		Date
Risk Management Associates, Inc. P. O. Box 2416 Daytona Beach, FL 32115	(386)252-6176	07/17/2026

Preferred Governmental Insurance Trust

Coverage Agreement Endorsement

Endorsement No.: 001
Member: Two Rivers West Community Development District

Effective Date: See Below
Agreement No.: PK FL1 0294969 25-01

Coverage Period: 05/01/2026 to 10/01/2026

In consideration of a total **additional premium of $5,489.00,** the Coverage Agreement is amended as follows:

Effective: 05/01/2026

Property
The Coverage Agreement is extended to include Property Coverage. The following forms and endorsements attached and listed below now form part of this Coverage Agreement.

Public Entity Property – Property Schedule
PGIT MN-010 (10 21) Public Entity Property and Inland Marine Coverage Part Declarations
PGIT MN-104 (10 22) Public Entity Property – Property and Inland Marine Coverage Form
PGIT MN-106 (10 24) Public Entity Property – Valuation Assessment
PGIT MN-107 (10 25) Public Entity Property – Flood Coverage
PGIT MN-109 (10 25) Public Entity Property – Earth Movement Coverage
PGIT MN-122 (10 18) Public Entity Property – Schedule of Deductibles
PGIT MN-150 (10 24) Public Entity Equipment Breakdown Protection Coverage Form

$5,294 additional premium for changes effective 05/01/2026

Effective: 06/04/2026

Automobile
The Coverage Agreement is extended to include Automobile Liability Hired and Non-Owned Coverage.

The following forms and endorsements attached and listed below now form part of this Coverage Agreement.

PGIT 030 (10 13) Public Entity Automobile Coverage Part Declarations
PGIT 300 (10 24) Public Entity Automobile Coverage Form
PGIT 301 (10 13) Public Entity Auto – Florida Changes
PGIT 309a (10 19) Public Entity Auto – Florida Personal Injury Protection
PGIT 311 (10 13) Public Entity Auto – Pollution Liability – Broadened Coverage For Covered Autos
PGIT 312 (10 13) Public Entity Auto – Mutual Aid Endorsement

$195 additional premium for changes effective 06/04/2026

Subject otherwise to the terms, conditions, and exclusions of the coverage agreement.

Issued: 7/15/2026

Authorized By: Margaret E Gross

PUBLIC ENTITY

PROPERTY AND INLAND MARINE COVERAGE PART DECLARATIONS

COVERED PARTY: Two Rivers West Community Development District

AGREEMENT NO.: N/A

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

Deductibles

5%	TIV per Occurrence/Per Location for "Named Storm" subject to minimum of 10,000 Per Occurrence
$2,500	Per Occurrence – All Other Perils – Building & Contents and Extensions of Coverage
N/A	Inland Marine

Covered Property

Total Insured Values - Blanket Value Building and Contents - Per Schedule on file totaling $1,940,000

Inland Marine

Blanket Unscheduled Inland Marine (Subject to $25,000 any one item excludes Watercraft)	N/A
Scheduled Inland Marine	N/A
Total All Inland Marine	N/A

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE on form PGIT MN-104. These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extensions of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$40,000 Annual aggregate in any one agreement period
X	C	Buildings Under Construction	If shown on the Property Schedule
X	D	Debris Removal Expense	$250,000 or 25% of loss, whichever is greater, per occurrence
X	E	Demolition Cost, Operation of Building Laws and Increased Construction Cost	$500,000 in any one occurrence
X	F	Duty to Defend	Included
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$5,000 in any one occurrence
X	I	Fire Department Charges	$25,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 Annual aggregate in any one agreement period
X	K	Lawns, Plants, Trees and Shrubs	$25,000 in any one occurrence

X	**L**	Leasehold Interest	$ 0 in any one occurrence
X	**N**	New Locations	$2,000,000 in any one occurrence for up to 60 days from the date such new location(s) is first purchased, rented or occupied, whichever is earlier
X	**O**	Personal Property of Employees	$50,000 in any one occurrence
X	**P**	Pollution Cleanup Expense	$50,000 Annual Aggregate in any one agreement period
X	**Q**	Professional Fees	$20,000 in any one occurrence
X	**R**	Recertification	$10,000 in any one occurrence
X	**S**	Service Interruption Coverage	$100,000 in any one occurrence
X	**T**	Transit	$250,000 in any one occurrence
	U	Vehicle Property Coverage	$ 0 in any one occurrence
X	**V**	Preservation of Property Coverage	$250,000 in any one occurrence
X	**W**	Property at Miscellaneous Unnamed Locations	$150,000 in any one occurrence
X	**X**	Business Income	$500,000 in any one occurrence
X	**Y**	Additional Expense	$1,000,000 in any one occurrence

Sublimits of Coverage

Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	$1,000,000
Flood	$2,500 except for Zones A & V	$1,000,000
Terrorism	N/A	Not Included

Equipment Breakdown (Boiler & Machinery)

Coverage	**Limit**
Property Damage/ Loss of Business Income/ Additional Expense per accident	1,940,000.00
Water Damage	$1,000,000
Ammonia Contamination	$1,000,000
Hazardous Substance Coverage	$1,000,000
Utility Interruption	$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

Deductible	**Amount**
Equipment Breakdown	$2,500
Time Deductible	24 hrs.

FORMS AND ENDORSEMENTS

Forms and endorsements applying to this Coverage Parts and made part of the coverage agreement at this time of issue: **See PGIT MN-002**

Premium: $ INCLUDED

THIS SUPPLEMENTAL DECLARATIONS AND THE COMMON AGREEMENT DECLARATIONS, TOGETHER WITH THE COMMON AGREEMENT CONDITIONS, COVERAGE PARTS, FORMS AND ENDORSEMENTS, IF ANY, COMPLETE THE ABOVE NUMBERED AGREEMENT.

PUBLIC ENTITY PROPERTY

PROPERTY AND INLAND MARINE COVERAGE

Various provisions in this Coverage Agreement restrict coverage. Read the entire Coverage Agreement carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Agreement the words **you** and **yours** refers to the Named Covered Party shown in the Declarations. The words **we, us** and **ours** refers to the Trust providing this Coverage Agreement.

SECTION I - COVERAGE AGREEMENTS

A. Coverage Agreement

We will pay, subject to all the terms and conditions of this Coverage Agreement, for direct physical loss to **covered property** at **insured location(s)** as a result of an **occurrence,** unless excluded.

This Coverage Agreement includes any endorsements attached to this Coverage Agreement or added at a later date by agreement between **you** and **us.** Extensions of coverage, sublimits of liability and deductibles are listed in the DECLARATIONS. Endorsements may contain separate deductibles and limits or sublimits of liability.

Terms in **bold-faced type** have special meanings in this Coverage Agreement. They are defined in DEFINITIONS. These definitions apply to this entire Coverage Agreement, and to any endorsements to it. Definitions that apply to individual forms or endorsements will be noted in those forms or endorsements. The names of forms are capitalized (for example, DECLARATIONS).

B. Coverages

We will provide the following coverages if they are marked with an "**X**". Coverages will be provided in accordance with the terms and conditions of this Coverage Agreement. Terms that apply only to individual coverage forms will be set forth in those forms. This Coverage Agreement provides coverage on an **actual cash value** basis for **Real Property, Inland Marine** and **Personal Property** unless **replacement cost** coverage is marked with an "**X**".

(X) Real Property
- **(X) Replacement Cost**

(X) Personal Property
- **(X) Replacement Cost**

(X) Inland Marine
- **( ) Replacement Cost**

C. Limits of Liability

Subject to all terms and conditions of this Coverage Agreement the most **we** will pay for all loss, damage or costs to **Real Property** and **Personal Property** in any one **occurrence** shall be the amount stated in the DECLARATIONS. It is agreed that any location listed on the **Schedule** with no value ($0) is not covered by this Coverage Agreement.

Each sublimit stated in the DECLARATIONS, including the Extensions of Coverage, apply as part of, and not in addition to, the overall Total Insured Values coverage limit for an occurrence covered hereunder. Each sublimit is the maximum amount potentially recoverable from all coverage layers combined for all covered loss, damage, expense, time element or other covered interest arising from or relating to that aspect of the occurrence, including but not limited to type of property, construction, geographic area, zone, location, or peril.

If covered under this Coverage Agreement, any sublimit for **earth movement** or **flood** is the maximum amount potentially recoverable from all coverage layers combined for all covered loss, damage, expense, time element or other insured interest arising from or relating to such an occurrence. If **flood** occurs in conjunction with a **named storm** or **earth movement**, the **flood** sublimit applies within and erodes the limit of coverage for that **named storm** or **earth movement**.

SECTION II - COVERAGES

A. **We** will pay for **covered loss** to **your real property, inland marine,** or **personal property** only if marked with an "X" in **Section I B.** Coverages:

1. At the locations shown on the **Schedule,**
2. **Property in the open** within 1,000 feet of locations described in **1**;
3. With respects to Inland Marine, at or away from **your insured location(s).**

SECTION III - EXCLUSIONS

A. War and Terrorism Exclusion
Notwithstanding any provision to the contrary within this coverage or any endorsement thereto it is agreed that this coverage excludes loss, damage, cost, or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any of the following regardless of any other cause or event contributing concurrently or in any other sequence to the loss;

1. War, invasion, acts of foreign enemies, hostilities, or warlike operations (whether war be declared or not), civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of or amounting to an uprising, military, or usurped power; or
2. Any act of terrorism.

For the purpose of this Coverage Agreement, an act of terrorism means an act, including but not limited to the use of force or violence and/or the threat thereof, of any person or group (s) of persons, whether acting alone or on behalf of or in connection with any organization(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government and/or to put the public, or any section of the public, in fear.

This coverage also excludes loss, damage, cost, or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with any action taken in controlling, preventing, suppressing or in any way relating to **1.** and/or **2.** above. If **we** allege that by reason of this exclusion, any loss, damage, cost, or expense is not covered by this Coverage Agreement the burden of proving the contrary shall be upon **you.**

B. Biological or Chemical Materials Exclusion
This coverage excludes loss, damage, cost, or expense of whatsoever nature directly or indirectly caused by, resulting from or in connection with the actual or threatened malicious use of pathogenic or poisonous biological or chemical materials regardless of any other cause or event contributing concurrently or in any other sequence thereto.

C. **Electronic Data** Exclusion
Notwithstanding any provision to the contrary within the Coverage Agreement or any endorsement thereto, it is understood and agreed as follows:

1. This Coverage Agreement does not cover loss, damage, destruction, distortion, erasure, corruption or alteration of **electronic data** from any cause whatsoever (including but not limited to **computer virus)** or loss of use, reduction in functionality, cost, expense of whatsoever nature resulting there from, regardless of any other cause or event contributing concurrently or in any other sequence to the loss.
   For the purpose of this Exclusion **electronic data** means facts, concepts and information converted to a form useable for communications, interpretation or processing by electronic and electromechanical data processing or electronically controlled equipment and includes programs, software and other coded instructions for the processing and manipulation of data or the direction and manipulation of such equipment.
   For the purpose of this Exclusion **computer virus** means a set of corrupting, harmful or otherwise unauthorized instructions or code including a set of maliciously introduced unauthorized instructions or code, programmatic or otherwise, that propagate themselves through a computer system or network of whatsoever nature. **Computer virus** includes but is not limited to 'Trojan Horses', 'worms' and 'time or logic bombs'.

2. However, in the event that a peril listed below results from any of the matters described in paragraph **1.** above, this Coverage Agreement, subject to all its terms, conditions, and exclusions, will cover physical damage occurring during the Coverage Agreement period to property covered by this Coverage Agreement directly caused by such listed peril:
   Listed Perils:
   a. Fire
   b. Explosion

D. Electronic Date Recognition Exclusion
This Coverage Agreement does not cover any loss, damage, cost, claim or expense, whether preventative, remedial or otherwise, directly or indirectly arising out of or relating to:
1. the calculation, comparison, differentiation, sequencing or processing of data involving the date change to the year 2000, or any other date change, including leap year calculations, by any computer system, hardware, program or software and/or any microchip, integrated circuit or similar device in computer equipment or non-computer equipment, whether the property of the Covered Party or not; or
2. any change, alteration, or modification involving the date change to the year 2000, or any other date change, including leap year calculations, to any such computer system, hardware, program or software and/or any microchip, integrated circuit or similar device in computer equipment or non-computer equipment, whether the property of the Covered Party or not.

This clause applies regardless of any other cause or event that contributes concurrently or in any sequence to the loss, damage, cost, claim or expense.

E. Asbestos
1. This Coverage Agreement does not apply to any loss, demand, claim, occurrence, direct physical loss or damage, suit or expense arising out of or related in any way to asbestos or asbestos containing material or material that is alleged to have contained asbestos. **We** shall have no duty of any kind with respect to any such loss, demand, claim, occurrence, direct physical loss or damage, expense, or suit. This exclusion applies to all coverages under this Coverage Agreement.
2. Notwithstanding the above, if asbestos that was physically incorporated in a covered building or structure is physically damaged by a **specified peril**, we will provide coverage if the following conditions are met:

   a. The said building or structure must be covered under this Coverage Agreement for damage by that **specified peril.**
   b. The **specified peril** must be the immediate, sole cause of the damage of the asbestos.
   c. **You** must report the existence and cost of the damage as soon as practicable after the **specified peril** first damaged the asbestos. Any damage reported more than twelve (12) months after the expiration, or termination, of the period of this Coverage Agreement is hereinafter excluded.
   d. Coverage under this Agreement in respect of asbestos shall not include any sum relating to:

      (1) any faults in the design, manufacture, or installation of the asbestos;
      (2) asbestos not physically damaged by the **specified peril** including any governmental or regulatory authority direction or request of whatsoever nature relating to undamaged asbestos.

3. Except as set forth in the foregoing Section 1, this Coverage Agreement does not cover asbestos or any sum relating thereto.

F. **We** will not pay for loss or damage caused by or resulting from any of the following, regardless of any other cause or event, including a **peril insured against,** that contributes concurrently or in any other sequence to the loss.
1. Any electrical injury or disturbance to electrical appliances, devices, fixtures, wiring or other electrical or electronic equipment caused by electrical currents artificially generated. If a fire or an explosion loss ensues, **we** will pay for that loss.

   This exclusion does not apply to physical loss to:

   a. **Data** or **software** caused by injury, disturbance, or erasure resulting from electricity or magnetic fields: or
   b. **Electronic data processing equipment** caused by short circuit, blowout, or other electrical damage from an **occurrence** that took place within 500 feet of the **insured location.**

2. **Earth movement,** whether sudden or gradual.
   - **a.** But if a loss to **covered property** by fire, theft, or explosion ensues, **we** will pay for that loss.
   - **b.** This exclusion does not apply to **covered property** in transit.
   - **c.** This exclusion does not apply to **sinkhole collapse** or **volcanic activity.**

3. **Flood**
   - **a.** But if a loss to **covered property** by fire, theft, or explosion ensues, **we** will pay for that loss.
   - **b.** If covered electrical equipment requires drying out because of **flood, we** will pay for the direct expenses of such drying out.
   - **c.** This exclusion does not apply to **inland marine,** or to **covered property** in transit.

4. **Pollution**

5. Demolition Cost, Operation of Building Laws, and Increased Cost of Construction

   Enforcement of any ordinance or law regulating the construction, repair, or demolition (including the cost of removing its debris) of any property insured by this Coverage Agreement. This exclusion applies whether the loss results from:

   - **a.** An ordinance or law that is enforced even If the property has not been damaged; or

   - **b.** The increased costs incurred to comply with an ordinance or law in the course of construction, repair, renovation, remodeling, or demolition of property, or removal of its debris, following a physical loss to that property.

6. Seizure or destruction of **covered property** by government order.

   But **we** will pay for loss to **covered property** resulting from acts of destruction ordered by government to prevent the spread of fire.

7. Nuclear reaction or nuclear radiation, or radioactive contamination;

8. Interference with or interruption of any public or private utility or any entity providing power, heat, air conditioning, communication, water or sewer or any other service, however caused, if the failure occurs away from the **insured location.**

But if a **covered loss** ensues, **we** will pay for that loss.

G. **We** will not pay for losses caused by or resulting from any of the following:

1. Unexplained or mysterious disappearance of any property;

2. Shortage of property discovered on taking inventory;

3. Theft by employees, whether acting alone or with others;

4. Any criminal, fraudulent or dishonest acts committed alone or in collusion with others;

   - **a.** by **you;**
   - **b.** by any proprietor, partner, director, officer, or employee of **yours;** or
   - **c.** by any proprietor, partner, director or officer of any proprietorship, partnership, corporation, or association engaged by **you** to render any service or perform any act in connection with **covered property.**

5. Manufacturing or processing operations, which result in damage to stock or materials while the stock or materials are being processed, manufactured, worked on, or tested.

   But if a **covered loss** ensues, coverage shall be afforded only for loss, damage, costs, or expenses caused by the separate and ensuing **covered loss**.

6. Delay, loss of market, loss of use, indirect or remote loss or damage;

7. Loss attributable to:
   - **a.** Wear and tear, deterioration, depletion, erosion, rust, corrosion, wet or dry rot, decay;
   - **b.** Inherent vice, latent defect, or any quality in the **covered property** that causes it to damage or destroy itself;
   - **c.** Smog, acid rain, agricultural smudging;
   - **d.** Smoke, fumes, gas or vapor that result from industrial operations;
   - **e.** Settling, cracking, shrinking, bulging or expansion of pavements, foundations, walls, floors, roofs or ceilings, retaining walls or outdoor swimming pools;

f. Animals, birds, vermin, rodents, or insects;
g. Change or extremes in temperature or humidity, except damage to equipment;
h. Contamination, shrinkage, change in taste, texture, finish, or color.

But if a **covered loss** ensues, from **7.a-h**, coverage shall be afforded only for loss, damage, costs, or expenses caused by the separate and ensuing **covered loss.**

8. Fungus

We will not pay for loss, damage, claim, cost, expense, or other sum directly or indirectly arising out of or relating to mold, mildew, **fungus,** spores or other microorganism of any type, nature, or description, including but not limited to any substance whose presence poses an actual or potential threat to human health.

This exclusion applies regardless whether there is:

a. any physical loss or damage to **covered property;**
b. any covered peril or cause, whether or not contributing concurrently or in any sequence to the loss;
c. any loss of use, occupancy, or functionality; or
d. any action required, including but not limited to repair, replacement, removal, cleanup, abatement, disposal, relocation, or steps taken to address medical or legal concerns.

This exclusion does not apply to the extent that coverage is provided in Section VII Extensions of Coverage, **J. Fungus** Cleanup Expense with respect to loss or damage by a cause of loss other than fire or lightning.

9. Failure or breakdown of machinery or equipment, including rupture or bursting caused by centrifugal force.

But if a **covered loss** ensues, **we** will pay for that loss.

This exclusion will not apply to physical loss to:

Data, electronic data processing equipment or **software** caused by mechanical breakdown, failure, changes in arrangement of parts, errors, omissions, or lack in design, specification, material, or workmanship.

10. Explosion of the following:

a. Steam boilers;
b. Steam turbines, steam engines, steam piping; or,
c. Gas turbines.

But if a loss or damage to **covered property** by fire or explosion ensues from **10.a-c**, coverage shall be afforded only for loss, damage, costs, or expenses caused by the fire or explosion.

11. Rupture, bursting, cracking, burning, or bulging of the following:

a. Steam boilers;
b. Steam turbines, steam engines, steam piping;
c. Hot water boilers or other equipment for heating water;
d. Pressure vessels; or,
e. Gas turbines.

But if a loss to **covered property** by fire or explosion ensues from **11.a-e**, coverage shall be afforded only for loss, damage, costs, or expenses caused by the fire or explosion .

12. Loss attributable to faulty, defective, or inadequate:

a. Construction, workmanship, or material;
b. Maintenance;
c. Design, plan or specification;
d. Zoning compliance;
e. Developing, surveying, or siting of buildings or structures during the course of construction or alterations; or,
f. Compliance with building codes.

But if a **covered loss** ensues, from **12a.-f.**, coverage shall be afforded only for loss, damage, costs, or expenses caused by the separate, ensuing covered loss.

13. Loss or damage to any structure located in the water; including but not limited to bulkheads, docks, piers, wharves, retaining walls, boardwalks, or underwater conduit from:
    - **a.** Freezing and thawing;
    - **b.** Impact of watercraft;
    - **c.** Waves, or debris driven by waves;
    - **d.** Pressure or weight of ice or water, whether driven by wind or not; or
    - **e.** Sinking or settling.

14. **We** will not pay for any loss or damage directly or indirectly related to or arising out of any offshore oil well or oil shipping / tanker incident and the ensuing oil spill.
15. Cosmetic loss or damage
    This Coverage Agreement will not pay for 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.

SECTION IV - PROPERTY NOT COVERED

We do not cover loss to:

1. Animals, water, land including land on which the property is located, shrubs, trees, lawns, growing crops, or standing timber, except to the extent these may be covered in PGIT MN-104, Section VII;
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 of 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.**
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 the time of loss.
13. Underground pipes, unless loss is at an **insured location** and from a **specified peril** other than collapse.
14. Dune walkovers, unless loss is at an **insured location** and from a **specified peril** other than collapse. No wind coverage is afforded for dune walkovers.

SECTION V - VALUATIONS

A. Actual Cash Value

1. Loss to **covered property** will be valued at the time of the loss at **actual cash value** unless otherwise indicated in this Coverage Agreement.
2. On **Inland Marine,** items not individually itemized on the schedule will be subject to a maximum valuation of:
    - **a.** $250,000 per item for **Rented, Borrowed or Leased Equipment;** or
    - **b.** $25,000 per item for all other classes of **Inland Marine**

3. On **Inland Marine** if the valuation type on the **Inland Marine** schedule is "agreed value" then item **1** and **2** above will not apply and the loss is paid based on the agreed value on the schedule, less the applicable deductible.
4. Loss to vehicles scheduled under Extensions of Coverage, U are valued at the time and place of the loss at **actual cash value.**

B. Replacement Cost

1. Loss to **covered property** will be valued at **replacement cost,** computed at the time of the loss, if **replacement cost** is marked with an "**X**" in **Section 1.B.** Coverages unless otherwise indicated in this Coverage Agreement.

2. **We** will not pay **replacement cost** until the lost or damaged property is actually repaired or replaced. If repairs or replacement are not made within two (2) years after the date of the physical loss, **we** will pay only the **actual cash value.**

   a. **Our** obligations for **replacement cost** will be the lesser of:

   (1) The cost actually and necessarily expended to repair the damaged property; or

   (2) The cost actually and necessarily expended to repair or replace with new materials of like size, kind, and quality; or

   (3) The selling price on the date of loss of property, other than stock, offered for sale, less all saved expenses; or

   (4) The applicable **limit of liability.**

   We will not pay for any increase in cost due to **your** failure to use reasonable speed to repair, rebuild or replace the damaged property.

   If the replacement occurs at another location, **we** will not pay for the cost of land at either the original or the new location.

   b. **We** will pay **replacement cost** only for these types of property:

   (1) Raw materials, supplies and other merchandise not manufactured by **you;** and

   (2) Leasehold improvements in which **you** have an insurable interest.

   c. For the following types of property, **we** will pay; "agreed value" if the valuation type on the **Inland Marine** schedule is shown as agreed value; or **We** will pay the lesser of **actual cash value** or 110% of the value reported on the applicable schedule:

   (1) Communications Equipment;

   (2) Contractor's /Mobile Equipment;

   (3) Fine Arts;

   (4) Watercraft;

   (5) Emergency Service Portable Equipment;

   (6) Other Inland Marine;

   (7) Rented, Borrowed or Leased Equipment;

   (8) Vehicles scheduled under item U of the property extensions of coverage; or

   (9) Blanket Unscheduled Inland Marine subject to $25,000 any one item

C. Loss to these types of **covered property** will be valued at the time and place of loss as follows:

1. On stock in process, the value of raw materials and labor expended plus the proper proportion of overhead charges;

2. On finished goods manufactured by **you,** the regular cash selling price at the location where the loss happens, less all discounts and charges to which the merchandise would have been subject had no loss occurred;

3. On **Valuable Papers,** in case of loss, valuation shall be based on the lesser of:

a. The cost to repair or restore the valuable paper or record to the condition that existed immediately prior to the insured event; or

b. The **limit of liability** shown in the DECLARATIONS, or

c. If the damaged or destroyed property cannot be replaced, restored or repaired with similar kind and quality, it will be the value of blank paper, unless the item is specifically scheduled and value scheduled agreed upon in this Coverage Agreement.

4. On **media, data,** programs or any **software** stored on electronic, electromechanical, electromagnetic **data processing equipment** or production equipment, the cost to repair, replace or restore such to the condition that existed immediately prior to the loss or damage, including the cost of reproducing any **data,** programs or **software** contained thereon, providing such media is repaired, replaced or restored. Such cost of reproduction shall include all reasonable and necessary amounts, not to exceed $100,000 any one **occurrence,** incurred by **you** in recreating, gathering, and assembling such **data,** programs, or **software.** If the media is not repaired, replaced, or restored the basis of valuation shall be the cost of the blank media. However, this Coverage Agreement does not insure any amount pertaining to the value of such **data,** programs or **software** to **you** or any other party, even if such **data,** programs or **software** cannot be recreated, gathered or assembled.

5. On exposed film, the value of the blank film.

SECTION VI - CONDITIONS

A. Coverage agreement Period and Territory

We will pay for a **covered loss** during the **Coverage Agreement period** shown on the DECLARATIONS while that property is:

1. Within the State of Florida;
2. Being moved on land or in the air within the United States of America or;
3. Being moved on inland waters and intercoastal waterways within the United States of America.

B. Change of Terms

The terms of this coverage will not be waived, changed, or modified except by written endorsement issued by **us** and which becomes a part of this Coverage Agreement.

C. Titles of Paragraphs

The titles of the paragraphs of this Coverage Agreement and of any endorsements attached to it are only for reference. They do not affect the terms to which they relate.

D. Concealment, Misrepresentation or Fraud

This Coverage Agreement is void in any case of fraud by **you** as it relates to this Coverage Agreement at anytime. It is also void if **you** or any other Covered Parties, at any time, intentionally conceals or misrepresents in the application for insurance, or related to:

1. This Coverage Agreement;
2. The **covered property;**
3. **Your** interest in the **covered property;** or
4. A claim under this Coverage Agreement.

E. Brands and Labels

In the event of a **covered loss** to branded or labeled merchandise, **we** may choose to take title to all or any part of that merchandise, at the value established by the terms of this Coverage Agreement. **You** may, at **your** expense:

1. Stamp “salvage” on the merchandise or its containers; or,

2. Remove or obliterate the brands or labels if such removal or obliteration will not physically damage the merchandise. **You** must relabel the merchandise or containers in compliance with the requirements of law.

F. Breach of Condition

A breach of any condition of this Coverage Agreement at any **insured location** will not affect coverage at any other **insured location(s)** where, at the time of damage, no breach exists.

G. Abandonment of Property

You may not abandon property to **us.**

H. No Benefit to Bailee

No person or organization, other than **you**, having custody of **your covered property,** will benefit from this Coverage Agreement.

I. Suit

No suit or other legal proceeding will be brought against **us** unless there has been full compliance with all the Coverage Agreement terms and conditions. Suit must be brought within five (5) years after the date on which the direct physical loss occurred or the shortest time permitted by law.

J. No Reduction by Loss

Except for those coverages written with an annual aggregate **limit of liability** or sublimits of liability, **we** will pay for a **covered loss** without reducing any other applicable **limit of liability** or sublimits of liability.

K. **Your** duties after a Loss

In case of loss, **you** will:

1. Provide **us** immediate written notice of the loss;
2. Give notice of such loss to the proper authorities if the loss may be due to a violation of the law;
3. As soon as possible, give **us** a description of the property involved and how, when and where the loss happened;
4. Take all reasonable steps to protect the **covered property** from further damage
5. Promptly separate the damaged property from the undamaged property, and keep it in the best possible order for examination;
6. Furnish a complete inventory of the lost, damaged, and destroyed property, showing in detail the quantity and amount of loss claimed under the valuation provision of the Coverage Agreement;
7. Keep an accurate record of all repair costs;
8. Keep all bills, receipts and related documents that establish the amount of loss;
9. As often as may reasonably be required:
   - **(a)** Permit **us** to inspect the damaged property and take samples for inspection, testing and analysis.
   - **(b)** Produce for inspection and copying, all of **your** books of account, business records, bills and invoices.
   - **(c)** Submit to an examination under oath and verify **your** answers with a signed acknowledgment.
10. Submit to **us,** within ninety (90) days from the date of loss, unless **we** extend the time in writing:
    - **(a)** A signed, sworn Proof of Loss that states to the best of **your** knowledge and belief:
      - **(1)** The time and cause of the loss;
      - **(2)** **Your** interest and the interest of all others in the property involved;

(3) Any other policies of insurance that may provide coverage for the loss;

(4) Any changes in title or occupancy of the property during the **coverage agreement period** and;

(5) The amount of **your** claimed loss.

(b) Along with the Proof of Loss, **you** shall also submit:

(1) A separate list of the inventory referred to in **K.6**.

(2) A separate accounting of the records referred to in **K.7.** and **K.8**;

(3) Detailed specifications for any damaged buildings and;

(4) Detailed repair for all claimed damages.

11. Cooperate with **us** in the investigation and adjustment of the loss.

12. Requirements for a Claim, Supplemental Claim or Reopened Claim for Loss or Damage Caused by

Hurricane or Windstorm:

(a) A claim or reopened claim for loss or damage caused by hurricane or other windstorm is barred unless notice of claim is given to us in accordance with the terms of this Coverage Form within one (1) year after the hurricane first made landfall or a windstorm other than hurricane caused the covered damage. A supplemental claim is barred unless notice of the supplemental claim was given to **us** within eighteen (18) months after the date of loss. This provision concerning time for submission of claim, supplemental claim, or reopened claim does not affect any limitation for legal action against **us** provided in this Coverage Form under the Suit condition, including any amendment to that condition.

(b) Reopened claim means a claim that **we** have previously closed but has been reopened upon **your** request for additional costs for loss or damage previously disclosed to **us**.

(c) Supplemental claim means a claim for additional loss or damage from the same hurricane or windstorm which **we** previously adjusted or for which costs have been incurred by **you** while completing repairs or replacement pursuant to an open claim for which timely notice was previously provided to **us**.

L. Appraisal

1. If **you** fail to agree with **us** on the amount of a loss, either party may demand in writing that the disputed amount be submitted for appraisal. However, an appraisal will not commence unless it is agreed to by both **you** and **us**. A demand for appraisal must be made in writing within sixty (60) days after **our** receipt of proof of loss. Each party will then choose a competent and disinterested appraiser. Each party will notify the other of the identity of its appraiser within thirty (30) days of a written demand for appraisal. Neither a public adjuster nor an attorney representing a party may serve as that party's appraiser.

2. The two appraisers will choose a competent and disinterested umpire. If the appraisers are unable to agree on an umpire within fifteen (15) days, **you** or **we** may petition a judge of a court of record in the state where the **covered loss** happened, to select an umpire.

3. If the two appraisers do not agree to jointly choose an umpire, either **you** or **we** can unilaterally end the appraisal with written notice to the other.

4. The appraisers will then set the amount of the loss. If the appraisers submit a written report of an agreement to **you** and **us,** the amount they agree on will be the amount of **our** payment for the loss. If the appraisers fail to agree within a reasonable time, they will submit their differences to the umpire. Written agreement signed by any two of these three will set the amount of loss.

5. Neither the appraisers nor the umpire shall attempt to or resolve any issues of insurance coverage, policy exclusions, compliance with the Coverage Agreement terms and conditions, or any issues concerning the **Limit of Liability** available under the **Coverage Agreement**.

6. Each appraiser will be paid by the party that selects him or her. Other expenses of the appraisal and compensation of the umpire will be paid equally by **you** and **us.**

7. If there is an appraisal, **we** still maintain our right to require compliance with all of **your** applicable **Duties After a Loss** and **we** retain **our** right to deny **your** claim.

M. **Our** Options

At **our** option, **we** will repair, rebuild, or replace damaged **covered property** with other property of like kind and quality within a reasonable period of time. If **we** elect to repair or replace the **covered property**, **we** will notify **you** of that decision within sixty (60) days of **our** receipt of **your** proof of loss. **We** will, at **our** option, take title to all or any part of the damaged or destroyed property at the agreed or appraised value.

N. Right to Adjust with Owner

1. **Covered losses** will be adjusted with **you** except as provided in Condition **S.** Mortgage Holders.
2. If a claim is made for damage to **covered property** of others that **you** hold, **we** will have the right to adjust that loss or damage with the owners of that property. **Our** payment to the owners will fully satisfy any claim of **yours** for damage to that property.

O. Collection from Others

Payment to **you** for a **covered loss** will be reduced to the extent **you** have collected that loss from others.

P. Payment of Loss

We will pay the **covered loss** within thirty (30) days after **we** receive and accept the signed, sworn Proof of Loss, if:

1. **You** have complied with all the terms of this Coverage Agreement;
2. **We** have reached agreement with **you** on the amount of **covered loss,** or
3. An appraisal award is made as provided for in Condition **L**. Appraisal.

Q. Recovered Property

If either **you** or **we** recover any **covered property** after **we** have paid for its loss, that party must give the other prompt written notice of the recovery. If **we** recover the **covered property, we** will return it to **you,** if **you** so request. **You** must then return the amount **we** paid to **you** for it.

If **you** recover the **covered property, you** may either keep it or surrender it to **us.** If **you** choose to keep it, **you** must return the amount **we** paid to **you** for it.

R. Pair, Set or Parts

In the event of a **covered loss** to an article that is part of a pair or set, **our** payment for that loss will be:

1. The cost to repair or replace any part to restore the pair or set to its value before the **covered loss;** or
2. The difference between the value of the pair or set before and after the **covered loss.**

In no event will the loss of part of a pair or set be regarded as a total loss of the pair or set. When **covered property** consists of several parts, **we** will pay only for the lost or damaged part.

S. Mortgage Holders

1. **We** will pay for **covered loss** to buildings or structures to each mortgage holder shown on the Schedule of Mortgage Holders or Loss Payees, as their interests may appear.
2. A mortgage holder has the right to receive loss payment even if the mortgage holder has started foreclosure or similar action on the building or structure.
3. If **we** deny **your** claim because of **your** acts or because **you** have failed to comply with the terms of this Coverage Agreement, the mortgage holder will still have the right to receive loss payment, up to the amount of their insurable interest, but in no event more than the applicable **limit of liability**, if the mortgage holder:

(a) Pays any premium due under this Coverage Agreement at **our** request;

(b) Submits a signed, sworn proof of loss within sixty (60) days after receiving notice from **us** of **your** failure to do so; and,

(c) Has notified **us** of any change in ownership, occupancy, or substantial change in risk known to the mortgage holder. All terms and conditions of this Coverage Agreement will then apply directly to the mortgage holder.

4. If **we** pay the mortgage holder for any **covered loss** and deny payment to **you** because **you** have failed to comply with the terms of this Coverage Agreement:

(a) The mortgage holder's rights under the mortgage will be transferred to **us** to the extent of the amount **we** pay; and

(b) The mortgage holder's right to recover the full amount of the mortgage claim will not be impaired.

In the event of a **covered loss, we** will, at **our** option, pay the mortgage holder the whole principal of **your** mortgage plus any accrued interest. In that event, **your** mortgage and note will be transferred to **us,** and **you** will pay **your** remaining mortgage debt to **us.**

5. If **we** cancel or non-renew this Coverage Agreement, **we** will give the mortgage holder the same notice **we** give to **you.**

6. The term "mortgage holder" includes trustees.

T. Loss Payee

In the event of a **covered loss** to property in which both **you** and a loss payee have an insurable interest, **we** will:

1. Adjust the **covered loss** with **you;** and,

2. Make payment for the **covered loss** to **you** and the loss payee jointly, as their interests may appear.

U. Inspection

1. During the period of this Coverage Agreement, **we** are permitted, but not obligated, to inspect the **covered property.** Neither **our** right to make inspections, nor making them, nor any report of them, will imply for **you** or others, nor constitute an undertaking, that the **covered property** is safe, healthful, or in compliance with laws, regulations, codes, or standards.

2. This condition does not apply to any inspections, surveys, reports, or recommendations **we** may make relative to certification, under state or municipal statutes, ordinances, or regulations, of boilers, pressure vessels, or elevators.

We will have no liability to **you** or others because of any inspection or failure to inspect.

V. Vacancy Provision

If the building where a **covered loss** occurs has been vacant for more than sixty (60) consecutive days before that loss or damage occurs:

1. We will not pay for any loss or damage caused by any of the following:

(a) Vandalism;
(b) Sprinkler leakage, unless the system has been protected against freezing;
(c) Building glass breakage;
(d) **Water Damage**;
(e) Theft; or
(f) Attempted theft.

W. Property Valuation Assessment

During the period of this Coverage Agreement, **you** will fulfill any requirements as outlined in PGIT MN-106.

SECTION VII - EXTENSIONS OF COVERAGE

If marked with an "**X**" in the DECLARATIONS, **we** will not pay more than **our** proportion of the applicable **limit of liability** shown on the Property and Inland Marine Coverage Part Declaration for the following EXTENSIONS OF COVERAGE:

Subject to all terms and conditions of this Coverage Agreement, the coverage provided by this Coverage Agreement is extended to apply to a **covered loss** as follows:

A. Accounts Receivable

1. **We** will pay the following expenses directly resulting from a **covered loss** to **your** records of accounts receivable at an **insured location:**

(a) Amounts due **you** from customers that **you** are unable to collect;

(b) Interest charges on any loan to offset amounts **you** are unable to collect, pending **our** payment of those amounts;

(c) Collection expense above **your** normal collection expense; and,

(d) Reasonable expenses **you** incur to re-establish **your** records of accounts receivable.

2. Amount of Loss

(a) If **you** are unable to accurately determine the amount of outstanding accounts receivable at the time of loss, **our** payment will be calculated in the following manner:

(1) **Your** average monthly accounts receivable amount, based on the twelve (12) months preceding the loss, adjusted for normal fluctuations in the month in which the loss occurs, or for any demonstrated variance for that month.

(b) The following will be deducted from the total amount of accounts receivable, regardless of the method used to determine that amount:

(1) Balances for accounts not damaged or affected by the loss;

(2) Amounts of accounts **you** are able to re-establish and collect;

(3) An allowance for bad debts **you** are not normally able to collect.

(4) All unearned interest and service charges.

3. For the purposes of this extension, the following additional exclusions apply, and **we** will not pay for:

(a) Any loss that requires an audit or inventory to establish its existence;

(b) Any fraudulent, dishonest, or criminal act done by:

(1) Anyone entrusted with the **covered property,** including their employees and agents; or

(2) Anyone having an interest in the **covered property.**

This exclusion does not apply to the acts of a carrier for hire;

(c) Bookkeeping, accounting, or billing errors or omissions;

(d) Wrongful alteration, falsification, manipulation, concealment, destruction, or disposal of records of accounts receivable, committed to conceal the wrongful giving, taking, getting, or withholding of money, securities, or other property; or

(e) Taxes or Bond revenue.

4. For the purposes of this extension, the following additional conditions apply:

(a) When **you** are not open for business, or when **you** are not actually using them, all records of accounts receivable are to be kept in appropriate, fire-resistant receptacles.

(b) When records of accounts receivable have been damaged or destroyed, **you** must use all reasonable efforts, including legal action, if necessary, to obtain collection of any outstanding accounts receivable, and **we** will pay such costs and expenses of obtaining collection to the extent they reduce **your** loss.

(c) When records of accounts receivable have been damaged or destroyed, **you** will use any property or service owned or controlled by **you** or obtainable from other sources in order to reduce **your** loss.

B. Animals

We will pay for all owned animals killed in a **covered loss** at an **insured location. We** will also pay for the in-line of duty death of a certified police canine or horse owned by **you**.

Your deductible for this extension is the lower of $500 or the amount shown in the Declarations.

No veterinary costs are included in this extension.

C. Buildings Under Construction

We will pay for any one **occurrence** for insured physical loss or damage to **your** buildings that are under construction. **Your** schedule must indicate any ongoing or intended construction projects.

Buildings Under Construction include:

1. New buildings being erected at an **insured location;**

2. Additions to any buildings already covered under this Coverage Agreement; or

3. Renovations to any buildings included in the schedule.

4. New buildings being erected at sites other than an **insured location,** subject to final contract value any one construction project limit of $25,000,000.

D. Debris Removal Expense:

1. **We** will pay for the expense to remove the debris from a **covered loss** at an **insured location. We** will only pay these expenses if **we** receive immediate written notice of the **covered loss** and if these expenses are reported to **us** in writing within one hundred and eighty (180) days of the date of the **covered loss** or the end of the **coverage agreement period,** whichever is earlier.

2. **We** will pay for expenses to remove from an **insured location** storm blown debris of property not covered by this Coverage Agreement, excluding trees, timber, shrubs, or landscaping originating from **your insured location(s**).

3. Debris removal expense does not include any costs to clean up or remove:

(a) **pollutants;**

(b) asbestos; or

(c) debris in or on easements, right-of-ways, streets, roads, water, or beaches that are not **insured location(s).**

E. Demolition Cost, Operation of Building Laws, and Increased Construction Cost:

1. In the event of a **covered loss, we** will pay:

(a) Demolition Cost:

The cost incurred to demolish all or part of **your covered Real Property,** including the cost to clear the site, if any law or ordinance that exists at the time of loss requires such demolition.

(b) Operation of Building Laws:

The cost **you** incur to rebuild at the same location any undamaged part of **your Real Property,** which is required by law to be demolished after a **covered loss. We** will only pay the costs to satisfy the minimum requirements of the applicable law or ordinance that exist at the time of the loss.

(c) **Increased Construction Cost:**

The increased cost **you** incur for materials and labor required to rebuild the damaged portion of **your Real Property** at the same location and in a manner that satisfies the minimum requirements of the applicable law or ordinance existing at the time of the loss.

(d) **We** will not pay for any:

(1) Of these costs unless they are incurred within two (2) years from the date of loss.

(2) Loss due to any law or ordinance that:

(i) **You** were required to comply with before the loss, even if the building was undamaged; and

(ii) **You** failed to comply with.

(3) Cost of demolition, abatement, removal, cleanup, debris removal, repair, monitoring or testing, increased cost of repair or other cost resulting from enforcement of any such law or ordinance which relates to **pollution.**

F. Duty to Defend

We will defend that part of any suit against **you** involving personal property of others when all of the following conditions exist:

1. The suit seeks payment for physical loss or damage to the **personal property** of others; and

2. The physical loss or damage is caused by a **peril insured against;** and

3. The physical loss or damage takes place while the **personal property** of others is in **your** custody; and

4. The personal property of others is the type of property covered by this **Coverage Agreement.**

We will do so even if such suit is groundless, false, or fraudulent, but **we** may, without prejudice, make such investigation, negotiation and settlement of any claim or suit, as **we** deem appropriate.

G. Errors and Omissions

It is a material requirement of this Coverage Agreement that the Covered Party accurately report the values of the property for which it seeks coverage at the locations within the Coverage Agreement territory where that property is located. Subject to this requirement, **we** will not preclude coverage for damage at a particular location where the Covered Party or its producer made an error or unintentional omission:

1. In the description or location of item(s) of property in the most recent **Schedule** submitted to and accepted by **us,** provided that the item is the type covered under the Coverage Agreement and the error or omission is not greater than the limit set forth in the Declarations.

2. In the **Schedule** so that the report omitted a location owned or occupied by the Named Covered Party at the inception date.

Any such error or unintentional omission shall be reported promptly on discovery and additional premium paid from Coverage Agreement inception. The limit shown in the Declarations is the maximum amount of indemnity for any occurrence. This coverage does not apply to inland marine, automobile or if coverage is found in whole or in part elsewhere in this Coverage Agreement.

H. Expediting Expenses:

1. **We** will pay, in the event of a **covered loss,** for the reasonable extra costs of temporary repair to **covered property** or of expediting the permanent repair or replacement of that property, whichever is less. These expenses include overtime wages and extra costs for rapid means of transportation.

2. **We** will not pay for temporary rental of property or temporary replacement of damaged property.

I. Fire Department Charges:

We will pay charges **you** incur when an outside fire department is called to save or protect **covered property** from a **covered loss.**

J. Fungus Cleanup Expense:

1. This limited coverage applies only when the **fungus,** wet or dry rot, or bacteria is the result of one or more of the following causes that occurs during the **coverage agreement period** and only if all reasonable means were used to save and preserve the property from further damage at the time of and after that **occurrence,** and only if any loss resulting from the following is reported to **us** within 60 days of the **occurrence.**

   (a) A covered loss other than fire or lightning; or

   (b) Flood, if the Flood Coverage endorsement PGIT MN-107 applies to the affected premises.

2. Under conditions described in **1**. above, **we** will pay for loss or damage by **fungus,** wet or dry rot, or bacteria. As used in this coverage, the term damage means:

   (a) Direct physical loss or damage to covered property caused by **fungus,** wet or dry rot, or bacteria, including the cost of removal of **fungus,** wet or dry rot, or bacteria;

   (b) The cost to tear out and replace any part of the building or other covered property as needed to gain access to the **fungus,** wet or dry rot, or bacteria; and

   (c) The cost of testing performed after removal, repair, replacement or restoration of the damaged property is completed, provided there is a reason to believe that **fungus,** wet or dry rot, or bacteria are present.

3. Regardless of the number of claims, the limit shown in the Declarations is the most **we** will pay for the total of all loss or damage arising out of all occurrences which take place during the **coverage agreement period**. **We** will not pay more than this amount even if the **fungus,** wet or dry rot, or bacteria continues to be present or active, or recurs, in a later **coverage agreement period**.

4. The coverage provided under this part does not extend the available coverage at a location beyond the amount scheduled for that location.

5. **Fungus** Cleanup expense does not include any costs to clean up or remove **pollutants.**

6. **Fungus** Cleanup expense will be considered part of the original occurrence, and no separate deductible will apply.

K. Lawns, Plants, Trees, or Shrubs:

We will pay for loss or damage to lawns, plants, trees, and shrubs at an **insured location** if the loss or damage is caused by a **specified peril,** excluding loss or damage caused by freezing, disease, insects, animals, vermin or drought.

We will not pay more than the lesser of the following:

1. The applicable **limit of liability** shown on the Extension of Coverages Property part on the DECLARATIONS; or

2. The amount of the total value of the building and contents at that **insured location.**

L. Leasehold Interest:

We will pay for loss of covered leasehold interest **you** sustain due to the cancellation of **your** lease. The cancellation must result from a **covered loss** to an **insured location.** Covered leasehold interest means the following:

The difference between:

1. The rent **you** pay at the described premises including taxes, insurance, janitorial or other service that **you** pay for as part of the rent; and
2. The rental value of the described premises that **you** lease.

The most **we** will pay for loss because of the cancellation of any one lease is **your** covered leasehold interest at the time of loss. **Your** covered leasehold interest decreases automatically each month. A proportionate share applies for any period of time less than a month.

N. New Locations:

New Locations are covered for coverages marked with an "**X**" in **Section I.B.** Coverages of PGIT MN-104 Property and Inland Marine Coverage Form and coverages provided by endorsement for the first sixty (60) days after the date of acquisition. During that period, the **covered party** shall submit to **us** a written report stating the location, occupancy, the full **replacement cost,** including Loss of Business Income and any other Time Element Values for the location, and other coverage in force at that location. If **we** do not receive and accept that report within sixty (60) days, the coverage for that Location shall cease at the end of the coverage period stated above.

Property newly constructed by the **covered party** during the **coverage agreement period** does not qualify under this paragraph unless the construction project complied with the terms of Extension of Coverage Item **C.**

Upon notification to and acceptance by **us** any **New Location,** the same limits will apply as though the location had been acquired and disclosed prior to the Coverage Agreement inception. **We** shall be permitted but not obligated to inspect the **New Location.** During the current **coverage agreement period, we** will not charge an additional premium for **new locations** if the value of a **new location or the 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.

O. Personal Property of Employees:

1. **We** will pay for loss by a **peril insured against** to the **Personal Property** (other than automobiles) of **your** employees when such property is at an **insured location** or being used by the employee in the course of employment.
2. **We** will not pay for any loss to such property that occurs at the employee's residence.

With respects to this extension, volunteers are not considered employees and there is no coverage for **Personal Property** of volunteers.

P. Pollution Cleanup Expense:

1. **We** will pay to remove **pollutants** from **covered property** at an **insured location** if the **pollution** results from a **specified peril.**
2. If **pollution** results from a **peril insured against, we** will pay:

   (a) To remove **pollutants** from land, soil, surface, or ground water upon, within, beneath or comprising an **insured location;** or,
   (b) For testing performed in the course of extracting the **pollutants** from **insured location(s).**

We will pay for removal or testing after a **covered loss** that occurs during the **coverage agreement period.**

We will only pay these expenses if **we** receive immediate written notice of the **covered loss** and if these expenses are reported to **us** in writing within one hundred and eighty (180) days of the date of the **covered** loss or the end of the **coverage agreement period,** whichever is earlier.

Q. Professional Fees:

1. **We** will pay for the reasonable costs **you** incur, for auditors and accountants who undertake to accurately determine the details of **your** business in order to determine the extent of a **covered loss.**
2. Professional fees do not include:

   (a) any fees or expenses of attorneys;

   (b) Any fees or expenses of general contractors, engineers, architects, or other experts retained for the sole purpose of contesting findings made by **us** or our consultants

   (c) any fees or expenses of public adjusters or any of their subsidiaries or associated entities;

   (d) fees based on a contingency; or

   (e) the cost of **your** own employees.

R. Recertification of Equipment

We will pay the necessary costs or expenses **you** incur to recertify portable firefighting, ambulance, or rescue -related scheduled **inland marine you** own, when such equipment is damaged in a **covered loss.**

S. Service Interruption Coverage

In the event a cause of loss of the type covered hereunder directly causes damage to off-premises utility and power stations, substations, transformer or switching or pumping stations (including off-premises poles, towers, but excluding overhead transmission and distribution lines), **we** will pay for damage to **covered property** at an **insured location** directly resulting from interruption of electricity, steam, water, natural gas, or refrigeration.

However, **we** will not pay for any direct physical loss due to any interruption of service from a satellite, regardless of cause.

T. Transit

We will pay for loss to **your** covered **personal property** or **inland marine** while in transit, including **your** covered **personal property** in the custody of messengers or salespeople.

U. Vehicles as Scheduled Property

We will pay for loss to **your** vehicles, when damaged by a **covered loss,** regardless of the location. The Named Storm deductible from PGIT MN-122 applies per vehicle rather than per location.

V. Preservation of Property

In the event of any actual or imminent physical loss or physical damage of the type insured against by the Coverage Agreement, the cost or expenses incurred in taking reasonable and necessary measures for the temporary protection and/or preservation of property insured shall be added to the total physical loss and/or physical damage amount otherwise payable under the Coverage Agreement but without increasing the applicable limits or sublimits of liability stated in the Coverage Agreement. There must be an actual physical loss to the building or structure at the scheduled location in order for this coverage to apply.

W. Property at Miscellaneous Unnamed Locations

We will pay for a **covered loss** to **property at miscellaneous unnamed locations** that were unintentionally omitted from the most recent **Schedule** subject to the limit shown on the Declarations. The limit shown in the Declarations is the maximum amount of indemnity for any one occurrence. This coverage does not apply to inland marine, automobile or if coverage is found in whole or in part elsewhere in this Coverage Agreement. Any such error or unintentional omission shall be reported promptly on discovery and additional premium paid from the Coverage Agreement’s inception.

X. Your Loss of Business Income

a. **We** will pay for the actual loss of Business Income **you** sustain due to the necessary suspension of **your** operations during the period of restoration. The suspension must be caused by:

(1) direct physical loss or damage to **covered property** at the described premises which are described in the DECLARATIONS; or

(2) action of civil authority that prohibits access to the described premises due to direct physical loss or damage to property, other than at the described premises but within one statute mile thereof, beginning 72 hours after the time of that action, and for a period not to exceed fourteen (14) consecutive days from the date of the action.

(3) physical prevention of ingress to or egress from an **insured location** due to a physical loss or damage, other than at the described premises but within one statute mile thereof, beginning 72 hours after the time of that action, and for a period not to exceed (14) consecutive days from the date of the action.

and for which a **Business Income** Limit of Coverage is shown in the DECLARATIONS. The physical loss or damage must be caused by or result from a **peril insured against.**

b. With respect to the requirements set forth in the preceding paragraph, if **you** occupy only part of the site at which the described premises are located, **your** premises means:

(1) The portion of the building which **you** rent, lease, or occupy; and

(2) Any area within the building or on the site at which the described premises are located, if that area services, or is used to gain access to, the described premises.

c. In determining the actual **loss** of **business income,** consideration must be given to:

(1) The experience of the business before the loss and the probable experience after the loss;

(2) The continuation of only those normal charges and expenses that would have been incurred had no interruption of production or suspension of business operations or services happened;

(3) The demonstration of an actual loss of sales or income; and

(4) Any amount recovered under property damage coverages at selling price for loss or damage to merchandise will be considered to have been sold to **your** regular customers.

d. **We** will not pay unless **you** are wholly or partially prevented from:

(1) producing goods; or

(2) continuing business operations or services.

e. **You** are required to mitigate **your** loss by:

(1) Making up lost production within a reasonable period of time not limited to the **period of restoration.**

(2) Continuing business operations or services during the **period of restoration.**

(3) Using any property or service:
(i) owned or controlled by **you;** or
(ii) obtainable from any other sources.

(4) Working extra time or overtime.

(5) Using inventory.

We will not pay for any loss to the extent it can be reduced through these or any other means whether at an **insured location** or any other location.

f. **We** will not pay for:

(1) Any loss during any idle period. Idle period includes but is not limited to any period when production, operation or service would cease or be prevented due to:
(i) physical damage not covered under this Coverage Agreement on or away from the **insured location;**
(ii) planned or rescheduled shutdown or maintenance;
(iii) strikes or other work stoppage;
(iv) any reason other than a **covered loss.**

(2) Any increase in loss due to:
(i) suspension, cancellation or lapse of any lease, contract, license, or order.
(ii) fines or damage for breach of contract for late or non-completion of orders, or for penalties of any nature.

(3) Any consequential, indirect, or remote loss.

(4) Any loss resulting from damage to:
(i) finished goods manufactured by **you;** nor for the time required for their reproduction.
(ii) property in transit.

(5) Any loss or expense recoverable elsewhere in this Coverage Agreement.

g. The most **we** will pay for a loss under this coverage is the lesser of:

(1) **Your** actual **loss** of **business income** and **necessary expense;** or

(2) The applicable **limit of liability** shown on the **Schedule.**

Y. Additional Expense

a. **We** will pay the actual and necessary Additional Expense **you** sustain due to:

(1) direct physical loss or damage to property at premises which are described in the DECLARATIONS; or

(2) action of civil authority that prohibits access to the described premises due to direct physical loss of or damage to property, other than at the described premises but within one statute mile thereof, for a period not to exceed fourteen (14) consecutive days from the date of the action.

and for which an **Additional Expense** Limit of Coverage is shown in the DECLARATIONS. The loss or damage must be caused by or result from a **peril insured against.**

b. With respect to the requirements set forth in the preceding paragraph, if **you** occupy only part of the site at which the described premises are located, **your** premises means:

(1) The portion of the building which **you** rent, lease, or occupy; and

(2) Any area within the building or on the site at which the described premises are located, if that area services, or is used to gain access to, the described premises.

c. **We** will also pay **Additional Expense** to repair or replace property, but only to the extent it reduces the amount of loss that otherwise would have been payable under this Coverage Form.

d. Coverage for **Additional Expense** does not apply when action is taken to avoid or minimize a suspension of operations caused by destruction or corruption of electronic **data,** or any loss or damage to electronic **data.**

e. **We** will not pay for:

(1) Loss of **Business Income**

(2) Costs which would have been incurred in conducting **your** business during the same period had no **covered loss** happened.

(3) The cost of permanent repair or replacement of property that has been damaged or destroyed.

(4) Any loss during any idle period. Idle period includes but is not limited to any period when production, operation or service would cease or be prevented due to:

(i) physical damage not covered under this Coverage Agreement on or away from the **insured location;**
(ii) planned or rescheduled shutdown or Maintenance;
(iii) strikes or other work stoppage;
(iv) any reason other than a **covered loss.**

(5) Any increase in loss due to:

(i) suspension, cancellation or lapse of any lease, contract, license, or order.
(ii) fines or damage for breach of contract for late or non-completion of orders, or for penalties of any nature.

(6) Any consequential, indirect, or remote loss.

(7) Any loss resulting from damage to:

(i) finished goods manufactured by **you;** nor for the time required for their reproduction.
(ii) property in transit.

(8) Any loss or expense recoverable elsewhere in this Coverage Agreement.

f. The most **we** will pay for a loss under this coverage is the lesser of:

(1) **Your** actual **Additional Expense;** or

(2) The applicable **limit of liability** shown on the **Schedule.**

SECTION VIII - DEFINITIONS

A. **Accident** means a fortuitous event that causes direct physical damage to **covered equipment.** The event must be one of the following

1. Mechanical breakdown, including rupture or bursting caused by centrifugal force;
2. Artificially generated electric current, including electrical arcing, that damages electrical devices, appliances, or wires;
3. Explosion, other than combustion explosion, of steam boilers, steam piping, steam engines or steam turbines;
4. An event inside steam boilers, steam pipes, steam engines or steam turbines that damages such equipment;
5. An event inside hot water boilers or other heating equipment that damages such equipment; or
6. Bursting, cracking, or splitting.

B. **Actual cash value** is calculated as the amount it would cost to repair or replace **covered property**, at the time of loss or damage, with material of like kind and quality, subject to a deduction for depreciation. **Actual cash value** applies to valuation of insured property regardless of whether that property has sustained partial or total loss or damage.

C. **Additional Expense** means necessary expenses **you** incur during the **period of restoration** that **you** would not have incurred if there had been no direct physical loss or damage to property. Coverage pertains to expenses (other than the expense to repair or replace property) which are incurred to:

1. Avoid or minimize the suspension of business and to continue operations at the described premises or at replacement premises or temporary locations, including relocation expenses and costs to equip and operate the replacement location or temporary location.
2. Minimize the suspension of business if **you** cannot continue operations.

D. **Business income** means:

1. Net Income (Net Profit or Loss before income taxes) that would have been earned or incurred; and;
2. Continuing normal operating expenses incurred, including payroll.

E. **Coverage agreement period** means the time during which coverage is provided by this Coverage Agreement.

F. **Covered Equipment** means the following unless specified otherwise in an endorsement to this Coverage Agreement:

1. Equipment at an **insured location** that generates, transmits or utilizes energy including electronic communications and **electronic data processing equipment.**
2. Equipment at an **insured location** which, during normal usage, operates under vacuum or pressure, other than the weight of its contents.

G. **Covered loss** or **loss** means a loss to **covered property** at an **insured location** resulting from a **peril insured against** by this Coverage Agreement.

H. **Covered property** means property covered by this Coverage Agreement.

I. **Data** means any information recorded on **media** and used in **your** processing operations.

J. **Earth movement,** whether natural or man-made, includes but is not limited to:

1. Earthquake;
2. Landslide;
3. Tsunami
4. **Volcanic activity**
5. Mudflow; or
6. Sinking, rising, or shifting of the earth.

K. Effective Date means the day and time at which the coverage provided by this Coverage Agreement begins.

L. Flood means rising waters; waves; tide or tidal water; the release of water; the rising, overflowing, or breaking of boundaries of natural or man-made bodies of water; or the spray therefrom, surface waters or sewer backup resulting from any of the foregoing; regardless of any other cause or event contributing concurrently or in any other sequence of loss. However, the following are not considered to be loss by **Flood** within the terms and conditions of this Coverage Agreement:

1. physical damage by fire, explosion or sprinkler leakage resulting from **Flood,** or
2. physical damage by wind driven water and/or storm surge associated with or occurring in conjunction with a **Named Storm.**

M. Fungus means any type or form of fungus, including mold or mildew, and any mycotoxins, spores, scents, or by-products produced or released by fungi.

N. Inland Marine means scheduled:

1. **Communications Equipment - your** stationary or portable communications equipment while at **your insured location** or away from **your insured location** during authorized use.
2. **Contractor's/Mobile Equipment - your** stationary or portable machinery and tools while at **your insured location** or away from **your insured location** during authorized use.
3. **Electronic Data Processing Equipment - your** programmable electronic equipment that is used to store, retrieve, and process **data,** as well as associated peripheral equipment that provides communication including input and output functions such as printing, or auxiliary functions such as **data** transmission.
4. **Emergency Service Portable Equipment - your** portable firefighting, ambulance or rescue related equipment, excluding aircraft and **watercraft.**
5. **Fine Arts - your** art, sculptures, rarities, or antiquities, owned by **you** or in **your** care, custody, and control.
6. **Other Inland Marine - your** outdoor radio or television antennas, streetlights, traffic control lights and signs, flagpoles, outdoor signs, markers, fire hydrants, parking meters, fences (excluding guardrails) and other portable equipment not otherwise classified.
7. **Rented, Borrowed or Leased Equipment** - items in **your** care, custody, or control that **you** assume responsibility for through a formal arrangement.
8. **Valuable Papers - your** books of account, manuscripts, abstracts, drawings, card index systems, film, tape, disc, drum, cell, or other **data** processing, or recording or storage media. **We** will pay for the cost of research, up to the scheduled limit, due to a loss of valuable papers caused by a covered cause of loss.
9. **Watercraft - your** owned scheduled vessels, not exceeding 25 feet in length, designed for operation in or on any waterway, for **Specified Perils** only, excluding collision with another object.
10. **Blanket Unscheduled Inland Marine - your** unscheduled inland marine as defined in items 1 through 8 above subject to a maximum any one item of $25,000.

O. Insured location(s) means those locations shown on the **Schedule** or added to the **Schedule** via any endorsement to this Coverage Agreement.

P. Limits of liability means the maximum amount **we** will pay for a **covered loss.**

Q. Media means the medium on which **data** or **software** is stored, such as: magnetic tape, perforated paper tape, punch cards, discs, drums, and other storage devices used in **your electronic data processing equipment.**

R. Named Storm means 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 by the National Weather Bureau, National Hurricane Center, or any other recognized meteorological authority. All **Named Storm** events that occur within a continuous seventy-two (72) hour period will be considered a single **occurrence.**

S. Necessary expenses means expenses in excess of normal operating expenses, **you** incur in reducing your loss of **business income. We** will not pay more than **we** would pay if **you** had been unable to make up lost production or continue operations or services.

T. New locations means:

1. **Real Property you** purchase or rent including **Personal Property** at that location;
2. **Real Property you** begin to build; or
3. **Inland Marine you** purchase.

after the **effective date** of this Coverage Agreement.

U. Occurrence means a sudden, identifiable, fortuitous event that result in a **covered loss** or series of events directly resulting from a **covered loss.**

V. Over the road coverage means while vehicle is being driven or is in the course of traveling from one location to another.

W. Peril(s) insured against means risk of direct physical loss or damage from any cause except those excluded within the Coverage Agreement.

X. Period of restoration means:

1. For buildings and equipment, the period of time which:

(a) starts at the time of a **covered loss** and,

(b) ends when using reasonable speed, the building and equipment could be:

(1) repaired or replaced; and

(2) made ready for operations;

under the same or equivalent physical and operating conditions that existed prior to the damage.

(c) For buildings under construction:

(1) We will apply the time period defined in **1**. above to the level of business that would have been reasonably achieved after construction and start-up would have been completed had no physical damage happened; and

(2) We will give consideration to the actual experience of the business after completion of the construction and start-up.

2. For stock in-process and mercantile stock, including finished goods not manufactured by **you,** the time required using reasonable speed:

(a) To restore stock in process to the same state of manufacture which existed at the beginning of the interruption of production or suspension of business operations or services; and

(b) To replace physically damaged mercantile stock.

3. For raw materials and supplies, the period of time:

(a) Of actual interruption of production or suspension of operation or services which resulted from **your** inability to get suitable replacement raw materials and supplies to replace similar ones damaged; but

(b) Limited to that period for which the damaged raw materials and supplies would have satisfied operating needs.

4. The time required using reasonable speed to copy physically damaged or exposed film, records, manuscripts, and drawings from backup or from originals of a previous generation. This time does not include research, engineering, or any other time necessary to restore or recreate lost information.

5. The time required using reasonable speed to restore the physically damaged or destroyed **data,** programs, or other **software** from backup. This time does not include research engineering or any other time necessary to restore or recreate lost information.

The period of restoration does not include any additional time due to **your** inability to resume operations for any reason, including but not limited to:

(a) Making changes to equipment.

(b) Making changes to the buildings, or structures, except as provided in the Demolition Cost, Operation of Building Laws, and Increased Construction Cost provision if coverage is shown on form in Section VII Extensions of Coverage included in this Coverage Agreement.

(c) Restaffing or retraining employees.

(d) Any law or ordinance that requires testing, monitoring, clean up, removal, decontamination, treatment, detoxification, or neutralization of, or any other response to **pollution** or **pollutants.**

The expiration of this Coverage Agreement will not terminate the period of restoration. The period of restoration will not exceed 24 months from the date of loss and will not be limited by the expiration of this Coverage Agreement

Y. Personal property means:

1. Personal Property **you** own;

2. Improvements and betterments **you** have made in buildings **you** do not own;

3. **Your** legal liability to the owner of Personal Property in **your** custody for physical damages to that property resulting from **a covered peril** under this Coverage Agreement.

Z. Pollutants means any solid, liquid, gaseous or thermal irritant or contaminant, including, but not limited to, fiber, smoke, vapor, soot, fumes, acids, alkalis, chemicals, biological, organic, or bacterial agents and waste. "Waste" includes, but is not limited to, materials to be recycled, reconditioned, or reclaimed. However, **pollutants** do not include ammonia or asbestos.

AA. Pollution means the presence, discharge, dispersal, seepage, migration, release or escape of any **pollutants.**

BB. Property in the open means:

1. Fixtures, including outdoor fixtures
2. Permanently installed outdoor machinery and equipment
3. Outdoor furniture
4. Outdoor open-air pavilions
5. Permanently installed outdoor recreational courts, nets, goals, bleachers, benches, and playground equipment.
6. Property in the open is limited to buildings, structures or real property that are related to or incidental to the normal operation of and are within 1,000 feet of (1) property on the **Schedule**; or (2) shown on the statement of values that **you** provide **us.**
7. Property in the open does not include unscheduled signs which are not attached to buildings.

CC. Real Property means buildings and any other above ground structure, including:
1. Attached additions, extensions, permanent fitting, or fixtures; and
2. Machinery and equipment used to service the buildings;
3. Yard fixtures.
4. **Real Property** does not include guardrails or traffic barriers.

DD. Replacement cost means the cost to replace **covered property:**
1. With new materials of like kind and quality and used for the same purpose; and
2. At the location where the loss happened.

But **replacement cost** excludes any increased cost of repair or reconstruction by reason of any law or ordinance regulating construction, repair, or use.

EE. Schedule is the schedule of values reported to and on file with **us,** or attached to this Coverage Agreement, and the limits and sub-limits shown in the DECLARATIONS.

FF. Sinkhole collapse means loss to **covered property** resulting from the sudden sinking or collapse of any land into naturally occurring underground empty spaces created by the action of water on limestone or similar rock formations. Coverage for **sinkhole collapse** does not include the cost of filling sinkholes.

GG. Software means programs stored on **media** that instruct **electronic data processing equipment** how to process **data.**

HH. Specified perils means direct physical loss or damage caused by or resulting from:

1. Fire;

2. Lightning;

3. Aircraft;

4. Explosion, except for **Watercraft** while in the water;

5. Riot;

6. Civil commotion;

7. Smoke;

8. Vehicles;

9. Windstorm or hail to property contained in any building;

10. Malicious mischief;

11. Leakage or accidental discharge from automatic fire protection system;

12. Collapse, except for underground pipes and for **Watercraft** while in the water; or

13. Theft, except for **Watercraft** while in the water.

II. Volcanic activity means loss to **covered property** directly resulting from:

1. Airborne volcanic blast or shockwaves;

2. Ash, dust, or particulate matter all resulting from volcanic blast;

3. Lava flow. All **volcanic activity** resulting from eruptions occurring within any 168 hour period will constitute a single occurrence.

JJ. Water Damage means accidental discharge or leakage of water or steam as the direct result of the breaking apart or cracking of any part of a system or appliance containing water or steam.

KK. We, us and **our(s)** means the Trust issuing this Coverage Agreement, as shown on the DECLARATIONS.

LL. Wind means the direct action of the movement of air at any velocity including any substance driven by the movement of the air.

MM. You and **your(s)** mean the named covered party shown on the DECLARATIONS

NN. Property at Miscellaneous Unnamed Locations means any unscheduled miscellaneous **real property** situated within the policy territory that does not have an official designated address and does not fit the definition of a **New Location** under the terms of this Coverage Agreement.

PUBLIC ENTITY

PROPERTY VALUATION ASSESSMENT

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **PROPERTY AND INLAND MARINE COVERAGE FORM, PGIT MN-104.**

As part of **our** Member Services and at no cost to **you**, a property valuation assessment project will occur approximately every five (5) years. **We** will contract with Centurisk, an outside valuation company, to conduct both field valuation assessments and trending desktop valuation assessments for **Real Property** at **your insured location(s)** covered under this Coverage Agreement. In accordance with MN-104 Section VI.W, below are the property valuation assessment process, requirements, and obligations:

1. **You** will be contacted by a Centurisk field assessment valuation representative to schedule an onsite inspection of **your Real Property at insured location(s). You** will be responsible to review **your Schedule** and alert the field valuation assessment representative of any location(s) not on the **Schedule** but that will need to be inspected. **Your** representative will accompany the field assessment valuation representative and provide access to **insured location(s)** throughout the on-site inspection.

2. After the on-site inspection has been completed, Centurisk will create preliminary reports, which capture the replacement cost, exclusions, contents, square footage, construction year, construction type, roofing attributes, and any other property data associated with **your** locations. Depending on the size of **your Schedule**, the preliminary reports can take up to eight (8) weeks for issuance. The preliminary reports will be available to **you** in the Asset Management Platform.

3. Once the preliminary reports have been made available to **you**:

   a. **You** will be responsible to review the preliminary reports and have ten (10) business days to bring any discrepancies to Centurisk's attention. Additional time will be provided for review if a revised preliminary report is issued.

   b. **We** will only require **you** to adopt the **Real Property** replacement cost valuations and not the **Personal Property** valuations for each **insured location(s)**.

   c. If **you** approve of the replacement cost valuations after ten (10) business days, **we** will amend the **Schedule** to reflect all valuation and property data updates resulting from the property valuation assessment. The effective date of change will be dependent on the approval date and could produce a pro-rated premium owed, which will be due upon receipt.

      i. **You** will need to specify whether both the **Real Property** and **Personal Property** valuations are being accepted or only the **Real Property** replacement cost valuations.

   d. If **you** do not accept the **Real Property** replacement cost valuations after ten (10) business days, **we** will issue the MN-105 Property – Stated Value endorsement onto this Coverage Agreement and only amend the updated COPE data provided by the property valuation assessment. The MN-105 Property – Stated Value endorsement removes the blanket limit coverage provided in the MN-104 - Property and Inland Marine Coverage Form. Additionally, any locations **you** choose to self-insure will be memorialized by endorsement.

4. At renewal on the third year after your initial property valuation assessment, Centurisk will provide a trended property valuation assessment report.

PROPERTY VALUATION ASSESSMENT

a. **You** will be responsible to review the trended property valuation report and bring any discrepancies to Centurisk's attention.

b. Upon renewal, **we** will only require **you** to adopt the **Real Property** replacement cost trended valuations and not the **Personal Property** trended valuations for each **insured location(s)**.

c. If **you** approve of the replacement cost trended valuations for renewal, **we** will amend the **Schedule** to reflect all valuation and property data updates resulting from the property valuation assessment.

   i. **You** will need to specify whether both the **Real Property** and **Personal Property** trended valuations are being accepted or only the **Real Property** replacement cost trended valuations.

d. If **you** do not accept the **Real Property** replacement cost trended valuations, **we** will issue the MN-105 Property – Stated Value endorsement onto this Coverage Agreement and only amend the updated COPE data provided by the property valuation assessment. The MN-105 Property – Stated Value endorsement removes the blanket limit coverage provided in the MN-104 - Property and Inland Marine Coverage Form. Additionally, any locations **you** choose to self-insure will be memorialized by endorsement.

5. **You** are required to report any schedule changes throughout this **coverage agreement period** in lieu of waiting for the property valuation assessment to capture the changes.

PUBLIC ENTITY

PROPERTY- FLOOD COVERAGE

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **PROPERTY AND INLAND MARINE COVERAGE FORM, PGIT MN-104:**

EXCLUSION F.3.

A. **We** will pay for direct physical loss to **covered property** caused by **flood**.

All **flood** losses within a continuous 72-hour period will be considered a single **occurrence.** The expiration of this agreement will not reduce this 72-hour period.

B. Limit of Liability

The following **limits of liability** do not increase any other applicable **limit of liability.**

1. The most **we** will pay for any one **occurrence** of **flood** loss in any one **coverage agreement period** within a state or at a Location shown on the Schedule of this endorsement will be our proportion of the limit of liability shown in the Schedule of this endorsement.

Schedule

State or location	Limit of Liability
FLORIDA	**See DECLARATIONS**
ALL OTHER STATES	**No Coverage**

2. The most **we** will pay for all **flood** losses during any one **coverage agreement period** is $375,000,000. This amount is the most we will pay for all aggregate claims for flood losses by all members of the trust. It is not a per member maximum.

C. FLOOD DEDUCTIBLE

$2,500 any one occurrence except;

Property designated as being within **Flood Zone A** or **Flood Zone V** (and prefixes and suffixes thereof) by the Federal Emergency Management Agency (FEMA), 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 National Flood Insurance Program, 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 National Flood Insurance Program, 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.

In the event of a Flood both the Flood deductible and the Special Flood Deductible apply, then the Flood Deductible of $2,500 any one occurrence will apply to locations not designated within **Flood Zones A and V** (and prefixes and suffixes thereof), and the Special Flood Deductible will apply to locations within **Flood Zones A and V** (and prefixes and suffixes thereof).

D. ADDITIONAL DEFINITIONS

Flood Zone A

Property will be determined to be within a Flood Zone A if it is within an area designated as such on a FEMA Flood Insurance Rate Map or a Flood Hazard Boundary Map. Flood Zone A will include, but not be limited to, all of the sub-classification of AO, AH, AE, AR, A1 through A30 and A99, or any other sub-classification with the A prefix or designation.

Flood Zone V

Property will be determined to be within A Flood Zone V if it is within an area designated as such on a FEMA Flood Insurance Rate Map or a Flood Hazard Boundary Map. Flood Zone V will include, but not be limited to, all of the sub-classification of VO, VH, VE, VR, V1 through V30 and V99, or any other sub-classification with the V prefix or designation.

PUBLIC ENTITY

PROPERTY- EARTH MOVEMENT

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **PROPERTY AND INLAND MARINE COVERAGE FORM, PGIT MN-104:**

EXCLUSION F.2.

A. **We** will pay for direct physical loss to **covered property** caused by sudden **earth movement.**

All earthquake shocks within a continuous 72-hour period will be considered a single **occurrence.** The expiration of this agreement will not reduce this 72-hour period.

B. Limit of Liability

The following **limits of liability** do not increase any other applicable **limit of liability.**

1. The most **we** will pay for any one occurrence for **earth movement** loss is shown in the DECLARATIONS.

2. The most we will pay for all **earth movement** losses during any one **coverage agreement period** is $375,000,000. This is the most we will pay for all aggregate claims for **earth movement** losses by all members of the Trust. It is not a per member maximum.

C. **Earth movement** coverage under this endorsement does not apply to any underground piping, wiring, sewers, or any other conduit.

PUBLIC ENTITY

PROPERTY SCHEDULE OF DEDUCTIBLES

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **PROPERTY AND INLAND MARINE COVERAGE FORM, PGIT MN-104:**

A. Deductible(s)

Your deductibles for this agreement will be according to the terms of the following paragraphs, and information in the DECLARATIONS.

1. Unless shown differently on this form or any endorsement, **we** will not pay unless a **covered loss** from any one **occurrence** exceeds the amount shown on this form or any endorsement. **We** will then pay for the excess, up to any other applicable **limit of liability.** If a **covered loss** involves two or more deductibles, **we** will only use the largest of the applicable deductibles, except in respect to Flood, where both the Flood deductible and Special Flood deductible can apply to the same Flood event, or unless shown differently on this form or any endorsement.

2. **Earth Movement** Deductible

a. **We** will not pay for an **earth movement** loss within a state or at a location shown on EARTH MOVEMENT COVERAGE form PGIT MN-109 unless the loss exceeds deductible shown on the Earth Movement Schedule of this endorsement. **We** will then pay the amount of loss in excess of the deductible, up to the applicable **limit of liability** in any one **occurrence.**

b. A deductible of $10,000 per **occurrence** applies to **covered property** in transit.

Earth Movement Schedule

State or Location	Flat Deductible	Percentage Deductible
Florida	See DECLARATIONS	See DECLARATIONS

3. **Flood** Deductible

a. **We** will not pay for a **flood** loss within a state or at a location shown on FLOOD COVERAGE form PGIT MN-107 until the loss exceeds the applicable deductible shown on the Flood Schedule of this endorsement. **We** will then pay the amount of loss in excess of the deductible, up to the applicable **limit of liability** in any one **occurrence**.

b. A deductible of $10,000 per **occurrence** applies to **covered property** in transit.

Flood Schedule

State, Flood Zone, or Location	Flat Deductible
Florida	See DECLARATIONS and PGIT MN-107

4. **Named Storm** Deductible

a. **We** will not pay for a **named storm** event loss until the loss exceeds deductible shown in the DECLARATIONS. **We** will then pay the amount of loss in excess of the deductible, up to the applicable **limit of liability** in any one **occurrence**.

b. A deductible of $10,000 per **occurrence** applies to **covered property** in transit.

c. Deductible applies per location, as defined by each itemized listing on the applicable schedule.

d. For any Blanket Coverage listed on the applicable Inland Marine Schedule, the Deductible shall be calculated based upon the Total Insured Value, not on the per item value. For individually scheduled inland marine items, the deductible is calculated based upon the scheduled value of the item.

e. **Loss** of **Business Income,** when not scheduled per location, will be added to the values of damaged locations pro-rata by the amount of actual **Loss** of **Business Income.**

Example:

5.0% Named Storm Deductible
$100,000 Loss of Business Income Limit

Location #1	Total Insured Value = $100,000
Location #2	Total Insured Value = $200,000
Location #3	Total Insured Value = $300,000
Location #4	Total Insured Value = $400,000

Assume a Named Storm caused the following covered loss:

Location #1	$ 0
Location #2	$20,000
Location #3	$ 5,000
Location #4	$25,000
Loss of Business Income	$10,000

The Loss of Business Income would be allocated 40% to Location #2, 10% to Location #3, and 50% to Location #4 yielding:

Location	Deductible	Adjusted Loss	Payable
#2	$10,000	$20,000 + $4,000 = $24,000	$14,000
#3	$15,000	$5,000 + $1,000 = $6,000	$ 0
#4	$20,000	$25,000 + $5,000 = $30,000	$10,000
TOTAL	$24,000		

EQUIPMENT BREAKDOWN PROTECTION COVERAGE FORM

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **PROPERTY AND INLAND MARINE COVERAGE FORM, PGIT MN-104:**

Words and phrases that appear in quotation marks have special meaning. Refer to **F.** Equipment Breakdown Coverage Definitions. These definitions supersede those in PGIT MN-104 as regards this endorsement.

A. Equipment Breakdown Coverage Agreements

1. Equipment Breakdown – Covered Cause of Loss
Covered Cause of loss is a "Breakdown" to "**Covered Equipment.**"

2. Coverages Provided

Each of the following coverages is provided if either a limit or the word Included is shown for that coverage in the DECLARATIONS. If neither a limit nor the word Included is shown, then that coverage is not provided.

These coverages apply only to that portion of the loss or damage that is a direct result of a Covered Cause of Loss.

a. Property Damage

We will pay for direct damage to "**Covered Property**" located at the premises described in the DECLARATIONS.

b. Expediting Expenses

With respect to direct damage to "**Covered Property,**" **we** will pay for the extra cost **you** necessarily incur to:

(1) Make temporary repairs; and

(2) Expedite the permanent repairs or replacement of the damaged property.

c. Loss of **Business Income**

(1) The coverage as otherwise provided by **Section II – Coverages,** paragraph **B.** is extended to include loss caused by a Covered Cause of Loss, subject to the limit shown in the DECLARATIONS.

(2) If **you** have coverage for **Loss** of **Business Income** and:

(a) If a number of days is shown in the DECLARATIONS for Extended Period of Restoration Coverage, it will replace the five consecutive days in the definition of "**Period of Restoration.**"

(b) If **you** have coverage for Ordinance or Law, then the "**Period of Restoration**" is extended to include the additional period of time required for demolition, removal, repair, remodeling or reconstruction.

d. Additional Expense

(1) The coverage as otherwise provided by **Section II – Coverages,** Item B.2 **Additional Expense** is extended to include loss caused by a Covered Cause of Loss, subject to the limit shown in the DECLARATIONS.

(2) If **you** have coverage for **Additional Expense** and:

(a) If a number of days is shown in the DECLARATIONS for Extended Period of Restoration Coverage, it will replace the five consecutive days in the definition of "**Period of Restoration.**"

(b) If **you** have coverage for Ordinance or Law, then the "**Period of Restoration**" is extended to include the additional period of time required for demolition, removal, repair, remodeling or reconstruction.

e. Spoilage Damage

(1) **We** will pay for:

(a) **Your** loss of "perishable goods" due to spoilage;

(b) **Your** loss of "perishable goods" due to spoilage that is caused by or results from an interruption in utility services that is the direct result of a "breakdown" to "**covered equipment**" that is owned by a utility, landlord, or other supplier with whom **you** have a contract to provide **you** with any of the following services: electrical power, communications, waste disposal, air conditioning, refrigeration, heating, gas, air, water or steam. Coverage for such loss will begin 24 hours after the time the "breakdown" causes the interruption of the utility service; or

We will also pay any necessary expense **you** incur to reduce the amount of loss under this coverage. **We** will pay such expenses to the extent that they do not exceed the amount of loss that otherwise would have been payable under this coverage.

(2) If **you** are unable to replace the "perishable goods" before its anticipated sale, the amount of **our** payment will be determined on the basis of the sales price of the "perishable goods" at the time of the "breakdown", less discounts and expenses **you** otherwise would have had. Otherwise, **our** payment will be determined in accordance with the Valuation provision of this Endorsement.

f. Utility Interruption

If **you** have coverage for **Loss** of **Business Income Additional Expense** that coverage is extended to include loss resulting from the interruption of utility services provided all of the following conditions are met:

(1) The interruption is the direct result of a "Breakdown" to "**Covered Equipment"** owned, operated or controlled by the local private or public utility or distributor that directly generates, transmits, distributes, or provides utility services which **you** receive;

(2) The "**Covered Equipment**" is used to supply electric power, communication services, air conditioning, heating, gas, sewer, water, or steam to **your** premises; and

(3) The interruption of utility services to **your** premises lasts at least the consecutive period of time shown in the DECLARATIONS as the Time Deductible. Once this waiting period is met, coverage will commence at the initial time of the interruption and will be subject to all applicable deductibles.

g. Newly Acquired Premises

We will automatically provide coverage at newly acquired premises **you** have purchased or leased. This coverage begins at the time **you** acquire the property and continues for a period not exceeding 90 days, under the following conditions:

(1) **You** must inform us, in writing, of the newly acquired premises as soon as practicable;

(2) **You** agree to pay us an additional premium as determined by us;

(3) The coverage for these premises will be subject to the same terms, conditions, exclusions and limitations as other covered premises; and

(4) If the coverages and deductibles vary for existing premises, then the coverages for the newly acquired premises will be the broadest coverage and highest limits and deductible applicable to the existing premises.

h. Ordinance Or Law Coverage

The following applies despite the Ordinance or Law Exclusion and provided these increase in loss are necessitated by the enforcement of any laws or ordinances that are in force at the time of the "Breakdown" which regulate the demolition, construction, repair or use of the building or structure. With respect to the building or structure that was damaged as a result of the "Breakdown":

(1) **We** will pay for:

(a) The loss in value of the undamaged portion of the building or structure as a consequence of enforcement of an ordinance or law that requires the demolition of undamaged parts of the same building or structure;

(b) **Your** actual cost to demolish and clear the site of the undamaged parts of the same building or structure as a consequence of enforcement of an ordinance or law that requires the demolition of such undamaged property; and

(c) The increased cost actually and necessarily expended to:

(i) Repair or reconstruct the damaged or destroyed portions of the building or structure; and

(ii) Reconstruct or remodel the undamaged portion of that building or structure with buildings or structures of like materials, height, floor area, and style for like occupancy, whether or not demolition is required on:

a. The same premises or on another premises if **you** so elect. However, if **you** rebuild at another premises, the most **we** will pay is the increased cost of construction that **we** would have paid to rebuild at the same premises; or

b. Another premises if the relocation is required by the ordinance or law. The most **we** will pay is the increased cost of construction at the new premises.

(2) **We** will not pay for any:

(a) Demolition or site clearing until the undamaged portions of the buildings or structures are actually demolished;

(b) Increase in loss until the damaged or destroyed buildings or structures are actually rebuilt or replaced and approved by the regulating government agency;

(c) Loss due to any ordinance or law that:

(i) **You** were required to comply with before the loss, even if the building was undamaged; and

(ii) **You** failed to comply with;

(d) Increase in the loss, excess of the amount required to meet the minimum requirement of any ordinance or law enforcement at the time of the "Breakdown"; or

(e) Increase in loss resulting from a substance declared to be hazardous to health or environment by any government agency.

(3) If:

(a) The building or structure is damaged by a "Breakdown" that is covered under this agreement;

(b) There is other physical damage that is not covered under this agreement; and

(c) The building damage in its entirety results in enforcement of ordinance or law;

then **we** will not pay the full amount of the loss under this coverage. Instead, **we** will pay only that proportion of such loss, meaning the proportion that the covered "Breakdown" loss bears to the total physical damage.

But if the building or structure sustains direct physical damage that is not covered under this Endorsement and such damage is the subject of the ordinance or law, then there is no Ordinance Or Law coverage under this Endorsement even if the building has also sustained damage by a covered "Breakdown."

i. Errors and Omissions

We will pay for any loss or damage, which is not otherwise payable under this Coverage Part solely because of the items listed below:

(1) Any error or unintentional omission in the description or location of property as insured under this Endorsement or any subsequent amendments;

(2) Any failure through error to include any premises owned or occupied by **you** at the inception date of this Agreement; or

(3) Any error or unintentional omission by **you** that results in cancellation of any premises insured by this Endorsement.

No coverage is provided as a result of any error or unintentional omission by **you** in the reporting of values or the coverage **you** requested.

It is a condition of this coverage that such errors or unintentional omissions shall be reported and corrected when discovered. The agreement premium will be adjusted accordingly to reflect the date the premises should have been added had no error or omission occurred.

j. "**Data**" or "**Media**" Coverage Extension

(1) If "**Media**" is damaged or "**Data**" is lost or corrupted as a direct result of a "Covered Cause of Loss" and such "**Media**" or "**Data**" is located at a premises shown in the DECLARATIONS, **we** will pay the actual cost to:

(a) Research, replace, recreate or restore the damaged "**Media**" or lost or corrupted "**Data**", and

(b) Reprogram instructions used in any covered "Computer Equipment."

(2) If **you** have selected to **Loss of Business Income** or **Additional Expense** Coverage, the applicable coverage is extended to cover the actual loss incurred during the time necessary to:

(a) Research, replace, recreate or restore the damaged "**Media**" or lost or corrupted "**Data**", and

(b) Reprogram instructions used in any covered "Computer Equipment."

(3) There shall be no coverage for any loss or expense incurred due to damaged "**Media**" or lost or corrupted "**Data**" if the "**Data**" or "**Media**" cannot be replaced, recreated or restored. To the extent that electronic **data** is not replaced, recreated or restored, the loss will be valued at the cost of replacement of the **media** on which the electronic **data** was stored, with blank **media** of a substantially identical type.

k. **"Fungus,"** Wet Rot and Dry Rot Coverage Extension

(1) Property Damage

(a) **We** will pay for loss or damage by "**Fungus**," wet rot, or dry rot only when the "**Fungus**," wet rot, or dry rot is the direct result of a "Covered Cause of Loss" that occurs during the Agreement period. As used in this Coverage, the term loss or damage means:

Direct physical loss or damage to **"Covered Property"** caused by **"Fungus,"** wet rot, or dry rot including the cost:

(i) To treat, contain, or remove the **"Fungus,"** wet rot, or dry rot;

(ii) To dispose of the **"Fungus,"** wet rot, or dry rot;

(iii) To tear out and replace any **"Covered Property"** as needed to gain access to the **"Fungus,"** wet rot, or dry rot; and

(iv) Of testing performed after removal, repair, replacement or restoration of the damaged property is completed, provided there is a reason to believe that **"Fungus,"** wet rot, or dry rot is present.

(b) Limit

(i) The most **we** will pay for coverage provided under this Coverage is the amount shown in the declarations for this section per **Covered Location** per 12-month period starting with the **effective date** of this Agreement. With respect to a particular **occurrence** of loss which results in **"Fungus,"** wet rot, or dry rot, **we** will not pay more than such limit even if the **"Fungus,"** wet rot, or dry rot continues to be present or active or recurs in a later agreement period.

(ii) If **"fungus,"** wet rot, or dry rot results from damage by water as otherwise covered under this Endorsement, the limit in **k.(1)(b)(i)** is part of, not in addition to, the Water Damage Limitation Limit of Coverage.

(iii) If **"fungus,"** wet rot, or dry rot results from a "Covered Cause of Loss" other than water, the limit in **k.(1)(b)(i)** is part of, not in addition to, the Property Damage Limit of Coverage.

(2) Loss of Business Income or **Additional Expense**

(a) If **you** have selected the **Loss** of **Business Income** Coverage or **Additional Expense** Coverage, the applicable coverage is extended to cover the additional loss caused by the presence of **"Fungus,"** wet or dry rot as identified in paragraph **k.(1)(a)** above.

(b) Coverage identified in **k.(2).(a)** above is limited to 30 days. The number of indicated days need not be consecutive. This limit is part of, not in addition to, the applicable Limits of Coverage for **Loss** of **Business Income** and **Additional Expense.**

l. "Portable **Covered Equipment**"

If there is a limit shown for **Portable Covered Equipment** in the DECLARATIONS that is the most we will pay for loss or damage to "Portable **Covered Equipment**" caused by a Covered Cause of Loss while such equipment is away from the premises described in the DECLARATIONS. If no limit is shown in the Declarations the maximum limit we will pay is $50,000.

B. Equipment Breakdown Coverage Exclusions

With regard to the Coverage provided by this Endorsement only, the following Exclusions apply:

We will not pay for loss or damage caused directly or indirectly by any of the following. Such loss or damage is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the loss.

The exclusions apply whether or not the loss event results in widespread damage or affects a substantial area.

1. **Earth Movement**

Earth movement including: earthquake; landslide; land subsidence; mine subsidence; **sinkhole collapse;** volcanic action; or any other rising or shifting of earth that results from, contributes to, or is aggravated by any of the above, all whether naturally occurring or due to man-made or other artificial causes.

2. Nuclear Hazard

Nuclear reaction or radiation, or radioactive contamination, however caused.

3. War or Military Action

a. War, including undeclared or civil war;

b. Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

c. Insurrection, rebellion, revolution, usurped power, or action taken by governmental authority in hindering or defending against any of these.

4. Water

a. **Flood,** surface water, waves, tides, tidal waves, tsunami, overflow of any body of water, or their spray, all whether driven by **wind** or not;

b. Mudflow or mudslides; or

c. Backup of sewers, drains, or drainage piping;

all whether naturally occurring or due to man-made or other artificial causes.

5. Discharge or leakage of a sprinkler system, sewer piping or domestic water piping, unless such discharge or leakage is the direct result of a "Covered Cause of Loss." The most **we** will pay for such water damage is the Limit of Coverage showing in the DECLARATIONS for Water Damage Limitation.

6. Delay, interruption of business, loss of use or loss of market except as provided in **Loss** of **Business Income, Additional Expense,** or Utility Interruption coverage.

7. Depletion, deterioration, corrosion, erosion, decay, wear and tear or rust. However, if a "Covered Cause of Loss" ensues, **we** will pay the ensuing loss or damage not otherwise excluded.

8. An explosion

However, **we** will pay for direct loss or damage caused by an explosion of **"Covered Equipment"** of a kind specified below, and which is not otherwise excluded elsewhere in this Coverage Part;

a. Steam boiler; electric steam generator; steam piping; steam turbine; steam engine; or

b. Gas turbine or any other moving or rotating machinery, when such explosion is caused by centrifugal force or mechanical breakdown.

9. Explosion within the furnace of a chemical recovery type boiler or within the gas passages from the furnace to the atmosphere.

10. Fire or combustion explosion including those that:

a. Result in a "Covered Cause of Loss";

b. Occur at the same time as a "Covered Cause of Loss"; or

c. Ensue from a "Covered Cause of Loss."

11. **"Fungus,"** Wet Rot, and Dry Rot

Presence, growth, proliferation, spread or activity of **"fungus,"** wet rot, or dry rot, except as provided under **A.2.k. "Fungus,"** Wet Rot, And Dry Rot Coverage. However, if a "Covered Cause of Loss" ensues, **we** will pay the ensuing loss or damage not otherwise excluded.

12. **"Electronic Vandalism"**
13. Any indirect loss, including damage due to spoilage, following a "Covered Cause of Loss" that results from the lack or excess of power, light, heat, steam or refrigeration except as provided by **Loss** of **Business Income** Coverage, **Additional Expense** Coverage, Utility Interruption Coverage or Spoilage Damage Coverage.
14. Neglect by **you** to use all reasonable means to save and preserve **"Covered Property"** from further damage at and after the time of loss.
15. Ordinance or Law

    Increase in loss from the enforcement of any ordinance, law, rule, regulation or ruling which restricts or regulates the repair, replacement, alteration, use, operation, construction, installation, clean-up or disposal of **"Covered Property,"** except as provided under Coverage Extensions and Limitations **A.2.h.** However, the words 'use' and 'operation' shall be eliminated as respects a covered "Breakdown" to electrical supply and emergency generating equipment located on any premises shown in the DECLARATIONS, when continued operation is contingent on the presence of such electrical supply and emergency generating equipment as mandated by any government agency.
16. A "Breakdown" that is caused directly or indirectly by Hail or Windstorm.
17. **Specified Perils:** A "Breakdown" that is the direct or indirect result of the following causes of loss, if such cause of loss is covered by another Coverage Part or policy of insurance or self-insurance risk retention plan in force at the time of the loss, regardless of deductible, whether **you** can collect on it or not. Also excluded are all resulting direct and indirect loss.
    - **a.** Aircraft;
    - **b.** Civil commotion;
    - **c.** Collapse;
    - **d.** Freezing caused by cold weather;
    - **e.** Impact of aircraft, missile or vehicle;
    - **f.** Lightning;
    - **g.** Molten material;
    - **h.** Objects falling from aircraft or missiles;
    - **i.** Riot;
    - **j.** Smoke;
    - **k.** Vandalism;
    - **l.** Vehicles, including any material carried in or on the vehicles; or
    - **m.** Weight of snow, ice, sleet.
18. Any "Breakdown" to **"Covered Equipment"** that takes place while the **"Covered Equipment"** is undergoing a test which subjects the **"Covered Equipment"** to greater than maximum allowable operating conditions as identified by the manufacturer of the **"Covered Equipment."**
19. Any virus, bacterium or other microorganism that induces, or is capable of inducing, physical distress, illness or disease. However:
    - **a.** If a "Covered Cause of Loss" ensues, **we** will pay the ensuing loss or damage not otherwise excluded; and
    - **b.** This exclusion does not apply to loss or damage caused by or resulting from **"Fungus,"** wet rot or dry rot. Such loss or damage is addressed in Exclusion **B.11.**
20. Water or other means used to extinguish a fire, even when the attempt is unsuccessful.
21. With respect to **Loss** of **Business Income** Coverage, **Additional Expense** Coverage, and Utility Interruption Coverage, the following additional exclusions shall apply:
    - **a.** The business that would not or could not have been carried on if the "Breakdown" had not occurred; or
    - **b.** **Your** failure to use due diligence and dispatch to operate **your** business as nearly normal as practicable at the premises shown in the DECLARATIONS.
22. With respect to Spoilage coverage paragraph **A.2.e.(1)(b)** and Utility Interruption Coverage: **Specified Perils,** any loss resulting from the following causes of loss:
    - **a.** Aircraft;
    - **b.** Civil commotion;
    - **c.** Collapse;

d. Freezing caused by cold weather;

e. Impact of aircraft, missile, or vehicle;

f. Lightning;

g. Molten Material;

h. Objects falling from aircraft or missiles;

i. Riot;

j. Smoke;

k. Vandalism;

l. Vehicles, including any material carried in or on the vehicles;

m. Weight of snow, ice, sleet;

n. Acts of Sabotage; or

o. Deliberate act(s) of load shedding by the supplying or distributing utility, landlord or other supplier.

23. Any other indirect result of a "Covered Cause of Loss" except as provided under any Coverage **A.2.b.** through **l.**

24. With regard to Portable **Covered Equipment** any loss resulting from the following causes of loss:

a. Collision;

b. Overturning; or

c. Collapse or upset of "Portable **Covered Equipment**."

C. Equipment Breakdown Coverage Limits of Coverage

1. The most **we** will pay for any and all coverages for loss or damage from any "One Breakdown" is the applicable Limit of Coverage shown in the DECLARATIONS.

2. Any payment made will not be increased if more than one Covered Party is shown in the Declarations.

3. For each coverage in Paragraph **A.2.** if;

a. Included is shown in the DECLARATIONS, the limit for such coverage is part of, not in addition to, the Limit per Breakdown.

b. A limit is shown in the DECLARATIONS, **we** will not pay more than the Limit of Coverage for each such coverage.

4. For any **"Covered Equipment"** that is:

a. Used solely to supply utility services to **your** premises;

b. Owned by a public or private utility;

c. Not in **your** care, custody or control and for which **you** are legally liable; and

d. Covered under this Coverage Form;

the Limit of Coverage for Property Damage stated in the DECLARATIONS is deleted and replaced by the sum of one dollar.

If **you** are a public or private utility, **4.b.** is deleted and replaced by the following:

b. Owned by a public or private utility other than **you;**

5. Unless a higher limit or Included is shown in the DECLARATIONS, the most we will pay for direct damage as a direct result of a "Breakdown" to "**Covered Equipment**" is $1,000,000 for each of the following. The limits are part of, not in addition to, the Limit of Coverage for Property Damage or Limit per Breakdown.

a. Ammonia Contamination

The spoilage to "**Covered Property**" contaminated by ammonia, including any salvage expense.

b. Consequential Loss

The reduction in the value of undamaged "Stock" parts of a product which becomes unmarketable. The reduction in value must be caused by a physical loss or damage to another part of the product.

c. Hazardous Substance

Any additional expenses incurred by **you** for the clean-up, repair or replacement or disposal of "**Covered Property**" that is damaged, contaminated or polluted by a "Hazardous Substance."
As used here, additional expenses mean the additional cost incurred over and above the amount that we

would have paid had no “Hazardous Substance” been involved with the loss.

Ammonia is not considered to be a “Hazardous Substance” as respects this limitation.
This coverage applies despite the operation of the Ordinance or Law Exclusion.

d. Water Damage

The damage to “**Covered Property**” by water including any salvage expenses, except no coverage applies to such damage resulting from leakage of a sprinkler system or domestic water piping.

D. Equipment Breakdown Coverage Deductibles

1. Application of Deductibles

We will not pay for loss or damage resulting from any “One Breakdown” until the amount of **covered loss** or damage exceeds the deductible shown in the DECLARATIONS for each applicable coverage. **We** will then pay the amount of **covered loss** or damage in excess of the deductible, up to the applicable Limit of Coverage.

Deductibles apply separately for each applicable coverage except if:

a. A deductible is shown as Combined for any of the coverage in the DECLARATIONS, then **we** will first subtract the combined deductible amount from the aggregate amount of any loss to which the combined deductible applies; or

b. More than one ”**Covered Equipment**” is involved in “One Breakdown,” then only one deductible, the highest, shall apply for each of the applicable coverages.

2. Determination of Deductibles

a. Dollar Deductible

If a dollar deductible is shown in the DECLARATIONS, **we** will first subtract the deductible amount from any loss **we** would otherwise pay.

b. Time Deductible

If a time deductible is shown in the DECLARATIONS, **we** will not be liable for any loss under that coverage that occurs during the specified time period immediately following a “Breakdown.” If a time deductible is shown in days, each day shall mean twenty-four consecutive hours.

c. Multiple of Daily Value Deductible

If a multiple of daily value is shown in the DECLARATIONS, this deductible will be calculated as follows:

(1) For the entire premises where the loss occurred, determine the total amount of “**Business Income**” that would have been earned during the “**Period of Restoration**” had no “Breakdown” taken place.

(2) Divide the result in Paragraph **(1)** by the number of days the business would have been open during the “**Period of Restoration.**” The result is the daily value.

(3) Multiply the daily value in Paragraph **(2)** by the number of days shown in the DECLARATIONS. **We** will first subtract this deductible amount from any loss **we** would otherwise pay. **We** will then pay the amount of loss or damage in excess of the deductible, up to the applicable Limit of Coverage.

d. Percentage of Loss Deductible

If a deductible is expressed as a percentage of loss in the DECLARATIONS, we will not be liable for the indicated percentage of gross amount of loss or damage (prior to the applicable deductible or coinsurance) insured under the applicable coverage.

e. Minimum or Maximum Deductibles

(1) If:

(a) A minimum dollar amount deductible is shown in the DECLARATIONS; and

(b) The dollar amount of the Multiple of Daily Value or the Percentage of Loss Deductible is less than the Minimum Deductible;

then the Minimum Deductible amount shown in the DECLARATIONS will be the applicable deductible.

(2) If:

(a) A maximum dollar amount deductible is shown in the DECLARATIONS; and

(b) The dollar amount of the Multiple of Daily Value or the Percentage of Loss Deductible is greater than the Maximum Deductible;

then the Maximum Deductible amount shown in the DECLARATIONS will be the applicable deductible.

E. Equipment Breakdown Coverage Conditions

The following conditions apply in addition to the **Section VI –** Conditions in the PROPERTY AND INLAND MARINE COVERAGE FORM:

1. Loss Conditions

a. Defense
We may elect to defend **you** against suits arising from claims of owners of property. **We** will do this at **our** expense.

b. Insurance Under Two or More Coverages
If two or more of this Endorsement's coverages apply to the same loss or damage, **we** will not pay more than the actual amount of the loss or damage.

c. Other Insurance

(1) **You** may have other insurance subject to the same plan, terms, conditions, and provisions as the insurance under this Endorsement. If **you** do, **we** will be the primary coverage for the **covered loss** or damage.

d. Valuation

With regard to the coverage provided by this Endorsement only, Section V – Valuations in the PROPERTY AND INLAND MARINE COVERAGE FORM is deleted and replaced with the following:

(1) **We** will determine the value of "**Covered Property**" in the event of loss or damage as follows:

(a) The cost to repair, rebuild or replace the damaged property with property of same kind, capacity, size or quality on the same site or another site whichever is less costly; or

(b) The cost actually and necessarily expended in repairing, rebuilding, ore replacing on the same site or another site whichever is the less costly;

Except **we** will not pay for such damaged property that is obsolete and useless to **you**.

(2) If **you** elect or **we** require that the repair or replacement of the damaged "**Covered Equipment**" be done in a manner that:

(a) Improves the environment;

(b) Increases efficiency; or

(c) Enhances safety;

while maintaining the existing function, then **we** will pay, subject to the limit of coverage, up to an additional 50% of the property damage amount for the "**Covered Equipment**" otherwise recoverable.

(3) If:

(a) Any damaged "**Covered Property**" is protected by an extended warranty, or maintenance or service contract; and

(b) That warranty or contract becomes void or unusable due to a "Breakdown,"

we will reimburse **you** for the unused costs of non-refundable, non-transferrable warranties or contracts.

(4) Unless **we** agree otherwise in writing, if **you** do not repair or replace the damaged property within 24 months following the date of the "Breakdown," then **we** will pay only the smaller of the:

(a) Cost to repair or replace; or

(b) **Actual Cash Value** at the time of the "Breakdown."

(5) If all of the following conditions are met, property held by **you** for sale will be valued at the selling price as if no loss or damage had occurred, less any discounts **you** offered and expenses **you** otherwise would have had:

(a) The property was manufactured by **you;**

(b) The selling price of the property is more than the **replacement cost** of the property; and

(c) **You** are unable to replace the property before its anticipated sale.

(6) **We** will pay for loss to damaged "**Data**" or "**Media**" as follows:

(a) **Replacement cost** for "**Data**" or "**Media**" that are mass produced and commercially available; and

(b) The cost **you** actually spend to reproduce the records on blank material for all other "**Data**" or "**Media**" of like kind and quality or property of similar functional use.

However, **we** will not pay for "**Data**" or "**Media**" that **we** determine is not or cannot be replaced with "**Data**" or "**Media**" of like kind and quality or property of similar functional use.

(7) **We** will determine the value of "**Covered Property**" under Spoilage Damage Coverage as follows:

(a) For raw materials, the **replacement cost;**

(b) For property in process, the **replacement cost** of the raw materials, the labor expended and the proper proportion of overhead charges; and

(c) For finished products, the selling price, as if no loss or damage had occurred, less any discounts **you** offered and expenses **you** otherwise would have had.

(8) Any salvage value of property obtained for temporary repairs or use following a "Breakdown" which remains after repairs are completed will be taken into consideration in the adjustment of any loss.

2. General Conditions

a. Additional Covered Party

If a person or organization is designated in this Coverage Part as an Additional Covered Party, **we** will consider them to be a Covered Party under this Coverage Part to the extent of their interest.

b. Suspension

Whenever "**Covered Equipment**" is found to be in, or exposed to, a dangerous condition, any of **our** representatives may immediately suspend the coverage against loss from a "Breakdown" to that "**Covered Equipment**." This can be done by delivering or mailing a written notice of suspension to:

(1) **Your** last known address; or

(2) The address where the "**Covered Equipment**" is located.

Once suspended in this way, **your** coverage can be reinstated only by an endorsement for that "**Covered Equipment**."

If **we** suspend **your** coverage, **you** will get a pro rata refund of premium for that "**Covered Equipment.**" But the suspension will be effective even if **we** have not yet made or offered a refund.

F. Equipment Breakdown Coverage Definitions

The following definitions apply in addition to the definitions found elsewhere in this Agreement.

1. "Breakdown"

a. Means the following direct physical loss that causes damage to "**Covered Equipment**" and necessitates its repair or replacement:

(1) Failure of pressure or vacuum equipment;

(2) Mechanical failure including rupture or bursting caused by centrifugal force; or

(3) Electrical failure including arcing;

unless such loss or damage is otherwise excluded within this Coverage Form.

b. Does not mean or include:

(1) Malfunction including but not limited to adjustment, alignment, calibration, cleaning, or modification;

(2) Defects, erasures, errors, limitations or viruses in computer equipment and programs including the inability to recognize and process any date or time to provide instructions to "**Covered Equipment**";

(3) Leakage at any valve, fitting, shaft seal, gland packing, joint or connection;

(4) Damage to any vacuum tube, gas tube, or brush;

(5) Damage to any structure or foundation supporting the "**Covered Equipment**" or any of its parts;

(6) The functioning of any safety or protection device; or

(7) The cracking of any part on an internal combustion gas turbine exposed to the products of combustion.

2. "Computer Equipment" means:

a. **Your** programmable electronic equipment that is used to store, retrieve, and process data; and

b. Associated peripheral equipment that provides communication including input and output functions such as printing or auxiliary functions such as data transmission.

It does not include "**Data**" or "**Media**."

3. With regard to the coverage provided by this Coverage Form only, the definition of "**Covered Equipment**" in the PROPERTY AND INLAND MARINE COVERAGE FORM is deleted and replaced by:

"Covered Equipment"

a. Means and includes any:

(1) Equipment built to operate under internal pressure or vacuum other than weight of contents;

(2) Electrical or mechanical equipment that is used in the generation, transmission, or utilization of energy;

(3) Communication equipment, and "Computer Equipment: and

(4) Equipment in Paragraphs **(1), (2)** and **(3)** that is owned by a public or private utility and used solely to supply utility services to **your** premises.

However, if Coverage **A.2.f.** Utility Interruption is provided, then Paragraph **3.a.(4)** does not apply. Except for Paragraph **3.a.(4),** Utility Interruption, the "**Covered Equipment**" must be located at a premises described in the DECLARATIONS and be owned, leased, or operated under **your** control.

b. Does not mean or include any:

(1) "**Media**";

(2) Part of pressure or vacuum equipment that is not under internal pressure of its contents or internal vacuum;

(3) Insulating or refractory material, but not excluding the glass lining of any **"Covered Equipment";**

(4) Non-metallic pressure or vacuum equipment, unless it is constructed and used in accordance with the American Society of Mechanical Engineers (A.S.M.E.) code or another appropriate and approved code;

(5) Catalyst;

(6) Vessels, piping and other equipment that is buried below ground and requires the excavation of materials to inspect, remove, repair or replace;

(7) Structure, foundation, cabinet or compartment supporting or containing the "**Covered Equipment**" or part of the "**Covered Equipment**" including penstock, draft tube or well casing;

(8) Vehicle, aircraft, self-propelled equipment, or floating vessel including any "**Covered Equipment**" that is mounted upon or used solely with any one or more vehicle(s), aircraft, self-propelled equipment, or floating vessel;

(9) Dragline, excavation, or construction equipment including any "**Covered Equipment**" that is mounted upon or used solely with any one or more dragline(s), excavation, or construction equipment;

(10) Felt, wire, screen, die, extrusion plate, swing hammer, grinding disc, cutting blade, non-electrical cable, chain, belt, rope, clutch plate, brake pad, non-metal part or any part or tool subject to periodic replacement;

(11) Machine or apparatus used solely for research, diagnosis, medication, surgical, therapeutic dental or pathological purposes including any "**Covered Equipment**" that is mounted upon or used solely with any one or more machine(s) or apparatus unless Diagnostic Equipment is shown as <u>Included</u> in the Declarations;

(12) Equipment or any part of such equipment manufactured by **you** for sale; or

(13) Contractors/Mobile Equipment

4. With regard to the coverage provided by this Coverage Form only, the definition of "**Covered Property**" in the PROPERTY AND INLAND MARINE COVERAGE FORM is deleted and replaced by:

a. "**Covered Property**" means any property that:

(1) **You** own; or

(2) Is in **your** care, custody, or control and for which **you** are legally liable.

b. "**Covered Property**" does not mean:

(1) "**Data**"

(2) Dams, Dikes, or levees; or

(3) Animals

5. With regard to the coverage provided by this Coverage Form only, the definition of "**Data**" in the Property and Inland Marine Coverage Form is deleted and replaced by:

"**Data**" means:

a. Programmed and recorded material stored on **"Media"**; and

b. Programming records used for **electronic data processing,** or electronically controlled equipment.

6. "**Electronic Vandalism**" means:

a. Willful or malicious destruction of computer programs, content, instructions or other electronic or digital data stored within computer systems.

b. Unauthorized computer code or programming that:

(1) Deletes, distorts, corrupts, or manipulates computer programs, content, instructions or other electronic or digital data, or otherwise results in damage to computers or computer systems or networks to which it is introduced;

(2) Replicates itself, impairing the performance of computers or computer systems or networks; or

(3) Gains remote control access to data and programming within computers or computer systems or networks to which it is introduced.

7. "Hazardous Substance" means any substance other than ammonia that has been declared to be hazardous to health by a government agency.

8. With regard to the coverage provided by this Coverage Form only, the definition of **"Media"** in the Property and Inland Marine Coverage Form is deleted and replaced by:

"Media" means **electronic data processing** or storage media such as films, tapes, discs, drums, or cells.

9. "One Breakdown" means if an initial "Breakdown" causes other "Breakdowns," all will be considered "One Breakdown." All "Breakdowns" at any one premises that manifest themselves at the same time and are the direct result of the same cause will be considered "One Breakdown."

10. With regard to the coverage provided by this Coverage Form only, the definition of **"Period of Restoration"** in the property and Inland Marine Coverage Form is deleted and replaced by:

"Period of Restoration" means the period of time that:

a. Begins at the time of the "Breakdown;" and

b. Ends 5 consecutive days after the date when the damaged property at the premises described in the DECLARATIONS is repaired or replaced with reasonable speed and similar quality.

11. "Perishable Goods" means any **"Covered Property**" that is maintained under controlled conditions for its preservation and that is susceptible to loss or damage if the controlled conditions change.

12. "Portable **covered equipment**" is "**covered equipment**" that:

a. Is **your** "**Covered Property**" and operated by **you** or by someone **you** have designated to operate such equipment;

b. Is not in transit, but is located at a fixed location;

c. Is equipment that is in use or connected and ready for use; and

d. Is equipment that is not mounted on a vehicle. However, Equipment that is mounted on a trailer is considered as "portable **covered equipment**," however there shall be no coverage for the trailer.

PUBLIC ENTITY

AUTOMOBILE COVERAGE PART DECLARATIONS

ITEM ONE

COVERED PARTY: Two Rivers West Community Development District

AGREEMENT NO.: PK FL1 0294969 25-01

ITEM TWO

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

This agreement provides only those coverages where a charge is shown in the premium column below. Each of these coverages will apply only to those "autos" shown as covered "autos." "Autos" are shown as covered "autos" for a particular coverage by the entry of one or more of the symbols from the Covered Autos Section of the Public Entity Automobile Coverage Form next to the name of the coverage.

COVERAGES	**COVERED AUTOS** (Entry of one or more of the symbols from the Covered Auto Section of the Public Entity Automobile Coverage Form shows which autos are covered autos)	**LIMIT THE MOST WE WILL PAY FOR ANY ONE ACCIDENT OR LOSS**	**PREMIUM**
LIABILITY	8, 9	Total Any One Accident $1,000,000 $0 Deductible Subject to **PGIT MN-306**	Included
PERSONAL INJURY PROTECTION (or equivalent No-fault Coverage)	N/A	STATUTORY	Included
AUTO MEDICAL PAYMENTS			Not Included
UNINSURED MOTORISTS			Not Included
UNDERINSURED MOTORISTS			Not Included
PHYSICAL DAMAGE COMPREHENSIVE COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DED. AS SCHEDULED FOR EACH COVERED AUTO PER ATTACHED SCHEDULE, BUT NO DEDUCTIBLE APPLIES TO LOSS CAUSED BY FIRE OR LIGHTNING. See ITEM FOUR For Hired Or Borrowed "Autos."	Not Included
PHYSICAL DAMAGE SPECIFIED CAUSES OF LOSS COVERAGE	N/A	ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS $_____ DED. FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM. See ITEM FOUR For Hired Or Borrowed “Autos"	Not Included
PHYSICAL DAMAGE COLLISION COVERAGE		ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS DED. AS SCHEDULED FOR EACH COVERED AUTO PER ATTACHED SCHEDULE. See ITEM FOUR For Hired Or Borrowed "Autos."	Not Included
PHYSICAL DAMAGE TOWING AND LABOR (Not available in California)	N/A	N/A For Each Disablement of A Private Passenger "Auto"	Not Included
		PREMIUM	**INCLUDED**

ITEM THREE

SCHEDULE OF COVERED AUTOS YOU OWN

SEE ATTACHED SCHEDULE

ITEM FOUR

SCHEDULE FOR HIRED OR BORROWED COVERED AUTO COVERAGE AND PREMIUMS

LIABILITY COVERAGE

STATE	ESTIMATED COST OF HIRE FOR EACH STATE	RATE	FACTOR (if Liability Cov. Is Primary)	PREMIUM
FL	$ IF ANY	FLAT CHARGE		Included

PHYSICAL DAMAGE COVERAGE

COVERAGES	LIMIT OF COVERAGE THE MOST WE WILL PAY DEDUCTIBLE	ESTIMATED ANNUAL COST OF HIRE	RATE PER EACH $100 ANNUAL COST OF HIRE	PREMIUM
COMPREHENSIVE	ACTUAL CASH VALUE OR COST OF REPAIRS OR , WHICHEVER IS LESS, MINUS DED. FOR EACH COVERED AUTO.	**$IF ANY**	**$**	Not Included
SPECIFIED CAUSES OF LOSS	ACTUAL CASH VALUE OR COST OF REPAIR, WHICHEVER IS LESS, MINUS $ DED. FOR EACH COVERED AUTO FOR LOSS CAUSED BY MISCHIEF OR VANDALISM	**$**	**$**	$
COLLISION	ACTUAL CASH VALUE OR COST OF REPAIRS OR , WHICHEVER IS LESS, MINUS DED. FOR EACH COVERED AUTO	**$IF ANY**	**$**	Not Included
			PREMIUM	**Not Included**

ITEM FIVE

SCHEDULE FOR NON-OWNERSHIP LIABILITY

NAMED COVERED PARTY'S BUSINESS	RATING BASIS	PREMIUM
Community Development District	**$IF ANY**	Included

FORMS AND ENDORSEMENTS
Forms and endorsements applying to this Coverage Part and made part of the coverage agreement at this time of issue:

See PGIT MN-002

Premium: $ INCLUDED

THIS SUPPLEMENTAL DECLARATIONS AND THE COMMON AGREEMENT DECLARATIONS, TOGETHER WITH THE COMMON AGREEMENT CONDITIONS, COVERAGE PART(S), FORMS AND ENDORSEMENTS, IF ANY, COMPLETE THE ABOVE NUMBERED AGREEMENT.

PUBLIC ENTITY

AUTOMOBILE COVERAGE FORM

Various provisions in this Coverage Agreement restrict coverage. Read the entire Coverage Agreement carefully to determine rights, duties and what is and is not covered.

Throughout this Coverage Agreement the words "you" and "your" refer to the Named Covered Parties shown in the Declarations. The words "we," "us" and "our" refer to the Trust providing this coverage.

Other words and phrases that appear in quotation marks have special meaning. Refer to SECTION VI - DEFINITIONS.

SECTION I - COVERED AUTOS

ITEM TWO of the Declarations shows the "autos" that are covered "autos" for each of your coverages. The following numerical symbols describe the "autos" that may be covered "autos." The symbols entered next to a coverage on the Declarations designate the only "autos" that are covered "autos."

A. 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 MOTORISTS 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

10 = Per definition assigned on PGIT MN-399, if applicable.

B. Owned Autos You Acquire After the Coverage Agreement Begins

1. If symbols 1, 2, 3, 4, 5 or 6 are entered next to a coverage in ITEM TWO of the Declarations, then you have coverage for "autos" that you acquire of the type described for the remainder of the coverage agreement period. No additional or return premium during the remainder of the annual coverage term, except as noted in B.2.c. below. If the coverage agreement period is a two year agreement then the annual premium change will be reflected in the 2nd year of the coverage agreement renewal premium.
2. But, if symbol 7 is entered next to a coverage in ITEM TWO of the Declarations, an "auto" you acquire will be a covered "auto" for that coverage only if:
   - **a.** We already cover all "autos" that you own for that coverage or it replaces an "auto" you previously owned that had that coverage; and
   - **b.** You tell us within 30 days after you acquire it that you want us to cover it for that coverage.
   - **c.** Additional and return premium will be subject to pro-rata adjustment. This pro-rata adjustment will apply to all coverage for the "autos" that are added or deleted.

C. Certain Trailers, Mobile Equipment and Temporary Substitute Autos

If this Coverage Form provides Liability Coverage, the following types of vehicles are also covered "autos" for Liability Coverage:

1. "Trailers" with a load capacity of 2,000 pounds or less designed primarily for travel on public roads.
2. "Mobile equipment" while being carried or towed by a covered "auto."
3. Any "auto" you do not own while used with the permission of its owner as a temporary substitute for a covered "auto" you own that is out of service because of its:
   - **a.** Breakdown;
   - **b.** Repair;
   - **c.** Servicing;
   - **d.** "Loss"; or
   - **e.** Destruction.

<u>SECTION II - LIABILITY COVERAGE</u>

A. Coverage

We will pay all sums a “covered party” legally must pay as damages because of "bodily injury" or "property damage" to which this coverage applies, caused by an "accident" and resulting from the ownership, maintenance or use of a covered "auto."

We will also pay all sums a “covered party” legally must pay as a "covered pollution cost or expense" to which this coverage applies, caused by an "accident" and resulting from the ownership, maintenance or use of covered "autos." However, we will only pay for the "covered pollution cost or expense" if there is either "bodily injury" or "property damage" to which this coverage applies that is caused by the same "accident."

We have the right and duty to defend any "suit" asking for such damages or a "covered pollution cost or expense." However, we have no duty to defend "suits" for "bodily injury" or "property damage" or a "covered pollution cost or expense" not covered by this Coverage Form. We may investigate and settle any claim or "suit" as we consider appropriate. Our duty to defend or settle ends when the Liability Coverage Limit has been exhausted by payment of judgments or settlements.

Any "leased auto" designated or described in the Schedule will be considered a covered "auto" you own and not a covered "auto" you hire or borrow.

The coverages provided under this endorsement apply to any "leased auto" until the expiration date of the Common Declarations page, or when the lessor or his or her agent takes possession of the "leased auto," whichever occurs first.

1. Who Is A Covered Party

The following are "covered parties":

- **a.** You for any covered "auto."
- **b.** Anyone else while using with your permission a covered "auto" you own, hire or borrow except:

(1) The owner or anyone else from whom you hire or borrow a covered "auto." This exception does not apply if the covered "auto" is a "trailer" connected to a covered "auto" you own.

(2) Your employee if the covered "auto" is owned by that employee or a member of his or her household.

(3) Someone using a covered "auto" while he or she is working in a business of selling, servicing, repairing or parking "autos" unless that business is yours.

(4) Anyone other than your employees, partners, a lessee or borrower or any of their employees, while moving property to or from a covered "auto."

(5) A partner of yours for a covered "auto" owned by him or her or a member of his or her household.

c. Anyone liable for the conduct of a “covered party” described above but only to the extent of that liability.

2. Coverage Extensions

a. Supplementary Payments. In addition to the Limit of Coverage, we will pay for the “covered party”:

(1) All expenses we incur.

(2) Up to $1,000 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

(3) The cost of bonds to release attachments in any "suit" we defend, but only for bond amounts within our Limit of Coverage.

(4) All reasonable expenses incurred by the “covered party” at our request, including actual loss of earning up to $250 a day because of time off from work.

(5) All costs taxed against the “covered party” in any "suit" we defend.

(6) All interest on the full amount of any judgment that accrues after entry of the judgment in any "suit" we defend; but our duty to pay interest ends when we have paid, offered to pay or deposited in court the part of the judgment that is within our Limit of Coverage.

b. Out-of-State Coverage Extensions.

While a covered "auto" is away from the state where it is licensed we will:

(1) Increase the Limit of Coverage for Liability Coverage to meet the limits specified by a compulsory or financial responsibility law of the jurisdiction where the covered "auto" is being used. This extension does not apply to the limit or limits specified by any law governing motor carriers of passengers or property.

(2) Provide the minimum amounts and types of other coverages, such as no-fault, required of out-of-state vehicles by the jurisdiction where the covered "auto" is being used.

We will not pay anyone more than once for the same elements of loss because of these extensions.

B. Exclusions

This coverage does not apply to any of the following:

1. Expected or Intended Injury

"Bodily injury" or "property damage" expected or intended from the standpoint of the "covered party."

2. Contractual

Liability assumed under any contract or agreement.

But this exclusion does not apply to liability for damages:

a. Assumed in a contract or agreement that is an "insured contract" provided the "bodily injury" or "property damage" occurs subsequent to the execution of the contract or agreement; or

b. That the “covered party” would have in the absence of the contract or agreement.

3. Workers' Compensation

Any obligation for which the “covered party” or the “covered party’s” coverage provider may be held liable under any workers' compensation, disability benefits or unemployment compensation law or any similar law.

4. Employee Indemnification and Employer's Liability "Bodily injury" to:

a. An employee of the “covered party” arising out of and in the course of employment by the “covered party”; or

b. The spouse, child, parent, brother or sister of that employee as a consequence of paragraph a. above.

This exclusion applies:

(1) Whether the “covered party” may be liable as an employer or in any other capacity; and

(2) To any obligation to share damages with or repay someone else who must pay damages because of the injury.

But this exclusion does not apply to "bodily injury" to domestic employees not entitled to workers' compensation benefits or to liability assumed by the “covered party” under an "insured contract."

5. Fellow Employee

"Bodily injury" to any fellow employee of the “covered party” arising out of and in the course of the fellow employee's employment.

6. Care, Custody or Control

"Property damage" to or "covered pollution cost or expense" involving property owned or transported by the "covered party" or in the "covered party’s" care, custody or control. But this exclusion does not apply to liability assumed under a sidetrack agreement.

7. Handling of Property

"Bodily injury" or "property damage" resulting from the handling of property:

a. Before it is moved from the place where it is accepted by the "covered party" for movement into or onto the covered "auto"; or

b. After it is moved from the covered "auto" to the place where it is finally delivered by the "covered parties."

8. Movement of Property by Mechanical Device

"Bodily injury" or "property damage" resulting from the movement of property by a mechanical device (other than a hand truck) unless the device is attached to the covered "auto."

9. Operations

"Bodily injury" or "property damage" arising out of the operation of any equipment listed in paragraphs **6.b.** and **6.c.** of the definition of "mobile equipment."

10. Completed Operations

"Bodily injury" or "property damage" arising out of your work after that work has been completed or abandoned.

In this exclusion, your work means:

a. Work or operations performed by you or on your behalf; and

b. Materials, parts or equipment furnished in connection with such work or operations.

Your work includes warranties or representations made at any time with respect to the fitness, quality, durability or performance of any of the items included in paragraphs a. or b. above.

Your work will be deemed completed at the earliest of the following times:

(1) When all of the work called for in your contract has been completed.

(2) When all of the work to be done at the site has been completed if your contract calls for work at more than one site.

(3) When that part of the work done at a job site has been put to its intended use by any person or organization other than another contractor or subcontractor working on the same project.

Work that may need service, maintenance, correction, repair or replacement, but which is otherwise complete, will be treated as completed.

11. Pollution

"Bodily injury" or "property damage" arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

a. That are, or that are contained in any property that is:

(1) Being transported or towed by, handled, or handled for movement into, onto or from, the covered "auto";

(2) Otherwise in the course of transit by or on behalf of the “covered party”; or

(3) Being stored, disposed of, treated or processed in or upon the covered "auto";

b. Before the "pollutants" or any property in which the "pollutants" are contained are moved from the place where they are accepted by the "covered party" for movement into or onto the covered "auto"; or

c. After the "pollutants" or any property in which the "pollutants" are contained are moved from the covered "auto" to the place where they are finally delivered, disposed of or abandoned by the "covered party."

Paragraph **a**. above does not apply to fuels, lubricants, fluids, exhaust gases or other similar "pollutants" that are needed for or result from the normal electrical, hydraulic or mechanical functioning of the covered "auto" or its parts, if:

(1) The "pollutants" escape, seep, migrate, or are discharged, dispersed or released directly from an "auto" part designed by its manufacturer to hold, store, receive or dispose of such "pollutants"; and

(2) The "bodily injury," "property damage" or "covered pollution cost or expense" does not arise out of the operation of any equipment listed in paragraphs **6.b.** and **6.c.** of the definition of "mobile equipment."

Paragraphs **b.** and **c**. above of this exclusion do not apply to "accidents" that occur away from premises owned by or rented to a "covered party" with respect to "pollutants" not in or upon a covered "auto" if:

(3) The "pollutants" or any property in which the "pollutants" are contained are upset, overturned or damaged as a result of the maintenance or use of a covered "auto"; and

(4) The discharge, dispersal, seepage, migration, release or escape of the "pollutants" is caused directly by such upset, overturn or damage.

12. War

"Bodily injury" or "property damage" due to war, whether or not declared, or any act or condition incident to war. War includes civil war, insurrection, rebellion or revolution. This exclusion applies only to liability assumed under a contract or agreement.

13. Professional Liability

"Bodily injury" resulting from the providing or the failure to provide any medical or other professional services.

14. Racing

This coverage does not apply to any "bodily injury" or "property damage" sustained as a result of any covered "auto" while the covered “auto” is being used in any professional or non-professional racing or demolition contest or stunting activity, or while practicing for such contest or activity. This coverage also does not apply to any “bodily injury” sustained while the “auto” is being prepared for such a contest or activity.

C. Limit of Coverage

1. Regardless of the number of covered "autos," "covered parties," premiums paid, claims made or vehicles involved in the "accident," the most we will pay for the total of all damages and "covered pollution cost or expense" combined, resulting from any one "accident" is the Limit of Coverage for Liability Coverage shown in the Declarations.

2. All "bodily injury," "property damage" and "covered pollution cost or expense" resulting from continuous or repeated exposure to substantially the same conditions will be considered as resulting from one "accident."

3. No one will be entitled to receive duplicative payments for the same elements of "loss" under this Coverage Agreement and any Medical payments, Uninsured Motorist, or Underinsured Motorists within this Coverage Agreement.

4. The most we will pay is further limited by limitations set forth in Section 768.28(5), Florida Statutes (2010) or the equivalent limitations of successor law which are applicable at the time of loss.

However, subject to the amount in the Limit of Coverage shown in the Declarations - **FLORIDA AUTOMOBILE LIABILITY LIMITS** we will pay:

a. The amount indicated when the Florida Legislature enacts an appropriate claim bill in accordance with Section 768.28 (5), Florida Statutes;

b. The amount determined by a court of competent jurisdiction for liable action taken outside the state of Florida; or

c. The amount shown in the Limit of Coverage shown in the Declarations when Florida Statutes Section 768.28 (5), is inapplicable.

5. Damages will not include:

a. taxes, fines, penalties, or sanctions;

b. punitive or exemplary damages or the multiple portion of any multiplied damages award;

c. matters uninsurable under the laws pursuant to which this **Coverage Agreement** is construed; or

d. the cost to comply with any injunctive or other non-monetary or declaratory relief, including specific performance, or any agreement to provide such relief.

D. Other Coverage or Insurance

In the event **you** have other coverage or insurance subject to the same plan, terms, conditions, and provisions under this Coverage Part, the coverage provided by this Coverage Form is excess over any other coverage or insurance. This applies to any covered “autos” you do not own, hire, rent or borrow that are used in connection with your business.

SECTION III - PHYSICAL DAMAGE COVERAGE

A. Coverage

1. We will pay for "loss" to a covered "auto" or its equipment under:

a. Comprehensive Coverage. From any cause except:

(1) The covered "auto's" collision with another object; or

(2) The covered "auto's" overturn.

b. Specified Causes of Loss Coverage. Caused by:

(1) Fire, lightning or explosion;

(2) Theft;

(3) Windstorm, hail or earthquake;

(4) Flood;

(5) Mischief or vandalism; or

(6) The sinking, burning, collision or derailment of any conveyance transporting the covered "auto."

c. Collision Coverage. Caused by:

(1) The covered "auto's" collision with another object; or

(2) The covered "auto's" overturn.

2. Towing

We will pay up to the limit shown in the Declarations for towing and labor costs incurred each time a covered "auto" of the private passenger type is disabled. However, the labor must be performed at the place of disablement.

3. Glass Breakage - Hitting a Bird or Animal - Falling Objects or Missiles.

If you carry Comprehensive Coverage for the damaged covered "auto," we will pay for the following under Comprehensive Coverage:

a. Glass breakage;

b. "Loss" caused by hitting a bird or animal; and

c. "Loss" caused by falling objects or missiles.

However, you have the option of having glass breakage caused by a covered "auto's" collision or overturn considered a "loss" under Collision Coverage.

4. Theft: We will pay up to $50 per day subject to the rental coverage aggregate provided in coverage part 5. Rental Coverage below of $5,000 in any one coverage period for transportation expense incurred by you because of the total theft of a covered "auto" of the private passenger type. We will pay only for those covered "autos" for which you carry either Comprehensive or Specified Causes of Loss Coverage. We will pay for transportation expenses incurred during the period beginning 48 hours after the theft and ending, regardless of the coverage agreement's expiration, when the covered "auto" is returned to use or we pay for its "loss."

5. Rental Coverage

a. We will pay for rental reimbursement expenses incurred by you for the rental of an “auto” because of “loss” to a covered “auto”. Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered “auto”. No deductibles apply to this coverage.

b. We will pay only for those expenses incurred during the policy period beginning 24 hours after the “loss” and ending, regardless of the policy’s expiration, with the lesser of the following number of days:

(1) The number of days reasonably required to repair or replace the covered “auto” or,

(2) Thirty (30) days.

c. Our payment is limited to the lesser of the following amounts:

(1) Necessary and actual expenses incurred that relate directly to the “loss” of the covered auto.

(2) The maximum payment stated applicable to “any one day” or “any one coverage period” for each occurrence.

d. This coverage does not apply while there are spare or reserve “autos” available to you for your operations.

e. The maximum amount payable is $50.00 per day per covered automobile per occurrence, or $5,000 in the aggregate for the coverage period in which the losses occur. The rental coverage for theft also applies under this same aggregate.

B. Exclusions

1. We will not pay for "loss" caused by or resulting from any of the following. Such "loss" is excluded regardless of any other cause or event that contributes concurrently or in any sequence to the "loss."

a. Nuclear Hazard.

(1) The explosion of any weapon employing atomic fission or fusion; or

(2) Nuclear reaction or radiation, or radioactive contamination, however caused.

b. War or Military Action.

(1) War, including undeclared or civil war;

(2) Warlike action by a military force, including action in hindering or defending against an actual or expected attack, by any government, sovereign or other authority using military personnel or other agents; or

(3) Insurrection, rebellion, revolution, usurped power or action taken by governmental authority in hindering or defending against any of these.

2. Other Exclusions.

a. We will not pay for "loss" to any of the following:

(1) Tape decks or other sound reproducing equipment unless permanently installed in a covered "auto."

(2) Tapes, records or other sound reproducing devices designed for use with sound reproducing equipment.

(3) Sound receiving equipment designed for use as a citizen's band radio, two-way mobile radio or telephone or scanning monitor receiver, including its antennas and other accessories, unless permanently installed in the dash or console opening normally used by the "auto" manufacturer for the installation of a radio.

(4) Equipment designed or used for the detection or location of radar.

b. We will not pay for "loss" caused by or resulting from any of the following unless caused by other "loss" that is covered by this agreement:

(1) Wear and tear, freezing, mechanical or electrical breakdown.

(2) Blowouts, punctures or other road damage to tires.

c. We will not pay for "loss" to any covered "auto" while used in any racing or demolition contest, or stunting activity, or while practicing for any such contest or activity. We will also not pay for "loss" to any covered "auto" while that covered "auto" is being prepared for such a contest or activity.

C. Limit of Coverage

The most we will pay for "loss" in any one "accident" is the lesser of:

1. The actual cash value of the damaged or stolen property as of the time of the "loss"; or

2. The cost of repairing or replacing the damaged or stolen property with other property of like kind and quality; or

3. 110% of the value reported on the applicable schedule

4. If the valuation type shown on the automobile schedule is “agreed value”, then items C1 and 3 do not apply and the loss is paid based on the cost to repair or the agreed value on the schedule, whichever is less, less the applicable deductible.

5. Limited Replacement Cost: We will reimburse, on a replacement cost basis, the Named Covered Party of an 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 vehicle types other than those listed in the preceding sentence.

D. Deductible

For each covered "auto," our obligation to pay for, repair, return or replace damaged or stolen property will be reduced by the applicable deductible shown in the Schedule. Any Comprehensive Coverage deductible shown in the Declarations does not apply to "loss" caused by fire or lightning.

SECTION IV - AUTO MEDICAL PAYMENTS COVERAGE

A. Coverage

We will pay reasonable expenses incurred for necessary medical and funeral services to or for a Covered Party who sustains "bodily injury" caused by "accident." We will pay only those expenses incurred, for services rendered within three years from the date of the "accident."

B. Who Is A Covered Party

1. You while "occupying" or, while a pedestrian, when struck by any "auto."

2. If you are an individual, any "family member" while "occupying" or, while a pedestrian, when struck by any "auto."

3. Anyone else "occupying" a covered "auto" or a temporary substitute for a covered "auto." The covered "auto" must be out of service because of its breakdown, repair, servicing, loss or destruction.

C. Exclusions

This coverage does not apply to any of the following:

1. "Bodily injury" sustained by a Covered Party while "occupying" a vehicle located for use as a premises.
2. "Bodily injury" sustained by you or any "family member" while "occupying" or struck by any vehicle (other than a covered "auto") owned by you or furnished or available for your regular use.
3. "Bodily injury" sustained by any "family member" while "occupying" or struck by any vehicle (other than a covered "auto") owned by or furnished or available for the regular use of any "family member."
4. "Bodily injury" to your "employee" arising out of and in the course of employment by you. However, we will cover "bodily injury" to your domestic "employees" if not entitled to workers' compensation benefits. For the purposes of this endorsement, a domestic "employee" is a person engaged in household or domestic work performed principally in connection with a residence premises.
5. "Bodily injury" to a Covered Party while working in a business of selling, servicing, repairing or parking "autos" unless that business is yours.
6. "Bodily injury" caused by declared or undeclared war or insurrection or any of their consequences.
7. "Bodily injury" to anyone using a vehicle without a reasonable belief that the person is entitled to do so.
8. "Bodily Injury" sustained by a Covered Party while "occupying" any covered "auto" while used in any professional racing or demolition contest or stunting activity, or while practicing for such contest or activity. This coverage also does not apply to any "bodily injury" sustained by a covered party while the "auto" is being prepared for such a contest or activity.

D. Limit of Coverage

Regardless of the number of covered "autos," "covered parties," premiums paid, claims made or vehicles involved in the "accident," the most we will pay for "bodily injury" for each Covered Party injured in any one "accident" is the Limit Of Coverage for Auto Medical Payments Coverage shown in the Declarations.

E. Changes in Conditions

Section V - Conditions are changed for Auto Medical Payments Coverage as follows:

1. Section V.A.5 - The Transfer of Rights of Recovery Against Others to Us Condition does not apply.
2. The reference in Other Coverage in the Business Auto and Garage Coverage Forms and Other Coverage - Primary and Excess Coverage Provisions in the Truckers and Motor Carrier Coverage Forms to "other collectible insurance" applies only to other collectible auto medical payments insurance.

F. Additional Definitions

As used in this Section:

1. "Family member" means a person related to you by blood, marriage or adoption who is a resident of your household, including a ward or foster child.
2. "Occupying" means in, upon, getting in, on, out or off.

<u>SECTION V - BUSINESS AUTO CONDITIONS</u>

The following conditions apply in addition to the Common Coverage Agreement Conditions:

A. Loss Conditions

1. Appraisal for Physical Damage Loss

If you and we disagree on the amount of "loss," either may demand an appraisal of the "loss." In this event, each party will select a competent appraiser. The two appraisers will select a competent and impartial umpire.

The appraisers will state separately the actual cash value and amount of "loss." If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two will be binding. Each party will:

a. Pay its chosen appraiser; and

b. Bear the other expenses of the appraisal and umpire equally.

If we submit to an appraisal, we will still retain our right to deny the claim.

2. Duties in The Event of Accident, Claim, Suit or Loss

a. In the event of "accident," claim, "suit" or "loss," you must give us or our authorized representative prompt notice of the "accident" or "loss." Include:

(1) How, when and where the "accident" or "loss" occurred;

(2) The "covered party's" name and address; and

(3) To the extent possible, the names and addresses of any injured persons and witnesses.

b. Additionally, you and any other involved "covered party" must:

(1) Assume no obligation, make no payment or incur no expense without our consent, except at the "covered party's" own cost.

No one will be entitled to receive duplicate payments for the same elements of "loss" under this coverage and any Liability Coverage Form, Uninsured Motorists Coverage Endorsement or Underinsured Motorists Coverage Endorsement attached to this Coverage Part.

(2) Immediately send us copies of any request, demand, order, notice, summons or legal paper received concerning the claim or "suit."

(3) Cooperate with us in the investigation, settlement or defense of the claim or "suit".

(4) Authorize us to obtain medical records or other pertinent information.

(5) Submit to examination, at our expense, by physicians of our choice, as often as we reasonably require.

c. If there is "loss" to a covered "auto" or its equipment you must also do the following:

(1) Promptly notify the police if the covered "auto" or any of its equipment is stolen.

(2) Take all reasonable steps to protect the covered "auto" from further damage. Also keep a record of your expenses for consideration in the settlement of the claim.

(3) Permit us to inspect the covered "auto" and records proving the "loss" before its repair or disposition.

(4) Agree to examinations under oath at our request and give us a signed statement of your answers.

3. Legal Action Against Us

No one may bring a legal action against us under this Coverage Form until:

a. There has been full compliance with all the terms of this Coverage Form; and

b. Under Liability Coverage, we agree in writing that the "covered party" has an obligation to pay or until the amount of that obligation has finally been determined by judgment after trial. No one has the right under this coverage agreement to bring us into an action to determine the "covered party's" liability.

4. Loss Payment - Physical Damage

Coverages At our option we may:

a. Pay for, repair or replace damaged or stolen property; or

b. Return the stolen property, at our expense. We will pay for any damage that results to the "auto" from the theft; or

c. Take all or any part of the damaged or stolen property at an agreed or appraised value.

5. Transfer of Rights of Recovery Against Others to Us

If any person or organization to or for whom we make payment under this Coverage Form has rights to recover damages from another, those rights are transferred to us. That person or organization must do everything necessary to secure our rights and must do nothing after "accident" or "loss" to impair them.

6. Support and Cooperation in Opposition to Claim Bill Legislation

If we act to oppose legislation brought forth in accordance with Florida Statute 768.28, arising from a covered occurrence, you shall use your best efforts to provide us with positive support and cooperation in such opposition:

Such positive support and cooperation shall include, but is not limited to:

a. Formal proclamations or resolutions by your governing board in opposition to such legislation;

b. Oral or written testimony of your officials and employees at legislative hearings or other legislative proceedings in opposition to such legislation; and

c. Personal contact by your officials and employees with legislators identified by us.

B. General Conditions

1. Bankruptcy

Bankruptcy or insolvency of the "covered party" or the "covered party’s" estate will not relieve us of any obligations under this Coverage Form.

2. Concealment, Misrepresentation or Fraud

This Coverage Form is void in any case of fraud by you at any time as it relates to this Coverage Form. It is also void if you or any other "covered party," at any time, intentionally conceal or misrepresent a material fact concerning:

a. This Coverage Form;

b. The covered "auto";

c. Your interest in the covered "auto"; or

d. A claim under this Coverage Form.

3. Coverage Agreement Period, Coverage Territory

Under this Coverage Form, we cover "accidents" and "losses" occurring:

a. During the Coverage Agreement period shown in the Declarations; and

b. Within the coverage territory. The coverage territory is:

(1) The United States of America;

(2) The territories and possessions of the United States of America;

(3) Puerto Rico; and

(4) Canada.

We also cover "loss" to, or "accidents" involving, a covered "auto" while being transported between any of these places.

4. No Benefit to Bailee - Physical Damage Coverages

We will not recognize any assignment or grant any coverage for the benefit of any person or organization holding, storing or transporting property for a fee regardless of any other provision of this Coverage Form.

5. Premium Audit

a. The estimated premium for this Coverage Form is based on the exposures you told us you would have when this coverage agreement began. We will compute the final premium due when we determine your actual exposures. The estimated total premium will be credited against the final premium due and the first Named Covered Party will be billed for the balance, if any. If the estimated total premium exceeds the final premium due, the first Named Covered Party will get a refund.

b. If this coverage agreement is issued for more than one year, the premium for this Coverage Form will be computed annually based on our rates or premiums in effect at the beginning of each year of the coverage agreement.

6. Two Or More Coverage Forms or Agreements Issued by Us

If this Coverage Form and any other Coverage Form or coverage agreement issued to you by us or any company affiliated with us apply to the same "accident," the aggregate maximum Limit of Coverage under all the Coverage Forms or policies shall not exceed the highest applicable Limit of Coverage under any one Coverage Form or coverage agreement. This condition does not apply to any Coverage Form or coverage agreement issued by us or an affiliated company specifically to apply as excess coverage over this Coverage Form.

SECTION VI - DEFINITIONS

A. "Accident" includes continuous or repeated exposure to the same conditions resulting in "bodily injury" or "property damage."

B. "Auto" means a land motor vehicle, trailer or semitrailer designed for travel on public roads but does not include "mobile equipment."

C. "Bodily injury" means bodily injury, sickness or disease sustained by a person including death resulting from any of these.

D. "Covered pollution cost or expense" means any cost or expense arising out of:

1. Any request, demand or order; or

2. Any claim or "suit" by or on behalf of a governmental authority demanding that the “covered party” or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of "pollutants."

"Covered pollution cost or expense" does not include any cost or expense arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

a. That are, or that are contained in any property that is:

(1) Being transported or towed by, handled, or handled for movement into, onto or from the covered "auto";

(2) Otherwise in the course of transit by or on behalf of the "covered party";

(3) Being stored, disposed of, treated or processed in or upon the covered "auto"; or

b. Before the "pollutants" or any property in which the "pollutants" are contained are moved from the place where they are accepted by the “covered party” for movement into or onto the covered "auto"; or

c. After the "pollutants" or any property in which the "pollutants" are contained are moved from the covered "auto" to the place where they are finally delivered, disposed of or abandoned by the "covered party"

Paragraph **a.** above does not apply to fuels, lubricants, fluids, exhaust gases or other similar "pollutants" that are needed for or result from the normal electrical, hydraulic or mechanical functioning of the covered "auto" or its parts, if:

(1) The "pollutants" escape, seep, migrate, or are discharged, dispersed or released directly from an "auto" part designed by its manufacturer to hold, store, receive or dispose of such "pollutants"; and

(2) The "bodily injury," "property damage" or "covered pollution cost or expense" does not arise out of the operation of any equipment listed in paragraphs **6.b.** or **6.c.** of the definition of "mobile equipment."

d. Paragraphs **b.** and **c.** above do not apply to "accidents" that occur away from premises owned by or rented to a “covered party” with respect to "pollutants" not in or upon a covered "auto" if:

(1) The "pollutants" or any property in which the "pollutants" are contained are upset, overturned or damaged as a result of the maintenance or use of a covered "auto"; and

(2) The discharge, dispersal, seepage, migration, release or escape of the "pollutants" is caused directly by such upset, overturn or damage.

E. "Covered party" means any person or organization qualifying as a covered party in the Who Is A Covered Party provision of the applicable coverage. Except with respect to the Limit of Coverage, the coverage afforded applies separately to each covered party who is seeking coverage or against whom a claim or "suit" is brought.

F. "Insured Contract" means an agreement between two or more cities, counties, special districts, or other governmental bodies regarding:

1. A lease of premises;

2. A sidetrack agreement;

3. Any easement or license agreement, except in connection with construction or demolition operations on or within 50 feet of a railroad;

4. An obligation, as required by ordinance, to indemnify a municipality, except in connection with work for a municipality;

5. Where permitted by Florida Statute 768.28, that part of any other contract or agreement pertaining to your business (including an indemnification of a municipality in connection with work performed for a municipality) under which you assume the tort liability of another public entity to pay for "bodily injury" or "property damage" to a third person or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

6. That part of any contract or agreement entered into, as part of your business, pertaining to the rental or lease, by you or any of your employees, of any "auto." However, such contract or agreement shall not be considered an "insured contract" to the extent that it obligates you or any of your employees to pay for "property damage" to any "auto" rented or leased by you or any of your employees.

An "insured contract" does not include that part of any contract or agreement:

a. That indemnifies any person or organization for "bodily injury" or "property damage" arising out of construction or demolition operations, within 50 feet of any railroad property and affecting any railroad bridge or trestle, tracks, road beds, tunnel, underpass or crossing; or

b. That pertains to the loan, lease or rental of an "auto" to you or any of your employees, if the "auto" is loaned, leased or rented with a driver; or

c. That holds a person or organization engaged in the business of transporting property by "auto" for hire harmless for your use of a covered "auto" over a route or territory that person or organization is authorized to serve by public authority.

d. That does not comply with Florida Statute 768.28.

G. "Leased Auto" means an "auto" leased or rented to you, including any substitute, replacement or extra "auto" needed to meet seasonal or other needs, under a leasing or rental agreement that requires you to provide direct primary coverage for the lessor.

H. "Loss" means direct and accidental loss or damage.

I. "Mobile equipment" means any of the following types of land vehicles, including any attached machinery or equipment:

1. Bulldozers, farm machinery, forklifts and other vehicles designed for use principally off public roads;

2. Vehicles maintained for use solely on or next to premises you own or rent;

3. Vehicles that travel on crawler treads;

4. Vehicles, whether self-propelled or not, maintained primarily to provide mobility to permanently mounted:

   a. Power cranes, shovels, loaders, diggers or drills; or

   b. Road construction or resurfacing equipment such as graders, scrapers or rollers.

5. Vehicles not described in paragraphs **1., 2., 3.,** or **4.** above that are not self-propelled and are maintained primarily to provide mobility to permanently attached equipment of the following types:

   a. Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting and well servicing equipment; or

   b. Cherry pickers and similar devices used to raise or lower workers.

6. Vehicles not described in paragraphs **1.**, **2.**, **3.**, or **4.** above maintained primarily for purposes other than the transportation of persons or cargo. However, self-propelled vehicles with the following types of permanently attached equipment are not "mobile equipment" but will be considered "autos":

   a. Equipment designed primarily for:

   (1) Snow removal;

   (2) Road maintenance, but not construction or resurfacing; or

   (3) Street cleaning;

   b. Cherry pickers and similar devices mounted on automobile or truck chassis and used to raise or lower workers; and

   c. Air compressors, pumps and generators, including spraying, welding, building cleaning, geophysical exploration, lighting or well servicing equipment.

7. However, "mobile equipment" does not include land vehicles that are subject to a compulsory or financial responsibility law or other motor vehicle insurance law where it is licensed or principally garaged. Land vehicles subject to a compulsory or financial responsibility law or other motor vehicle insurance law are considered "autos":

J. "Pollutants" means any solid, liquid, mold, gaseous or thermal irritant or contaminant, including smoke, vapor, soot, fumes, acids, alkalis, chemicals and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

K. "Property damage" means damage to or loss of use of tangible property.

L. "Suit" means a civil proceeding in which:

(1) Damages because of "bodily injury" or "property damage"; or

(2) A "covered pollution cost or expense"

to which this coverage applies, are alleged.

a. An arbitration proceeding in which such damages or "covered pollution costs or expenses" are
claimed and to which the "covered party" must submit or does submit with our consent; or

b. Any other alternative dispute resolution proceeding in which such damages or "covered pollution costs or expenses" are claimed and to which the "covered party" submits with our consent.

M. "Trailer" includes semitrailer.

PUBLIC ENTITY

FLORIDA CHANGES

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300:**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. Physical Damage Coverage is changed as follows:

1. No deductible applies under Specified Causes of Loss or Comprehensive coverage for “loss” to glass used in the windshield.
2. All other Physical Damage Coverage provisions will apply.
3. Paragraph **1.** of Loss Conditions, Appraisal for Physical Damage Loss, is replaced by the following:

1. Appraisal for Physical Damage Loss
If you and we disagree on the amount of “loss,” either may demand an appraisal of the “loss.” Upon notice of a demand for appraisal, the opposing party may, prior to appraisal, demand mediation of the dispute in accordance with the Mediation provision contained in this endorsement. The mediation must be completed before a demand for appraisal can be made. In this event, each party will select a competent appraiser. The two appraisers will select a competent and impartial umpire. The appraisers will state separately the actual cash value and amount of “loss.” If they fail to agree, they will submit their differences to the umpire. A decision agreed to by any two will be binding. Each party will:

a. Pay its chosen appraiser; and
b. Bear the other expenses of the appraisal and umpire equally.

If we submit to an appraisal, we still retain our right to deny the claim.

B. The following condition is added to the General Conditions:

Mediation

1. In any claim filed by a “covered party” with us for:
a. “Bodily injury” in an amount of $10,000 or less, arising out of the ownership, operation, use or maintenance of a covered “auto”;
b. “Property damage” in any amount, arising out of the ownership, operation, maintenance or use of a covered “auto,” or
c. “Loss” to a covered “auto” or its equipment, in any amount;
either party may make a written demand for mediation of the claim prior to the institution of litigation.

2. A written request for mediation must be filed with the Florida Department of Insurance on an approved form, which may be obtained from the Florida Department of Insurance.

3. The request must state:
a. Why mediation is being requested.
b. The issues in dispute, which are to be mediated.

4. The Florida Department of Insurance will randomly select mediators. Each party may reject one mediator, either before or after the opposing side has rejected a mediator. The mediator will notify the parties of the date, time and place of the mediation conference. The mediation conference will be held within 45 days of the request for mediation. The conference will be held by telephone if feasible. The participants in the mediation conference must have the authority to make a binding decision, and must mediate in good faith. Each party will bear the expenses of the mediation equally, unless the mediator determines that one party has not mediated in good faith.

5. Only one mediation may be requested for each claim unless all parties agree to further mediation. A party demanding mediation shall not be entitled to demand or request mediation after a suit is filed relating to the same facts already mediated.

6. The mediation shall be conducted as an informal process and formal rules of evidence and procedures need not be observed.

PUBLIC ENTITY

FLORIDA PERSONAL INJURY PROTECTION

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

For a covered “auto” licensed or principally garaged in, or “garage operations” conducted in, Florida, this endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300:**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by this endorsement.

We agree with the “Named Covered Party,” subject to all provisions of this endorsement and to all the provisions of the agreement except as modified herein, as follows that:

SCHEDULE

Any Personal Injury Protection deductible shown in the Declarations of $0 is applicable to the following “Named Covered Party” only:

Two Rivers West Community Development District

Benefits	**Limit Per Person**
Total Aggregate Limit	Up to $10,000 Limit (Medical and Disability Benefits)
Death Benefits	$5,000 (in addition to the medical and disability benefits)
Medical Benefits	80% of reasonable medical expenses subject to total aggregate limit
Disability Benefits	60% of loss of gross income and earning capacity and replacement services subject to total aggregate limit (payable every two weeks)

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement)

A. Coverage

We will pay Personal Injury Protection benefits in accordance with the Florida Motor Vehicle No-Fault Law, as amended, to or for a “covered party” who sustains bodily injury, sickness, disease, or death arising out of the ownership, maintenance, or use of a motor vehicle, subject to the limits shown in the schedule, as follows:

1. Medical Benefits

All reasonable “medically necessary” expenses for medical, surgical, X-ray, dental, and rehabilitative services, including prosthetic devices, and medically necessary ambulance, hospital and nursing services if the individual received initial services and care as provided herein within 14 days after the motor vehicle accident, and for necessary remedial treatment and services recognized and permitted under the laws of the state for a “Covered Party” who relies upon spiritual means through prayer alone for healing in accordance with his or her religious beliefs. However, payment of expenses for spiritual healing shall not affect the determination of what other services or procedures are “medically necessary.” Initial services and care must be lawfully provided, supervised, ordered, or prescribed by a physician licensed under Chapter 458 (medical physician) or Chapter 459 (osteopathic physician), a dentist licensed under Chapter 466, or a chiropractic physician licensed under Chapter 460 or that are provided in a hospital or facility that owns or is wholly owned by a hospital. Initial services include care provided by a person or entity licensed under Part III of Chapter 401, which provides emergency transportation and treatment. Follow-up services and care must be consistent with the underlying medical diagnosis rendered as part of the initial services and care provided so long as such care and services are provided by persons and entities authorized pursuant to s.627.736 (1)(a)2. of Florida’s Motor Vehicle No-Fault law, as amended. Medical Benefits do not include massage as defined in s. 480.033

or acupuncture as defined in s. 457.102, regardless of the person, entity, or licensee providing massage or acupuncture, and a licensed massage therapist or licensed acupuncturist may not be reimbursed for Medical Benefits under this provision. Reimbursement for services and care is provided (subject to the 80% limitation) up to $10,000 if a physician licensed under Chapter 466 (medical) or Chapter 459 (osteopathic), dentist licensed under Chapter 466, physician assistant licensed under Chapter 458 or Chapter 459, or an advanced registered nurse practitioner licensed under Chapter 464 has determined that the injured person had an emergency medical condition. Reimbursement is limited to $2500 (subject to the 80% limitation) if the injured person did not have an emergency medical condition.

2. Disability Benefits

With respect to the period of disability of the injured person any loss of gross income and loss of earning capacity per individual from the inability to work proximately caused by the injury sustained by the injured person, plus all expenses reasonably incurred in obtaining from others ordinary and necessary services in lieu of those that, but for the injury, the injured person would have performed without income for the benefit of his or her household; and

3. Death benefits

Death benefits of $5,000 per individual in addition to the Medical Benefits and the Disability Benefits provided. We may pay death benefits to the executor or administrator of the deceased, to any of the deceased's relatives by blood, legal adoption, or by marriage, or to any person appearing to us to be equitably entitled to such benefits.

B. Who Is A Covered Party

1. The "Named Covered Party"

2. If the "Named Covered Party" is an individual, any "family member."

3. Any other person while "occupying" a covered "motor vehicle" with the "Named Covered Party's" consent.

4. A "pedestrian" if the "accident" involves the covered "motor vehicle."

C. Exclusions

We will not pay Personal Injury Protection benefits for "bodily injury":

1. Sustained by the "Named Covered Party" and relatives residing in the same household while occupying another motor vehicle owned by the named insured and not insured under this policy;

2. Sustained by any person while operating the covered "motor vehicle" without the "Named Covered Party's" expressed or implied consent;

3. Sustained by any person, if such person's conduct contributed to his or her injury under any of the following circumstances:

a. Causing injury to himself or herself intentionally; or

b. Being injured while committing a felony.

4. To any person, other than the "Named Covered Party" if that person is the "owner" of a "motor vehicle" for which security is required under the Florida Motor Vehicle No-Fault Law;

5. To any person, other than the "Named Covered Party," or any "family member," who is entitled to personal injury protection benefits from the owner of a "motor vehicle" that is not a covered "motor vehicle" under this agreement or from the owner's insurer; or

6. To any person who sustains "bodily injury" while "occupying" a "motor vehicle" located for use as a residence or premises.

D. Limits of Coverage

1. Regardless of the number of persons covered, policies or bounds applicable, premiums paid, vehicles involved or claims made, the total aggregate limit of personal injury protection Medical benefits and Disability

Benefits available under the Florida Motor Vehicle No-Fault Law from all sources combined, including this agreement, for all "loss" and expense incurred by or on behalf of any one person who sustains "bodily injury" as the result of any one "accident," shall by $10,000, provided that payment for Death Benefits shall be $5,000 per person, per accident in addition to the aggregate Medical benefits and Disability benefits maximum limitation of $10,000.

2. Any amount paid under this coverage will be reduced by the amount of benefits an injured person has been paid or is entitled to be paid for the same elements of "loss" under any workers' compensation law.

3. If personal injury protection benefits, under the Florida Motor Vehicle No-Fault Law, have been received from any insurer for the same elements of loss and expense benefits available under this agreement, we will not make duplicate payments to or for the benefit of the injured person. This insurer paying the benefits shall be entitled to recover from us its pro rata share of the benefits paid and expenses incurred in handling the claim.

4. The deductible amount shown in the Schedule, if any, will be deducted from the total amount of expenses and losses listed in Paragraphs **A.1, A.2,** and **A.3** of this endorsement before the application of any percentage limitation for each "Covered Party" to whom the deductible applies. The deductible does not apply to the Death Benefit.

5. As provided for in Section 627.736 (5) of Florida's Motor Vehicle No-Fault Law, as amended, we limit payment to providers subject to the schedule of charges set forth within that section of the law. We will pay all charges (subject to the 80% limitation) for Medical Benefits to providers submitting charges less than those allowed under that section of the law.

E. Changes in Conditions

The Conditions are changed for Personal Injury Protection as follows:

1. Duties In The Event of Accident, Claim, Suit or Loss:

In the event of an "accident", the "Named Covered Party" must give us or our authorized representative prompt written notice of the "accident."

If any injured person or his legal representative institutes a legal action to recover damages for "bodily injury" against a third party, a copy of the summons, complaint or other process served in connection with that legal action must be forwarded to us as soon as possible by the injured person or his or her legal representative.

2. Legal Action Against Us is changed by adding the following:

No one may bring a legal action against us under this coverage until 30 days after the required notice of "accident" and reasonable proof of claim have been filed with us.

3. Transfer of Rights of Recovery Against Others to Us is replaced by the following:

Unless prohibited by the Florida Motor Vehicle No-Fault Law, in the event of payment to or for the benefit of any injured person under this coverage:

a. We will be reimbursed for those payments, not including reasonable attorneys' fees and other reasonable expenses, from the proceeds of any settlement or judgment resulting from any right of recovery of the injured person against any person or organization legally responsible for the "bodily injury" from which the payment arises. We will also have a lien on those proceeds.

b. If any person to or from whom we pay benefits has rights to recover benefits from another, those rights are transferred to us. That person must do everything necessary to secure our rights and must do nothing after loss to impair them.

c. The insurer providing personal injury protection benefits on a private passenger "motor vehicle," as defined in the Florida Motor Vehicle No-Fault Law, shall be entitled to reimbursement to the extent of the payment of personal injury protection benefits from the "owner" or the insurer of the "owner" of a commercial "motor vehicle," as defined in the Florida Motor Vehicle No-Fault Law, if such injured person sustained the injury while "occupying," or while a "pedestrian" through being struck by, such commercial "motor vehicle."

4. The Concealment, Misrepresentation Or Fraud provision is replaced by the following: We do not provide coverage under this endorsement for a "Covered Party" if that "Covered Party" has committed, by a material act or omission, any insurance fraud relating to personal injury protection coverage under this form, if fraud is admitted to in a sworn statement by the "covered party" or if the fraud is established in a court of competent jurisdiction. Any insurance fraud shall void all personal injury protection coverage arising from the claim with respect to the “Covered Party” who committed the fraud. Any benefits paid prior to the discovery of that “Covered Party’s” fraud shall be recoverable from that “Covered Party.” If we had reasonable belief that a fraudulent insurance act has been committed under Florida’s No-Fault Insurance Law, we will notify the claimant, in writing, within 30 days after submission of the claim that we are investigating the claim for suspected fraud. At the end of the initial 30-day period we will have an additional 60 days to conduct our fraud investigation. Within 90 days of submission of the claim we will either deny the claim based upon our finding of fraudulent activity or pay the claim with simple interest from the date the claim was submitted until the date the claim is paid. If we deny the claim based upon a finding of fraudulent activity we will report such information to the Florida Division of Insurance Fraud.

F. Additional Conditions

The following Conditions are added:

1. Mediation

a. In any claim filed by a “Covered Party” with us for:

1. “Bodily Injury” in an amount of $10,000 or less, arising out of the ownership, operation, use or maintenance of a covered “auto”;

2. “Property Damage” in any amount, arising out of the ownership, operation, maintenance or use of a covered “auto” or;

3. “Loss” to a covered “auto” or its equipment, in any amount, either party may make a written demand for mediation of the claim prior to the institution of litigation.

b. A written request for mediation must be filed with the Florida Department of Insurance on an approved form, which may be obtained from the Florida Department of Insurance.

c. The request must state:

1. Why the mediation is being requested.

2. The issues in dispute, which are to be mediated.

d. The Florida Department of Insurance will randomly select mediators. Each party may reject one mediator, either before or after the opposing side has rejected a mediator. The mediator will notify the parties of the date, time and place of the mediation conference. The mediation conference will be held within 45 days of the request for mediation. The conference will be held by telephone if feasible. Participants in the mediation conference must have the authority to make a binding decision, and must mediate in good faith. Each party will bear the expenses of the mediation equally, unless the mediator determines that one party has not mediated in good faith.

e. Only one mediation may be requested for each claim unless all parties agree to a further mediation. A party demanding mediation shall not be entitled to demand or request mediation after a suit is filed relating to the same facts already mediated.

f. The mediation shall be conducted as an informal process and formal rules of evidence and procedures need not be observed.

2. Modification of Agreement Coverages

Any Automobile Medical Payments Coverage and any Uninsured Motorist Coverage afforded by the agreement shall be excess over any personal injury protection benefits paid or payable. Regardless of whether the full amount of personal injury protection benefits has been exhausted, any Medical Payments Coverage afforded by the agreement shall pay the portion of any claim for personal injury protection medical expenses which are otherwise covered but not payable due to the limitation of 80% of medical expense benefits, but shall not be payable for the amount of the deductible selected.

3. Proof of Claim; Medical Reports and Examination: Payment of Claim Withheld

As soon as practicable, the person making claim shall give to us written proof of claim, under oath if required, which may include full particulars of the nature and extent of the injuries and treatment received and contemplated, and such other information as may assist us in determining the amount due and payable. Such person shall submit to mental and physical examinations at our expense when and as often as we may reasonably require and a copy of the medical report shall be forwarded to such person if requested. Whenever a person making a claim is charged with committing a felony, we shall withhold benefits until, at the trial level, the prosecution makes a formal entry on the record that it will not prosecute the case against the person, the charge is dismissed or the person is acquitted.

4. Provisional Premium

In the event of any change in the rules, rates, rating plant, premiums or minimum premiums applicable to the coverage afforded, because of an adverse judicial finding as to the constitutionality of any provisions of the Florida Motor Vehicle No-Fault Law providing for the exemption of persons from tort liability, the premium stated in the Declarations for any Liability, medical Payments and Uninsured Motorists coverage shall be deemed provisional and subject to recomputation. If this agreement is a renewal agreement, such recomputation shall also include a determination of the amount of any return premium previously credited or refunded to the “Named Covered Party” pursuant to Sections 627.730 through 627.7415 (1988) of the Florida Motor Vehicle No-Fault Law with respect to insurance afforded under a previous agreement. If the recomputed premium exceeds the premium shown in the Declarations, the “Named Covered Party” shall pay to us the excess as well as the amount of any return premium previously credited or refunded.

5. Special Provisions for Rented or Leased Vehicles

Notwithstanding any provision of this coverage to the contrary, if a person is injured while “occupying” or through being struck by, a “motor vehicle” rented or leased under a rental or lease agreement, the personal injury protection afforded under the lessor’s policy shall be primary, unless the face of the agreement contains, in at least 10-point type, the following language:

The valid and collectible personal injury protection insurance of any authorized rental or leasing driver is primary for the limits of personal injury protection coverage required by Section 627.736, Florida Statutes.

6. Agreement Period; Territory

The coverage under this Section applies only to “accidents” which occur during the agreement period:

a. In the state of Florida;

b. As with respect to the “Named Covered Party” or any “family member”, while “occupying” the covered “motor vehicle” outside the state of Florida but within the United States of America, its territories or possessions or Canada; and

c. As with respect to the “Named Covered Party”, while “occupying” a “motor vehicle” of which a “family member” is the “owner” and for which security is maintained under the Florida Motor Vehicle No-Fault Law outside the state of Florida but within the United States of America, its territories or possessions or Canada.

G. Additional Definitions

As used in this endorsement:

1. “Motor Vehicle” means any self-propelled vehicle with four or more wheels which is of a type both designed and required to be licensed for use on the highways of Florida and any trailer or semitrailer designed for use with such vehicle;

However, “motor vehicle” does not include:

a. A mobile home;

b. Any “motor vehicle” which is used in mass transit, other than public school transportation, and designed to transport more than five passengers exclusive of the operator of the motor vehicle and which is owned by a municipality, a transit authority, or a political subdivision of the state.

2. “Family member” means a person related to the “Named Covered Party” by blood, marriage or adoption including a ward or foster child who is resident of the same household as the “Named Covered Party”.

3. “Named Covered Party” means the person or organization named in the Declarations of the agreement and, if an individual, shall include the spouse if a resident of the same household.

4. “Occupying” means in or upon or entering into or alighting from.

5. “Owner” means a person or organization who holds the legal title to a “motor vehicle”, and includes:

a. A debtor having the right to possession, in the event a “motor vehicle” is the subject of a lease with option to purchase and such lease agreement is for a period of six months or more; and

b. A lessee having the right to possession, in the event a "motor vehicle" is the subject of a lease with option to purchase and such lease agreement is for a period of six months or more; and

c. A lessee having the right to possession, in the event a "motor vehicle" is the subject of a lease without option to purchase, and such lease is for a period of six months or more, and the lease agreement provides that the lessee shall be responsible for securing coverage.

6. "Pedestrian" means a person while not an occupant of any self-propelled vehicle.

7. "Emergency Medical Condition" means a medical condition manifesting itself by acute symptoms of sufficient severity, which may include severe pain, such that the absence of immediate medical attention could reasonably be expected to result in any of the following:

a. Serious jeopardy to patient health;

b. Serious impairment to bodily functions; or

c. Serious dysfunction of any bodily organ or part.

8. "Medically Necessary" refers to medical service or supply that a prudent physician would provide for the purpose of preventing, diagnosing or treating an illness, injury, disease, or symptom in a manner that is:

a. In accordance with generally accepted standards of medical practice;

b. Clinically appropriate in terms of type, frequency, extent, site and duration; and

c. Not primarily for the convenience of the patient, physician, or other health care provider.

PUBLIC ENTITY

POLLUTION LIABILITY- BROADENED COVERAGE FOR COVERED AUTOS

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300:**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. Section II – Liability Coverage is changed as follows:

1. Paragraph **a.** of the Pollution Exclusion (**B.11.**) applies only to liability assumed under a contract or agreement.
2. Exclusion **B.6.** Care, Custody or Control does not apply.

B. Changes in Section VI – Definitions

For the purposes of this endorsement, Paragraph **D.** of the Definitions Section is replaced by the following:

D. "Covered pollution cost or expense" means any cost or expense arising out of:

1. Any request, demand, order or statutory or regulatory requirement; or
2. Any claim or "suit" by or on behalf of a governmental authority demanding that the "covered party" or others test for, monitor, clean up, remove, contain, treat, detoxify or neutralize, or in any way respond to, or assess the effects of "pollutants."

"Covered pollution cost or expense" does not include any cost or expense arising out of the actual, alleged or threatened discharge, dispersal, seepage, migration, release or escape of "pollutants":

a. Before the "pollutants" or any property in which the "pollutants" are contained are moved from the place where they are accepted by the "covered party" for movement into or onto the covered "auto"; or
b. After the "pollutants" or any property in which the "pollutants" are contained are moved from the covered "auto" to the place where they are finally delivered, disposed of or abandoned by the "covered party."

Paragraphs **a.** and **b.** above do not apply to "accidents" that occur away from premises owned by or rented to a "covered party" with respect to "pollutants" not in or upon a covered "auto" if:

(1) The "pollutants" or any property in which the "pollutants" are contained are upset, overturned or damaged as a result of the maintenance or use of a covered "auto" not designed or used for storing or hauling fuel or oil; and
(2) The discharge, dispersal, seepage, migration, release or escape of the "pollutants" is caused directly by such upset, overturn or damage.

PUBLIC ENTITY

MUTUAL AID ENDORSEMENT

THIS ENDORSEMENT CHANGES THE AGREEMENT. PLEASE READ IT CAREFULLY.

This endorsement modifies coverage provided under the **AUTOMOBILE COVERAGE FORM, PGIT MN-300:**

With respect to coverage provided by this endorsement, the provisions of the Coverage Form apply unless modified by the endorsement.

A. Coverage

1. We will pay all sums you legally must pay for "loss" to an "auto," including its equipment, owned by any municipality, fire district, ambulance district, fire department or fire company which provides you police, ambulance services or fire assistance.

2. We have the right and duty to defend any "suit" asking for these damages. However, we have no duty to defend "suits" for "loss" not covered by this coverage form. We may investigate and settle any claim or "suit" as we consider appropriate. Our duty to defend or settle ends when our limit for this coverage has been exhausted by payment of judgments or settlements.

B. Exclusions

This coverage does not apply to:

1. Any expense incurred in or material used in connection with the operation of the "auto" or its equipment.

2. "Loss" caused by declared or undeclared war or insurrection or any of their consequences.

3. "Loss" caused by the explosion of a nuclear weapon or its consequences.

C. Limit of Coverage

The most we will pay for all "loss" from any one "accident" is the limit of coverage stated in the Declarations. Our obligation under "bodily injury" and "property damage" is to pay damages on your behalf in excess of any deductible or self-insured retention stated in the declarations applicable to such coverages.

D. Conditions

All the Conditions apply to the coverage provided by this endorsement except Other Insurance. The coverage provided by this endorsement is primary.

Property Schedule

Agreement Period: 05/01/2026 through 10/01/2026

COVERED PARTY: Two Rivers West Community Development District
AGREEMENT NO.: N/A
AGENCY: Risk Management Associates, Inc.

Loc #	Description	Address	Const Type	Eff. Date	Term. Date	Building Value	Contents value
001	Entry Monument	2762 Wise River Lane	102 - PITO	05/01/2026	10/01/2026	$50,000	$0
002	Entry Monument	2137 Wise River Lane	102 - PITO	05/01/2026	10/01/2026	$50,000	$0
003	Entry Monument	2113 Drummond Point	102 - PITO	05/01/2026	10/01/2026	$50,000	$0
004	Entry Monument	34583 Rangewood Drive	102 - PITO	05/01/2026	10/01/2026	$50,000	$0
005	Entry Monument	35179 Big Hawk Drive	102 - PITO	05/01/2026	10/01/2026	$50,000	$0
006	Entry Monument	2501 Widewater Way	102 - PITO	05/01/2026	10/01/2026	$50,000	$0
007	Entry Monument	35893 Branson Lane	102 - PITO	05/01/2026	10/01/2026	$50,000	$0
008	Entry Monument	1868 Trailhead Lane	102 - PITO	05/01/2026	10/01/2026	$50,000	$0
009	Entry Monument	1756 Valier Point	102 - PITO	05/01/2026	10/01/2026	$50,000	$0
010	Entry Monument	34589 Shorthorn Drive	102 - PITO	05/01/2026	10/01/2026	$50,000	$0
011	Entry Gate	2762 Wise River Lane	102 - PITO	05/01/2026	10/01/2026	$240,000	$0
012	Entry Gate	2137 Wise River Lane	102 - PITO	05/01/2026	10/01/2026	$240,000	$0
013	Entry Gate	35179 Big Hawk Drive	102 - PITO	05/01/2026	10/01/2026	$240,000	$0
014	Entry Gate	2501 Widewater Way	102 - PITO	05/01/2026	10/01/2026	$240,000	$0
015	Entry Gate	1868 Trailhead Lane	102 - PITO	05/01/2026	10/01/2026	$240,000	$0
016	Entry Monument	34589 Shorthorn Drive	102 - PITO	05/01/2026	10/01/2026	$240,000	$0

Total	$1,940,000	$0
TIV	$1,940,000	

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Two Rivers West

Board Meeting Date: August 18,2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	$200.00
2	Angie Grunwald	x	$200.00
3	Nicholas Dister	x	$200.00
4	Ryan Motko	x	$200.00
5	Austin Berns	x	$200.00

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

Approved for payment:

District Manager Signature   Date

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

REVISED 8/18/2026 12:21

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
Jason
2005 Pan Am Circle
Suite 300
Tampa, Florida 33607
United States

Invoice details
Invoice no.: 3764
Terms: Due on receipt
Invoice date: 07/28/2026
Due date: 07/28/2026

Coastal Sales Rep: Sam Crawford
Job Number: Two Rivers West
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	**Watering Trucks**	Dates Serviced: 7/15	0.5	$3,000.00	$1,500.00
2.	**Truck Availability Fee**	7/14,7/16	1	$400.00	$400.00

Total **$1,900.00**

Overdue 07/28/2026

Ways to pay

BANK

View and pay

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.: 3594
Terms: Due on receipt
Invoice date: 06/26/2026
Due date: 07/03/2026

Coastal Sales Rep: Sam Crawford
Job Number: Two Rivers West
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	**Watering Trucks**	Dates Serviced: Truck #1 (5/23, 6/8-6/28) Truck #2 (6/9-6/16)	30	$3,000.00	$90,000.00

Total **$90,000.00**

Ways to pay

BANK

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

View and pay

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.: 3639
Terms: Due on receipt
Invoice date: 06/28/2026
Due date: 07/05/2026

Coastal Sales Rep: Sam Crawford
Job Number: Two Rivers East CDD
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	**Delivery**	truck delivered 6/9	1	$750.00	$750.00

Total **$750.00**

Ways to pay

BANK

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

View and pay

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.: 3733
Terms: Due on receipt
Invoice date: 07/15/2026
Due date: 07/15/2026

Coastal Sales Rep: Sam Crawford
Job Number: Two Rivers West
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	**Watering Trucks**	Dates Serviced: 6/29-7/7, 7/10 1/2 day	9.5	$3,000.00	$28,500.00
2.	**Truck Availability Fee**	7/8, 7/11, 7/13	3	$400.00	$1,200.00

Total **$29,700.00**

Ways to pay

BANK

View and pay

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

Invoice: #182689
July 2026

Customer
Two Rivers West

210 North University Drive
Suite 702
Coral Springs, FL 33071

Property / Project Address
Two Rivers West
35072 Big Hawk Drive
Zephyrhills, FL 33541

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Colston Sod Repair Estimate # 153192	7/30/2026	9/28/2026	Net 60	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#153192 - Colston Sod Repair			**$1,800.00**	

This proposal is to repair sod on Colston Ave. Price includes materials, labor, and dump fees.

Scope of Work:

Remove damaged sod.

Backfill voids created by sidewalk construction.

Lay new Floratam sod.

Irrigation to be billed separately on time and material basis

Description of Services & Items	Unit	Quantity	Rate	Amount
LCE025: Tree/Plant Installation				**$1,800.00**
St. Augustine "Floratam" Sod installed (E) (Kit)	Square Foot	600.00	$3.00	$1800.00

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.billeriq.com/ebpp/DownToEarth/

Subtotal	$1,800.00
Sales Tax	$0.00
Total	**$1,800.00**
Credits/Payments	($0.00)
Balance Due	**$1,800.00**

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

Two Rivers West Community Development District

Financial Report

August 31, 2026

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Balance Sheet
As of August 31, 2026
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 (PROJECT) DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS										
Cash In Bank	$ 578,883	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 578,883
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)	-	-	-	-	2,128	-	-	-	-	2,128
Acquisition & Construction Account	-	-	-	-	1,819	1,222	673,834	-	-	676,875
Interest Account	-	-	-	-	693,240	-	-	-	-	693,240
Prepayment Account	-	79,179	-	-	-	-	-	-	-	79,179
Reserve Fund	-	718,984	415,488	641,395	-	-	-	-	-	1,775,867
Revenue Fund	-	658,585	545,941	366,760	-	-	-	-	-	1,571,286
Prepaid Items	3,901	-	-	-	-	-	-	-	-	3,901
Deposits - Electric	580	-	-	-	-	-	-	-	-	580
Deposits - Water	14,106	-	-	-	-	-	-	-	-	14,106
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	-	-	-	-	-	-	-	-	41,993,116	41,993,116
TOTAL ASSETS	**$ 905,151**	**$ 1,618,325**	**$ 961,429**	**$ 1,481,392**	**$ 697,187**	**$ 1,222**	**$ 675,003**	**$ 40,218,733**	**$ 48,025,000**	**$ 94,583,442**
LIABILITIES										
Accounts Payable	$ 386,233	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 386,233
Accounts Payable - Other	5,200	-	-	-	-	-	-	-	-	5,200
Bonds Payable - Series 2022	-	-	-	-	-	-	-	-	18,845,000	18,845,000
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	**391,433**	**466**	**-**	**458,234**	**-**	**-**	**-**	**-**	**48,025,000**	**48,875,133**

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT
Balance Sheet
As of August 31, 2026
(In Whole Numbers)

ACCOUNT DESCRIPTION		GENERAL FUND		SERIES 2022 (PROJECT) DEBT SERVICE FUND		SERIES 2023 DEBT SERVICE FUND		SERIES 2024 DEBT SERVICE FUND		SERIES 2022 (PROJECT) CAPITAL PROJECTS FUND		SERIES 2023 (PROJECT) CAPITAL PROJECTS FUND		SERIES 2024 CAPITAL PROJECTS FUND		GENERAL FIXED ASSETS FUND		GENERAL LONG-TERM DEBT FUND		TOTAL
FUND BALANCES																				
Nonspendable:																				
Prepaid Items		3,901		-		-		-		-		-		-		-		-		3,901
Restricted for:																				
Debt Service		-		1,617,859		961,429		1,023,158		-		-		-		-		-		3,602,446
Capital Projects		-		-		-		-		697,187		1,222		675,003		-		-		1,373,412
Unassigned:		509,817		-		-		-		-		-		-		40,218,733		-		40,728,550
TOTAL FUND BALANCES		**513,718**		**1,617,859**		**961,429**		**1,023,158**		**697,187**		**1,222**		**675,003**		**40,218,733**		**-**		**45,708,309**
TOTAL LIABILITIES & FUND BALANCES	**$**	**905,151**	**$**	**1,618,325**	**$**	**961,429**	**$**	**1,481,392**	**$**	**697,187**	**$**	**1,222**	**$**	**675,003**	**$**	**40,218,733**	**$**	**48,025,000**	**$**	**94,583,442**

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 39,574	$ 39,574	0.00%
Interest - Tax Collector	-	1	1	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**	**3,292,100**	**135,041**	**104.28%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	10,800	1,200	90.00%
ProfServ - Construction Accounting	6,000	3,000	3,000	50.00%
ProfServ - Dissemination Agent/Reporting	5,000	12,917	(7,917)	258.34%
ProfServ - Field Management	16,000	26,482	(10,482)	165.51%
ProfServ - Technology Data Storage	600	400	200	66.67%
ProfServ - Recording Secretary	2,400	1,600	800	66.67%
Trustees Fees	6,500	11,704	(5,204)	180.06%
District Counsel	15,000	42,130	(27,130)	280.87%
District Engineer	12,500	12,354	146	98.83%
ProfServ - Administration	4,500	3,750	750	83.33%
ProfServ - District Management	25,000	15,917	9,083	63.67%
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	400	200	66.67%
General Liability	3,846	3,378	468	87.83%
Public Officials Insurance	2,738	2,505	233	91.49%
Property & Casualty Insurance	30,000	5,489	24,511	18.30%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	463	3,037	13.23%
ProfServ - Financial/Revenue Collections	5,000	4,583	417	91.66%
Meeting Expense	500	-	500	0.00%
ProfServ - Website Admin Services	1,200	1,339	(139)	111.58%
Dues, Licenses & Fees	175	325	(150)	185.71%
Loan Repayment	100,000	-	100,000	0.00%
Loan Interest Expense	21,000	17,929	3,071	85.38%
Total Administration	293,659	196,520	97,139	66.92%

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 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
Utility Services				
Electric Utility Services	500,000	406,769	93,231	81.35%
Water/Waste	85,000	83,767	1,233	98.55%
Total Utility Services	585,000	490,536	94,464	83.85%
Other Physical Environment				
Aquatics - Contract	157,000	148,489	8,511	94.58%
Irrigation Maintenance & Repairs	60,000	5,672	54,328	9.45%
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	1,245,001	554,999	69.17%
Landscaping - Plant Replacement Program	100,000	255,000	(155,000)	255.00%
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	1,787,266	491,134	78.44%
Contingency				
Misc-Contingency	-	136,548	(136,548)	0.00%
Total Contingency	-	136,548	(136,548)	0.00%
TOTAL EXPENDITURES	**3,157,059**	**2,610,870**	**546,189**	**82.70%**
Excess (deficiency) of revenues Over (under) expenditures	-	681,230	681,230	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	170,328	170,328	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**170,328**	**170,328**	**0.00%**
Net change in fund balance	$ -	$ 851,558	$ 851,558	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**(337,840)**		
FUND BALANCE, ENDING		**$ 513,718**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2022 (Project) Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 45,959	$ 45,959	0.00%
Special Assmnts- Tax Collector	-	1,434,269	1,434,269	0.00%
Special Assmnts- Prepayment	-	172,482	172,482	0.00%
Special Assmnts- CDD Collected	1,439,688	301,991	(1,137,697)	20.98%
TOTAL REVENUES	**1,439,688**	**1,954,701**	**515,013**	**135.77%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	80,000	285,000	(205,000)	356.25%
Principal Prepayments	-	95,000	(95,000)	0.00%
Interest Expense	671,531	1,162,738	(491,207)	173.15%
Total Debt Service	751,531	1,542,738	(791,207)	205.28%
TOTAL EXPENDITURES	**751,531**	**1,542,738**	**(791,207)**	**205.28%**
Excess (deficiency) of revenues Over (under) expenditures	688,157	411,963	(276,194)	59.86%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	688,157	-	(688,157)	0.00%
TOTAL FINANCING SOURCES (USES)	**688,157**	**-**	**(688,157)**	**0.00%**
Net change in fund balance	$ 688,157	$ 411,963	$ (1,652,508)	59.86%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,205,896**		
FUND BALANCE, ENDING		**$ 1,617,859**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2023 Debt Service Fund (202)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 29,759	$ 29,759	0.00%
Special Assmnts- Tax Collector	-	816,301	816,301	0.00%
Special Assmnts- CDD Collected	-	319,461	319,461	0.00%
TOTAL REVENUES	**-**	**1,165,521**	**1,165,521**	**0.00%**
EXPENDITURES				
Debt Service				
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	-	340,140	340,140	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(170,328)	(170,328)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(170,328)**	**(170,328)**	**0.00%**
Net change in fund balance	$ -	$ 169,812	$ 169,812	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**791,617**		
FUND BALANCE, ENDING		**$ 961,429**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2024 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 51,652	$ 51,652	0.00%
Special Assmnts- Tax Collector	-	361,572	361,572	0.00%
Special Assmnts- CDD Collected	-	617,312	617,312	0.00%
TOTAL REVENUES	**-**	**1,030,536**	**1,030,536**	**0.00%**
EXPENDITURES				
Debt Service				
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	-	(258,390)	(258,390)	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(641,395)	(641,395)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(641,395)**	**(641,395)**	**0.00%**
Net change in fund balance	$ -	$ (899,785)	$ (899,785)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,922,943**		
FUND BALANCE, ENDING		**$ 1,023,158**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2022 (Project) Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 21,381	$ 21,381	0.00%
TOTAL REVENUES	**-**	**21,381**	**21,381**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	21,381	21,381	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**675,806**		
FUND BALANCE, ENDING		**$ 697,187**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2023 (Project) Capital Projects Fund (302)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 38	$ 38	0.00%
TOTAL REVENUES	**-**	**38**	**38**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	38	38	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**1,184**		
FUND BALANCE, ENDING		**$ 1,222**		

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending August 31, 2026

Series 2024 Capital Projects Fund (303)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 3,102	$ 3,102	0.00%
TOTAL REVENUES	**-**	**3,102**	**3,102**	**0.00%**
EXPENDITURES				
TOTAL EXPENDITURES	**-**	**-**	**-**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	3,102	3,102	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	641,395	641,395	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**641,395**	**641,395**	**0.00%**
Net change in fund balance	$ -	$ 644,497	$ 644,497	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**30,506**		
FUND BALANCE, ENDING		**$ 675,003**		

Bank Account Statement

Two Rivers West CDD

Thursday, September 3, 2026

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Bank Account No.	8906		
Statement No.	08-26	**Statement Date**	08/31/2026

G/L Account No. 101002 Balance	578,883.14	**Statement Balance**	818,335.48
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	818,335.48
Subtotal	578,883.14	**Outstanding Checks**	-239,452.34
Negative Adjustments	0.00	**Ending Balance**	578,883.14
Ending G/L Balance	578,883.14		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
08/13/2026		JE001231	Interest - Tax Collector	FY2026 Tax Roll Assessments - Interest - 04	0.53	0.53	0.00
08/31/2026		JE001233	Interest - Investments	Interest Revenue 08/26	3,042.30	3,042.30	0.00
08/01/2026		JE001243	Water/Waste	Difference on Pasco County	0.64	0.64	0.00
Total Deposits					3,043.47	3,043.47	0.00
Checks							
							0.00
07/24/2026	Payment	1340	NICHOLAS J. DISTER	Payment of Invoice 001727	-200.00	-200.00	0.00
07/23/2026	Payment	300140	TECO-TAMPA ELECTRIC	Inv: 071326-16468-ACH	-202.16	-202.16	0.00
07/23/2026	Payment	300141	TECO-TAMPA ELECTRIC	Inv: 071526-58003ACH	-23.87	-23.87	0.00
07/23/2026	Payment	300142	TECO-TAMPA ELECTRIC	Inv: 071526-92312-ACH	-27.45	-27.45	0.00
07/23/2026	Payment	300143	TECO-TAMPA ELECTRIC	Inv: 071526-20351-ACH	-79.55	-79.55	0.00
07/23/2026	Payment	300144	TECO-TAMPA ELECTRIC	Inv: 071526-35774-ACH	-32.81	-32.81	0.00
07/23/2026	Payment	300145	TECO-TAMPA ELECTRIC	Inv: 071526-18650-ACH	-80.21	-80.21	0.00
07/23/2026	Payment	300146	TECO-TAMPA ELECTRIC	Inv: 071526-16740-ACH	-27.94	-27.94	0.00
07/23/2026	Payment	300147	TECO-TAMPA ELECTRIC	Inv: 071526-89145-ACH	-31.66	-31.66	0.00
07/23/2026	Payment	300148	TECO-TAMPA ELECTRIC	Inv: 071526-25395-ACH	-2.26	-2.26	0.00
07/23/2026	Payment	300149	PASCO COUNTY UTILITIES	Inv: 24809202-ACH	-63.99	-63.99	0.00
07/24/2026	Payment	300150	PASCO COUNTY UTILITIES	Inv: 060926 24629517-ACH	-5,584.55	-5,584.55	0.00
07/23/2026	Payment	300151	TECO-TAMPA ELECTRIC	Inv: 071526-19269-ACH	-143.73	-143.73	0.00
07/23/2026	Payment	300152	TECO-TAMPA ELECTRIC	Inv: 071526-97206-ACH	-28.10	-28.10	0.00

Bank Account No. 8906

Statement No. 08-26 **Statement Date** 08/31/2026

07/23/2026	Payment	300153	TECO-TAMPA ELECTRIC	Inv: 071526-17181-ACH	-32.00	-32.00	0.00
07/23/2026	Payment	300154	TECO-TAMPA ELECTRIC	Inv: 071526-89111-ACH	-34.76	-34.76	0.00
07/23/2026	Payment	300155	TECO-TAMPA ELECTRIC	Inv: 071526-84756-ACH	-26.87	-26.87	0.00
07/23/2026	Payment	300156	TECO-TAMPA ELECTRIC	Inv: 071526-37031-ACH	-32.64	-32.64	0.00
07/23/2026	Payment	300157	TECO-TAMPA ELECTRIC	Inv: 071526-97391-ACH	-30.70	-30.70	0.00
07/23/2026	Payment	300158	TECO-TAMPA ELECTRIC	Inv: 071526-56826-ACH	-40.43	-40.43	0.00
07/23/2026	Payment	300159	TECO-TAMPA ELECTRIC	Inv: 071526-74120-ACH	-35.32	-35.32	0.00
07/23/2026	Payment	300160	TECO-TAMPA ELECTRIC	Inv: 071526-87970-ACH	-23.23	-23.23	0.00
07/23/2026	Payment	300161	TECO-TAMPA ELECTRIC	Inv: 071526-66943-ACH	-67.38	-67.38	0.00
07/23/2026	Payment	300162	TECO-TAMPA ELECTRIC	Inv: 071526-56834-ACH	-72.41	-72.41	0.00
07/23/2026	Payment	300163	TECO-TAMPA ELECTRIC	Inv: 071526-47331-ACH	-28.76	-28.76	0.00
07/23/2026	Payment	300164	TECO-TAMPA ELECTRIC	Inv: 071526-58279-ACH	-111.53	-111.53	0.00
07/23/2026	Payment	300165	TECO-TAMPA ELECTRIC	Inv: 071526-27242-ACH	-28.76	-28.76	0.00
07/28/2026	Payment	300166	PASCO COUNTY UTILITIES	Inv: 24809210-ACH	-6,267.83	-6,267.83	0.00
07/27/2026	Payment	300167	PASCO COUNTY UTILITIES	Inv: 24849326-ACH	-273.71	-273.71	0.00
07/27/2026	Payment	300168	PASCO COUNTY UTILITIES	Inv: 24848637-ACH	-2.02	-2.02	0.00
07/27/2026	Payment	300169	PASCO COUNTY UTILITIES	Inv: 24849258-ACH	-984.75	-984.75	0.00
07/27/2026	Payment	300170	PASCO COUNTY UTILITIES	Inv: 24849254-ACH	-35.35	-35.35	0.00
07/27/2026	Payment	300171	PASCO COUNTY UTILITIES	Inv: 24849255-ACH	-1,168.57	-1,168.57	0.00
07/27/2026	Payment	300172	PASCO COUNTY UTILITIES	Inv: 24849257-ACH	-654.48	-654.48	0.00
07/27/2026	Payment	300173	PASCO COUNTY UTILITIES	Inv: 24849294-ACH	-925.16	-925.16	0.00
07/27/2026	Payment	300174	PASCO COUNTY UTILITIES	Inv: 24849328-ACH	-8.08	-8.08	0.00
07/27/2026	Payment	300175	PASCO COUNTY UTILITIES	Inv: 24849329-ACH	-2.02	-2.02	0.00
07/27/2026	Payment	300176	PASCO COUNTY UTILITIES	Inv: 24848287-ACH	-16.16	-16.16	0.00
07/27/2026	Payment	300177	PASCO COUNTY UTILITIES	Inv: 24848625-ACH	-101.00	-101.00	0.00
07/27/2026	Payment	300178	PASCO COUNTY UTILITIES	Inv: 24848626-ACH	-224.22	-224.22	0.00
07/27/2026	Payment	300179	PASCO COUNTY UTILITIES	Inv: 24848017-ACH	-11.11	-11.11	0.00
07/27/2026	Payment	300180	PASCO COUNTY UTILITIES	Inv: 24848286-ACH	-12.12	-12.12	0.00
07/27/2026	Payment	300181	PASCO COUNTY UTILITIES	Inv: 24849497-ACH	-50.50	-50.50	0.00

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07/27/2026	Payment	300183	PASCO COUNTY UTILITIES	Inv: 24849779-ACH	-18.18	-18.18	0.00
07/27/2026	Payment	300190	PASCO COUNTY UTILITIES	Inv: 24849973-ACH	-16.16	-16.16	0.00
07/27/2026	Payment	300191	PASCO COUNTY UTILITIES	Inv: 24849974-ACH	-20.20	-20.20	0.00
07/27/2026	Payment	300192	PASCO COUNTY UTILITIES	Inv: 24849987-ACH	-188.87	-188.87	0.00
07/27/2026	Payment	300193	PASCO COUNTY UTILITIES	Inv: 24850148-ACH	-527.22	-527.22	0.00
07/27/2026	Payment	300194	PASCO COUNTY UTILITIES	Inv: 24850157-ACH	-1,292.80	-1,292.80	0.00
07/27/2026	Payment	300195	PASCO COUNTY UTILITIES	Inv: 24850839-ACH	-493.89	-493.89	0.00
07/27/2026	Payment	300201	TECO-TAMPA ELECTRIC	Inv: 072126-30827-ACH	-2,838.56	-2,838.56	0.00
07/27/2026	Payment	300182	PASCO COUNTY UTILITIES	Inv: 24849501-ACH	-297.95	-297.95	0.00
07/27/2026	Payment	300184	PASCO COUNTY UTILITIES	Inv: 24848629-ACH	-285.83	-285.83	0.00
07/27/2026	Payment	300185	PASCO COUNTY UTILITIES	Inv: 24848630-ACH	-52.52	-52.52	0.00
07/27/2026	Payment	300186	PASCO COUNTY UTILITIES	Inv: 24848631-ACH	-106.05	-106.05	0.00
07/27/2026	Payment	300187	PASCO COUNTY UTILITIES	Inv: 24848632-ACH	-66.66	-66.66	0.00
07/27/2026	Payment	300188	PASCO COUNTY UTILITIES	Inv: 24848628-ACH	-13.13	-13.13	0.00
07/27/2026	Payment	300189	PASCO COUNTY UTILITIES	Inv: 24848627-ACH	-844.36	-844.36	0.00
07/27/2026	Payment	300196	PASCO COUNTY UTILITIES	Inv: 24848014-ACH	-9.09	-9.09	0.00
07/27/2026	Payment	300197	PASCO COUNTY UTILITIES	Inv: 24847942-ACH	-33.33	-33.33	0.00
07/27/2026	Payment	300198	PASCO COUNTY UTILITIES	Inv: 24847944-ACH	-59.59	-59.59	0.00
07/27/2026	Payment	300199	PASCO COUNTY UTILITIES	Inv: 24847949-ACH	-715.08	-715.08	0.00
07/27/2026	Payment	300200	PASCO COUNTY UTILITIES	Inv: 24847951-ACH	-291.89	-291.89	0.00
07/29/2026	Payment	1343	AUSTIN BERNS	Payment of Invoice 001730	-200.00	-200.00	0.00
07/29/2026	Payment	1344	BUSINESS OBSERVER	Payment of Invoice 001745	-67.81	-67.81	0.00
07/29/2026	Payment	1345	PASCO COUNTY UTILITIES	Payment of Invoice 001762	-639.33	-639.33	0.00
07/29/2026	Payment	1346	PASCO COUNTY UTILITIES	Payment of Invoice 001763	-11.00	-11.00	0.00
07/29/2026	Payment	1347	PASCO COUNTY UTILITIES	Payment of Invoice 001801	-37.13	-37.13	0.00
07/29/2026	Payment	1348	U.S. BANK	Payment of Invoice 001705	-4,256.13	-4,256.13	0.00
07/27/2026	Payment	300202	PASCO COUNTY UTILITIES	Inv: 24848015-ACH	-318.15	-318.15	0.00
08/04/2026	Payment	1349	DOWN TO EARTH	Check for Vendor V00043	-300,012.80	-300,012.80	0.00
08/04/2026	Payment	1350	INFRAMARK LLC	Check for Vendor V00015	-17,208.34	-17,208.34	0.00
08/04/2026	Payment	1351	JUNIPER LANDSCAPING OF FLORIDA LLC	Check for Vendor V00056	-34,673.08	-34,673.08	0.00

Bank Account Statement

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08/04/2026	Payment	1352	SITEX AQUATICS LLC	Check for Vendor V00035	-27,807.94	-27,807.94	0.00
08/04/2026	Payment	1353	STANTEC CONSULTING	Check for Vendor V00020	-437.50	-437.50	0.00
08/04/2026	Payment	1354	STRALEY ROBIN VERICKER	Check for Vendor V00040	-12,306.40	-12,306.40	0.00
07/31/2026	Payment	300203	TECO-TAMPA ELECTRIC	Inv: 072726-93866-ACH	-746.99	-746.99	0.00
07/31/2026	Payment	300204	TECO-TAMPA ELECTRIC	Inv: 072726-40329-ACH	-946.20	-946.20	0.00
07/31/2026	Payment	300205	TECO-TAMPA ELECTRIC	Inv: 072726-44216-ACH	-7,064.64	-7,064.64	0.00
07/31/2026	Payment	300206	TECO-TAMPA ELECTRIC	Inv: 072726-04051-ACH	-2,091.58	-2,091.58	0.00
07/31/2026	Payment	300207	TECO-TAMPA ELECTRIC	Inv: 072726-18668-ACH	-22,325.74	-22,325.74	0.00
07/31/2026	Payment	300208	TECO-TAMPA ELECTRIC	Inv: 072726-40311-ACH	-1,244.98	-1,244.98	0.00
08/14/2026	Payment	1355	COASTAL OUTDOOR SERVICES LLC	Payment of Invoice 001688	-120.00	-120.00	0.00
08/14/2026	Payment	1356	COASTAL OUTDOOR SERVICES LLC	Payment of Invoice 001813	-90,000.00	-90,000.00	0.00
08/14/2026	Payment	1357	COASTAL OUTDOOR SERVICES LLC	Payment of Invoice 001814	-750.00	-750.00	0.00
08/19/2026	Payment	1358	ANGIE GRUNWALD	Payment of Invoice 001830	-200.00	-200.00	0.00
08/19/2026	Payment	1359	AUSTIN BERNS	Payment of Invoice 001829	-200.00	-200.00	0.00
08/19/2026	Payment	1360	CARLOS DE LA OSSA	Payment of Invoice 001831	-200.00	-200.00	0.00
08/19/2026	Payment	1361	NICHOLAS J. DISTER	Payment of Invoice 001832	-200.00	-200.00	0.00
08/17/2026	Payment	300212	TECO-TAMPA ELECTRIC	Inv: 072726-79584-ACH	-1,545.39	-1,545.39	0.00
08/21/2026	Payment	1363	RISK MANAGEMENT ASSOCIATES INC	Payment of Invoice 001822	-5,489.00	-5,489.00	0.00
08/28/2026	Payment	1374	INFRAMARK LLC	Payment of Invoice 001828	-3,224.99	-3,224.99	0.00
Total Checks					-560,326.63	-560,326.63	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

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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	1341	RYAN MOTKO	Payment of Invoice 001724	-200.00
08/19/2026	Payment	1362	RYAN MOTKO	Payment of Invoice 001833	-200.00
08/18/2026	Payment	300209	PASCO COUNTY UTILITIES	Inv: 24974695-ACH	-63.99
08/18/2026	Payment	300210	PASCO COUNTY UTILITIES	Inv: 24974702	-2,280.47
08/17/2026	Payment	300211	TECO-TAMPA ELECTRIC	Inv: 081126-16468-ACH	-168.05
08/20/2026	Payment	300213	TECO-TAMPA ELECTRIC	Inv: 081326-81042-ACH	-21.74
08/20/2026	Payment	300214	TECO-TAMPA ELECTRIC	Inv: 081326-20351-ACH	-70.80
08/20/2026	Payment	300215	TECO-TAMPA ELECTRIC	Inv: 081326-58003-ACH	-23.26
08/20/2026	Payment	300216	TECO-TAMPA ELECTRIC	Inv: 081326-92312-ACH	-25.82
08/20/2026	Payment	300217	TECO-TAMPA ELECTRIC	Inv: 081326-56834-ACH	-64.02
08/20/2026	Payment	300218	TECO-TAMPA ELECTRIC	Inv: 081326-97206-ACH	-30.86
08/20/2026	Payment	300219	TECO-TAMPA ELECTRIC	Inv: 081326-58279-ACH	-102.28
08/20/2026	Payment	300220	TECO-TAMPA ELECTRIC	Inv: 081326-37031-ACH	-21.31
08/20/2026	Payment	300221	TECO-TAMPA ELECTRIC	Inv: 081326-56826-ACH	-37.34
08/20/2026	Payment	300222	TECO-TAMPA ELECTRIC	Inv: 081326-89145-ACH	-29.19
08/20/2026	Payment	300223	TECO-TAMPA ELECTRIC	Inv: 081326-16740-ACH	-26.09
08/20/2026	Payment	300224	TECO-TAMPA ELECTRIC	Inv: 081326-17181-ACH	-29.75
08/20/2026	Payment	300225	TECO-TAMPA ELECTRIC	Inv: 081326-19269-ACH	-21.31
08/20/2026	Payment	300226	TECO-TAMPA ELECTRIC	Inv: 081326-27242-ACH	-26.95
08/20/2026	Payment	300227	TECO-TAMPA ELECTRIC	Inv: 081326-97391-ACH	-28.77
08/20/2026	Payment	300228	TECO-TAMPA ELECTRIC	Inv: 081326-35774-ACH	-30.59
08/20/2026	Payment	300229	TECO-TAMPA ELECTRIC	Inv: 081326-50245-ACH	-23.37
08/20/2026	Payment	300230	TECO-TAMPA ELECTRIC	Inv: 081326-47331-ACH	-26.95
08/20/2026	Payment	300231	TECO-TAMPA ELECTRIC	Inv: 081326-74120-ACH	-36.22
08/20/2026	Payment	300232	TECO-TAMPA ELECTRIC	Inv: 081326-84756-ACH	-33.54
08/20/2026	Payment	300233	TECO-TAMPA ELECTRIC	Inv: 081326-87970-ACH	-20.76
08/20/2026	Payment	300234	TECO-TAMPA ELECTRIC	Inv: 081326-89111-ACH	-31.44
08/20/2026	Payment	300235	TECO-TAMPA ELECTRIC	Inv: 081326-25395-ACH	-27.47

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08/20/2026	Payment	300236	TECO-TAMPA ELECTRIC	Inv: 081326-66943-ACH	-60.25
08/20/2026	Payment	300237	TECO-TAMPA ELECTRIC	Inv: 081326-18650-ACH	-73.30
08/25/2026	Payment	300238	TECO-TAMPA ELECTRIC	Inv: 081926-30827-ACH	-2,827.77
08/26/2026	Payment	1364	PASCO COUNTY UTILITIES	Payment of Invoice 001840	-9.17
08/28/2026	Payment	1365	COASTAL FENCE SERVICES	Payment of Invoice 001729	-750.00
08/28/2026	Payment	1366	COASTAL OUTDOOR SERVICES LLC	Payment of Invoice 001803	-1,900.00
08/28/2026	Payment	1367	COASTAL OUTDOOR SERVICES LLC	Payment of Invoice 001815	-29,700.00
08/28/2026	Payment	1368	DOWN TO EARTH	Payment of Invoice 001624	-1,087.49
08/28/2026	Payment	1369	DOWN TO EARTH	Payment of Invoice 001625	-44,000.00
08/28/2026	Payment	1370	DOWN TO EARTH	Payment of Invoice 001622	-861.41
08/28/2026	Payment	1371	DOWN TO EARTH	Payment of Invoice 001689	-641.71
08/28/2026	Payment	1372	DOWN TO EARTH	Payment of Invoice 001701	-18,462.44
08/28/2026	Payment	1373	DOWN TO EARTH	Payment of Invoice 001685	-844.10
08/28/2026	Payment	1375	JUNIPER LANDSCAPING OF FLORIDA LLC	Payment of Invoice 001612	-43,320.00
08/28/2026	Payment	1376	JUNIPER LANDSCAPING OF FLORIDA LLC	Payment of Invoice 001621	-3,600.00
08/28/2026	Payment	1377	JUNIPER LANDSCAPING OF FLORIDA LLC	Payment of Invoice 001700	-8,138.00
08/28/2026	Payment	1378	JUNIPER LANDSCAPING OF FLORIDA LLC	Payment of Invoice 001699	-2,064.66
08/28/2026	Payment	1379	SALVA TREE CUTTING SERVICE	Payment of Invoice 001623	-13,500.00
08/28/2026	Payment	1380	STANTEC CONSULTING	Payment of Invoice 001704	-3,820.00
08/28/2026	Payment	1381	STRALEY ROBIN VERICKER	Payment of Invoice 001723	-5,392.20
08/28/2026	Payment	1382	SITEX AQUATICS LLC	Payment of Invoice 001703	-13,903.97
08/27/2026	Payment	300239	PASCO COUNTY UTILITIES	Inv: 25025366-ACH	-25.25
08/27/2026	Payment	300240	PASCO COUNTY UTILITIES	Inv: 25023336-ACH	-379.76
08/27/2026	Payment	300241	PASCO COUNTY UTILITIES	Inv: 25023403-ACH	-14.14
08/27/2026	Payment	300242	PASCO COUNTY UTILITIES	Inv: 25024716-ACH	-4.04
08/27/2026	Payment	300243	PASCO COUNTY UTILITIES	Inv: 25023327-ACH	-12.12
08/27/2026	Payment	300244	PASCO COUNTY UTILITIES	Inv: 25023329-ACH	-31.31
08/27/2026	Payment	300245	PASCO COUNTY UTILITIES	Inv: 25023672-ACH	-6.06
08/27/2026	Payment	300246	PASCO COUNTY UTILITIES	Inv: 25023673-ACH	-20.20

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Statement No. 08-26 **Statement Date** 08/31/2026

08/27/2026	Payment	300247	PASCO COUNTY UTILITIES	Inv: 25023787-ACH	-555.10
08/27/2026	Payment	300248	PASCO COUNTY UTILITIES	Inv: 25024014-ACH	-8.08
08/27/2026	Payment	300249	PASCO COUNTY UTILITIES	Inv: 25024016-ACH	-16.16
08/27/2026	Payment	300250	PASCO COUNTY UTILITIES	Inv: 25024018-ACH	-76.76
08/27/2026	Payment	300251	PASCO COUNTY UTILITIES	Inv: 25025367-ACH	-13.13
08/27/2026	Payment	300252	PASCO COUNTY UTILITIES	Inv: 25024891-ACH	-443.39
08/27/2026	Payment	300253	PASCO COUNTY UTILITIES	Inv: 25024888	-18.18
08/27/2026	Payment	300254	PASCO COUNTY UTILITIES	Inv: 25025380	-112.11
08/27/2026	Payment	300255	PASCO COUNTY UTILITIES	Inv: 25026242	-367.64
08/27/2026	Payment	300256	PASCO COUNTY UTILITIES	Inv: 25025544	-418.14
08/27/2026	Payment	300257	PASCO COUNTY UTILITIES	Inv: 25023339	-8.08
08/27/2026	Payment	300258	PASCO COUNTY UTILITIES	Inv: 25024646	-377.74
08/27/2026	Payment	300259	PASCO COUNTY UTILITIES	Inv: 25023401	-7.07
08/27/2026	Payment	300260	PASCO COUNTY UTILITIES	Inv: 25023402	-292.90
08/27/2026	Payment	300261	PASCO COUNTY UTILITIES	Inv: 25024011-ACH	-72.72
08/27/2026	Payment	300262	PASCO COUNTY UTILITIES	Inv: 25024012-ACH	-104.03
08/27/2026	Payment	300263	PASCO COUNTY UTILITIES	Inv: 25024013-ACH	-228.26
08/27/2026	Payment	300264	PASCO COUNTY UTILITIES	Inv: 25024017-ACH	-9.09
08/27/2026	Payment	300265	PASCO COUNTY UTILITIES	Inv: 25024015-ACH	-156.55
08/27/2026	Payment	300266	PASCO COUNTY UTILITIES	Inv: 25024644-ACH	-521.16
08/27/2026	Payment	300267	PASCO COUNTY UTILITIES	Inv: 25024645-ACH	-146.45
08/27/2026	Payment	300268	PASCO COUNTY UTILITIES	Inv: 25025171-ACH	-17.17
08/27/2026	Payment	300269	PASCO COUNTY UTILITIES	Inv: 25025552-ACH	-590.85
08/27/2026	Payment	300270	PASCO COUNTY UTILITIES	Inv: 25039446-ACH	-171.70
08/27/2026	Payment	300271	PASCO COUNTY UTILITIES	Inv: 25024642-ACH	-8.08
08/27/2026	Payment	300272	PASCO COUNTY UTILITIES	Inv: 25024682-ACH	-232.30
08/27/2026	Payment	300273	PASCO COUNTY UTILITIES	Inv: 25024718-ACH	-40.40
08/27/2026	Payment	300274	PASCO COUNTY UTILITIES	Inv: 25024023-ACH	-7.07
08/31/2026	Payment	300275	TECO-TAMPA ELECTRIC	Inv: 082526-18668-ACH	-22,208.99

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08/31/2026	Payment	300276	TECO-TAMPA ELECTRIC	Inv: 082526-44216-ACH	-7,016.19
08/31/2026	Payment	300277	TECO-TAMPA ELECTRIC	Inv: 082526-04051-ACH	-2,083.63
08/31/2026	Payment	300278	TECO-TAMPA ELECTRIC	Inv: 082526-93866-ACH	-744.15
08/31/2026	Payment	300279	TECO-TAMPA ELECTRIC	Inv: 082526-40311-ACH	-1,240.25
08/31/2026	Payment	300280	TECO-TAMPA ELECTRIC	Inv: 082526-40329-ACH	-942.60
Total Outstanding Checks					-239,452.34

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(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	1349	08/04/26	DOWN TO EARTH	172579	APRIL 2026-LANDSCAPE MAINTENANCE CONTRACT	Landscape Maintenance - Contract	546300-53908	$19,489.47
001	1349	08/04/26	DOWN TO EARTH	172775	Weekend Trash Removal 04/26	Misc-Contingency	549900-58200	$300.00
001	1349	08/04/26	DOWN TO EARTH	172774	APRIL 2026-IRRIGATION REPAIRS	Irrigation Maintenance & Repairs	546179-53908	$369.12
001	1349	08/04/26	DOWN TO EARTH	173529	MAY 2026-LANDSCAPE CONTRACT	Landscape Maintenance - Contract	546300-53908	$103,173.01
001	1349	08/04/26	DOWN TO EARTH	175988	Landscape Maintenance - Colston 3 Phase 2 Addition 05/26	Landscape Maintenance - Contract	546300-53908	$4,274.63
001	1349	08/04/26	DOWN TO EARTH	177515	Tree & Plant Replacements & Installations 05/26	Landscaping - Plant Replacement Program	546468-53908	$60,684.31
001	1349	08/04/26	DOWN TO EARTH	177148	Landscape Maintenance 06/26	Landscape Maintenance - Contract	546300-53908	$111,722.26
001	1350	08/04/26	INFRAMARK LLC	178494	May 2026-DISTRICT MGMT	ProfServ - Accounting Services	532001-51301	$750.00
001	1350	08/04/26	INFRAMARK LLC	178494	May 2026-DISTRICT MGMT	ProfServ - Administration	531148-51301	$375.00
001	1350	08/04/26	INFRAMARK LLC	178494	May 2026-DISTRICT MGMT	ProfServ - Construction Accounting	531009-51301	$500.00
001	1350	08/04/26	INFRAMARK LLC	178494	May 2026-DISTRICT MGMT	ProfServ - Dissemination Agent/Reporting	531012-51301	$833.34
001	1350	08/04/26	INFRAMARK LLC	178494	May 2026-DISTRICT MGMT	ProfServ - District Management	531150-51301	$2,083.33
001	1350	08/04/26	INFRAMARK LLC	178494	May 2026-DISTRICT MGMT	ProfServ - Field Management	531016-51301	$1,333.33
001	1350	08/04/26	INFRAMARK LLC	178494	May 2026-DISTRICT MGMT	ProfServ - Financial/Revenue Collections	549150-51301	$416.67
001	1350	08/04/26	INFRAMARK LLC	178494	May 2026-DISTRICT MGMT	ProfServ - Recording Secretary	531036-51301	$200.00
001	1350	08/04/26	INFRAMARK LLC	178494	May 2026-DISTRICT MGMT	ProfServ - Rental and Leases	544025-51301	$50.00
001	1350	08/04/26	INFRAMARK LLC	178494	May 2026-DISTRICT MGMT	ProfServ - Technology Data Storage	531020-51301	$50.00
001	1350	08/04/26	INFRAMARK LLC	178494	May 2026-DISTRICT MGMT	ProfServ - Website Admin Services	549936-51301	$100.00
001	1350	08/04/26	INFRAMARK LLC	179232	APRIL 2026-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	$2.22
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - Accounting Services	532001-51301	$750.00
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - Administration	531148-51301	$375.00
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - Construction Accounting	531009-51301	$500.00
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - Dissemination Agent/Reporting	531012-51301	$833.34
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - District Management	531150-51301	$2,083.33
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - Field Management	531016-51301	$5,333.33
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - Field Management	531016-51301	($184.62)
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - Financial/Revenue Collections	549150-51301	$416.67
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - Recording Secretary	531036-51301	$200.00
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - Rental and Leases	544025-51301	$50.00
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - Technology Data Storage	531020-51301	$50.00
001	1350	08/04/26	INFRAMARK LLC	181301	District Management Fees 06/26	ProfServ - Website Admin Services	549936-51301	$100.00
001	1350	08/04/26	INFRAMARK LLC	182478	Postage 05/26	Postage, Phone, Faxes, Copies	541024-51301	$7.40
001	1351	08/04/26	JUNIPER LANDSCAPING OF FLORIDA LLC	394425	MAY 2026-LANDSCAPE MAINTENANCE CONTRACT	Landscape Maintenance - Contract	546300-53908	$8,138.00
001	1351	08/04/26	JUNIPER LANDSCAPING OF FLORIDA LLC	397472	Mowing/Weeding - Morris Bridge Road Buffer 05/26	Landscape Maintenance - Contract	546300-53908	$3,600.00
001	1351	08/04/26	JUNIPER LANDSCAPING OF FLORIDA LLC	400389	Freeze Damaged Plant Replacements 05/26	Landscaping - Plant Replacement Program	546468-53908	$10,667.75
001	1351	08/04/26	JUNIPER LANDSCAPING OF FLORIDA LLC	399414	Landscape Maintenance - Colston Avenue, Phase 1 06/26	Landscape Maintenance - Contract	546300-53908	$8,138.00
001	1351	08/04/26	JUNIPER LANDSCAPING OF FLORIDA LLC	401360	Landscape Maintenance - Morris Bridge Buffer - 06/26	Landscape Maintenance - Contract	546300-53908	$2,064.67
001	1351	08/04/26	JUNIPER LANDSCAPING OF FLORIDA LLC	404354	Landscape Maintenance - Morris Bridge Buffer - 06/26	Landscape Maintenance - Contract	546300-53908	$2,064.66
001	1352	08/04/26	SITEX AQUATICS LLC	11057-B	MAY 2026-AQUATIC MAINTENANCE & TEMPORARY FUEL SURCHARGE	Aquatics - Contract	534067-53908	$13,499.00
001	1352	08/04/26	SITEX AQUATICS LLC	11057-B	MAY 2026-AQUATIC MAINTENANCE & TEMPORARY FUEL SURCHARGE	Misc-Contingency	549900-58200	$404.97
001	1352	08/04/26	SITEX AQUATICS LLC	11177-B	Aquatic Maintenance & Fuel Surcharge 06/26	Aquatics - Contract	534067-53908	$13,499.00
001	1352	08/04/26	SITEX AQUATICS LLC	11177-B	Aquatic Maintenance & Fuel Surcharge 06/26	Misc-Contingency	549900-58200	$404.97
001	1353	08/04/26	STANTEC CONSULTING	2558519	ENGINEERING SERVICES THRU 04/23/26	District Engineer	531147-51301	$437.50
001	1354	08/04/26	STRALEY ROBIN VERICKER	28248	MAR 2026-DISTRICT COUNSEL THRU 03/31/26	District Counsel	531146-51301	$4,590.50
001	1354	08/04/26	STRALEY ROBIN VERICKER	28396	APRIL 2026-DISTRICT LEGAL COUNSEL	District Counsel	531146-51301	$2,338.40
001	1354	08/04/26	STRALEY ROBIN VERICKER	28542	District Counsel 05/26	District Counsel	531146-51301	$5,377.50
001	1355	08/14/26	COASTAL OUTDOOR SERVICES LLC	3593	6 Rolls of Flags (600) 06/26	Misc-Contingency	549900-58200	$120.00
001	1356	08/14/26	COASTAL OUTDOOR SERVICES LLC	3594	Watering Trucks 05/23/26-06/28/26	Misc-Contingency	549900-58200	$90,000.00
001	1357	08/14/26	COASTAL OUTDOOR SERVICES LLC	3639	Watering Trucks 06/09/26	Misc-Contingency	549900-58200	$750.00
001	1358	08/19/26	ANGIE GRUNWALD	AG-081826	BOARD 08/18/2026	Supervisor Fees	511100-51301	$200.00
001	1359	08/19/26	AUSTIN BERNS	AB-081826	BOARD 08/18/2026	Supervisor Fees	511100-51301	$200.00
001	1360	08/19/26	CARLOS DE LA OSSA	CO-081826	BOARD 08/18/2026	Supervisor Fees	511100-51301	$200.00
001	1361	08/19/26	NICHOLAS J. DISTER	ND-081826	BOARD 08/18/2026	Supervisor Fees	511100-51301	$200.00
001	1362	08/19/26	RYAN MOTKO	RM-081826	BOARD 08/18/2026	Supervisor Fees	511100-51301	$200.00
001	1363	08/21/26	RISK MANAGEMENT ASSOCIATES INC	25712140	Policy #PK FL1 0294969 25-01 PGIT - Business Auto & Commercial Property 05/01/26-10/01/26	Property & Casualty Insurance	545009-51301	$5,489.00
001	1364	08/26/26	PASCO COUNTY UTILITIES	25026540	1611 Two Rivers Boulevard - Dog Park 07/10/26-08/04/26	Water/Waste	543021-53150	$9.17
001	1365	08/28/26	COASTAL FENCE SERVICES	143	Street Signs Repairs 07/26	Misc-Contingency	549900-58200	$750.00
001	1366	08/28/26	COASTAL OUTDOOR SERVICES LLC	3764	Watering Trucks 07/14/26-07/16/26	Misc-Contingency	549900-58200	$1,900.00
001	1367	08/28/26	COASTAL OUTDOOR SERVICES LLC	3733	Watering Trucks 06/29/26-07/13/26	Misc-Contingency	549900-58200	$29,700.00
001	1368	08/28/26	DOWN TO EARTH	178650	Blue Daze Replacement 06/26	Landscaping - Plant Replacement Program	546468-53908	$1,087.49
001	1369	08/28/26	DOWN TO EARTH	178649	Mulch Refresh - Two Rivers West Boulevard 06/26	Landscaping - Mulch	546246-53908	$44,000.00
001	1370	08/28/26	DOWN TO EARTH	178697	Landscape Maintenance - Colston Roundabout P1 - 06/26	Landscape Maintenance - Contract	546300-53908	$861.41
001	1371	08/28/26	DOWN TO EARTH	179886	Irrigation Repairs 06/26	Irrigation Maintenance & Repairs	546179-53908	$641.71
001	1372	08/28/26	DOWN TO EARTH	180197	Community Sod Replacement & Top Dressing Phase 1 06/26	Landscaping - Plant Replacement Program	546468-53908	$18,462.44
001	1373	08/28/26	DOWN TO EARTH	179887	Sabal Palm Replacement 06/26	Landscaping - Plant Replacement Program	546468-53908	$844.10
001	1374	08/28/26	INFRAMARK LLC	183762	District Management Fees 07/26	ProfServ - Accounting Services	532001-51301	($750.00)
001	1374	08/28/26	INFRAMARK LLC	183762	District Management Fees 07/26	ProfServ - Administration	531148-51301	$375.00
001	1374	08/28/26	INFRAMARK LLC	183762	District Management Fees 07/26	ProfServ - Construction Accounting	531009-51301	($500.00)
001	1374	08/28/26	INFRAMARK LLC	183762	District Management Fees 07/26	ProfServ - Dissemination Agent/Reporting	531012-51301	$833.32
001	1374	08/28/26	INFRAMARK LLC	183762	District Management Fees 07/26	ProfServ - District Management	531150-51301	($2,083.33)

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 08/01/2026 to 08/31/2026

(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	1374	08/28/26	INFRAMARK LLC	183762	District Management Fees 07/26	ProfServ - Field Management	531016-51301	$5,333.33
001	1374	08/28/26	INFRAMARK LLC	183762	District Management Fees 07/26	ProfServ - Financial/Revenue Collections	549150-51301	$416.67
001	1374	08/28/26	INFRAMARK LLC	183762	District Management Fees 07/26	ProfServ - Recording Secretary	531036-51301	($200.00)
001	1374	08/28/26	INFRAMARK LLC	183762	District Management Fees 07/26	ProfServ - Rental and Leases	544025-51301	($50.00)
001	1374	08/28/26	INFRAMARK LLC	183762	District Management Fees 07/26	ProfServ - Technology Data Storage	531020-51301	($50.00)
001	1374	08/28/26	INFRAMARK LLC	183762	District Management Fees 07/26	ProfServ - Website Admin Services	549936-51301	($100.00)
001	1375	08/28/26	JUNIPER LANDSCAPING OF FLORIDA LLC	402212	Mulch Installation 06/26	Landscaping - Mulch	546246-53908	$43,320.00
001	1376	08/28/26	JUNIPER LANDSCAPING OF FLORIDA LLC	402733	Confederate Jasmine Installation 06/26	Landscaping - Plant Replacement Program	546468-53908	$3,600.00
001	1377	08/28/26	JUNIPER LANDSCAPING OF FLORIDA LLC	405066	Landscape Maintenance - W. Colston Avenue, Phase 1 - 07/26	Landscape Maintenance - Contract	546300-53908	$8,138.00
001	1378	08/28/26	JUNIPER LANDSCAPING OF FLORIDA LLC	405067	Landscape Maintenance - Morris Bridge Buffer - 07/26	Landscape Maintenance - Contract	546300-53908	$2,064.66
001	1379	08/28/26	SALVA TREE CUTTING SERVICE	1057	Turf Replacement 06/26	Landscape Maintenance - Contract	546300-53908	$13,500.00
001	1380	08/28/26	STANTEC CONSULTING	2585003	General Engineering Services Through 06/12/2026	District Engineer	531147-51301	$3,820.00
001	1381	08/28/26	STRALEY ROBIN VERICKER	28681	Legal Counsel 06/26	District Counsel	531146-51301	$5,392.20
001	1382	08/28/26	SITEX AQUATICS LLC	11289-B	Monthly Lake Maintenance - 129 Waterways & Temporary Fuel Surcharge 07/26	Aquatics - Contract	534067-53908	$13,499.00
001	1382	08/28/26	SITEX AQUATICS LLC	11289-B	Monthly Lake Maintenance - 129 Waterways & Temporary Fuel Surcharge 07/26	Misc-Contingency	549900-58200	$404.97
001	300209	08/18/26	PASCO COUNTY UTILITIES	24974695-ACH	2772 Wise River Lane 06/25/26-07/28/26	Water/Waste	543021-53150	$63.99
001	300210	08/18/26	PASCO COUNTY UTILITIES	24974702	0 State Road 56 & Two Rivers Hydrant Blvd 06/25/26-07/28/26	Water/Waste	543021-53150	$2,280.47
001	300211	08/17/26	TECO-TAMPA ELECTRIC	081126-16468-ACH	2762 Wise River Lane, Entry 07/08/26-08/05/26	Electric Utility Services	543006-53150	$168.05
001	300212	08/17/26	TECO-TAMPA ELECTRIC	072726-79584-ACH	Colston Rd/Two Rivers Blvd - Streetlights 06/20/26-07/21/26	Electric Utility Services	543006-53150	$1,545.39
001	300213	08/20/26	TECO-TAMPA ELECTRIC	081326-81042-ACH	36474 Colston Avenue 07/10/26-08/07/26	Electric Utility Services	543006-53150	$21.74
001	300214	08/20/26	TECO-TAMPA ELECTRIC	081326-20351-ACH	1910 Webbstone Way, Gate 07/10/26-08/07/26	Electric Utility Services	543006-53150	$70.80
001	300215	08/20/26	TECO-TAMPA ELECTRIC	081326-58003-ACH	35037 Big Hawk Drive, B 07/10/26-08/07/26	Electric Utility Services	543006-53150	$23.26
001	300216	08/20/26	TECO-TAMPA ELECTRIC	081326-92312-ACH	1841 Arching Drive 07/10/26-08/07/26	Electric Utility Services	543006-53150	$25.82
001	300217	08/20/26	TECO-TAMPA ELECTRIC	081326-56834-ACH	35037 Big Hawk Drive 07/10/26-08/08/26	Electric Utility Services	543006-53150	$64.02
001	300218	08/20/26	TECO-TAMPA ELECTRIC	081326-97206-ACH	1861 Drummond Point, Mail Kiosk 07/10/26-08/07/26	Electric Utility Services	543006-53150	$30.86
001	300219	08/20/26	TECO-TAMPA ELECTRIC	081326-58279-ACH	34707 Shorthorn Drive 07/10/26-08/07/26	Electric Utility Services	543006-53150	$102.28
001	300220	08/20/26	TECO-TAMPA ELECTRIC	081326-37031-ACH	34583 Rangewood Drive 07/10/26-08/07/26	Electric Utility Services	543006-53150	$21.31
001	300221	08/20/26	TECO-TAMPA ELECTRIC	081326-56826-ACH	2113 N. Drummond Point 07/10/26-08/07/26	Electric Utility Services	543006-53150	$37.34
001	300222	08/20/26	TECO-TAMPA ELECTRIC	081326-89145-ACH	1756 Valier Point 07/10/26-08/07/26	Electric Utility Services	543006-53150	$29.19
001	300223	08/20/26	TECO-TAMPA ELECTRIC	081326-16740-ACH	36312 Colston Avenue 07/10/26-08/07/26	Electric Utility Services	543006-53150	$26.09
001	300224	08/20/26	TECO-TAMPA ELECTRIC	081326-17181-ACH	2306 Morris Bridge Road 07/10/26-08/07/26	Electric Utility Services	543006-53150	$29.75
001	300225	08/20/26	TECO-TAMPA ELECTRIC	081326-19269-ACH	1552 Two Rivers Boulevard 07/10/26-08/07/26	Electric Utility Services	543006-53150	$21.31
001	300226	08/20/26	TECO-TAMPA ELECTRIC	081326-27242-ACH	1900 Alcove Place 07/10/26-08/07/26	Electric Utility Services	543006-53150	$26.95
001	300227	08/20/26	TECO-TAMPA ELECTRIC	081326-97391-ACH	2047 Two Rivers Boulevard 07/10/26-08/07/26	Electric Utility Services	543006-53150	$28.77
001	300228	08/20/26	TECO-TAMPA ELECTRIC	081326-35774-ACH	2483 Suttonset Trail 07/10/26-08/07/26	Electric Utility Services	543006-53150	$30.59
001	300229	08/20/26	TECO-TAMPA ELECTRIC	081326-50245-ACH	35191 Colstrip Trail, Mail Kiosk 07/10/26-08/07/26	Electric Utility Services	543006-53150	$23.37
001	300230	08/20/26	TECO-TAMPA ELECTRIC	081326-47331-ACH	34706 Colston Avenue 07/10/26-08/07/26	Electric Utility Services	543006-53150	$26.95
001	300231	08/20/26	TECO-TAMPA ELECTRIC	081326-74120-ACH	1745 Fallon Pass 07/10/26-08/07/26	Electric Utility Services	543006-53150	$36.22
001	300232	08/20/26	TECO-TAMPA ELECTRIC	081326-84756-ACH	35644 Big Hawk Drive, MP 07/10/26-08/07/26	Electric Utility Services	543006-53150	$33.54
001	300233	08/20/26	TECO-TAMPA ELECTRIC	081326-87970-ACH	1664 N. Morris Bridge Road 07/10/26-08/07/26	Electric Utility Services	543006-53150	$20.76
001	300234	08/20/26	TECO-TAMPA ELECTRIC	081326-89111-ACH	35889 Stableton Lane 07/10/26-08/07/26	Electric Utility Services	543006-53150	$31.44
001	300235	08/20/26	TECO-TAMPA ELECTRIC	081326-25395-ACH	2429 Wise River Lane 07/10/26-08/08/26	Electric Utility Services	543006-53150	$27.47
001	300236	08/20/26	TECO-TAMPA ELECTRIC	081326-66943-ACH	1828 Trailhead Lane 07/10/26-08/07/26	Electric Utility Services	543006-53150	$60.25
001	300237	08/20/26	TECO-TAMPA ELECTRIC	081326-18650-ACH	2137 Wise River Lane, Entry 07/10/26-08/07/26	Electric Utility Services	543006-53150	$73.30
001	300238	08/25/26	TECO-TAMPA ELECTRIC	081926-30827-ACH	Colston Avenue/Trailhead Lane, TwoRvrPhD4 - Lighting - 07/16/26-08/13/26	Electric Utility Services	543006-53150	$2,827.77
001	300239	08/27/26	PASCO COUNTY UTILITIES	25025366-ACH	1508 Suttonset Trail, 1 Inch Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$25.25
001	300240	08/27/26	PASCO COUNTY UTILITIES	25023336-ACH	Two Rivers & Big Hawk 07/06/26-08/04/26	Water/Waste	543021-53150	$379.76
001	300241	08/27/26	PASCO COUNTY UTILITIES	25023403-ACH	0 Bright Moon Trail 1 Inch Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$14.14
001	300242	08/27/26	PASCO COUNTY UTILITIES	25024716-ACH	1828 Trailhead Lane, Reclaim Meter 1 Inch 07/06/26-08/04/26	Water/Waste	543021-53150	$4.04
001	300243	08/27/26	PASCO COUNTY UTILITIES	25023327-ACH	2396 Wise River Lane, Reclaim 1.5 Inch #1 07/06/26-08/04/26	Water/Waste	543021-53150	$12.12
001	300244	08/27/26	PASCO COUNTY UTILITIES	25023329-ACH	2707 Wise River Lane, Reclaim 2 Inch #1 07/06/26-08/04/26	Water/Waste	543021-53150	$31.31
001	300245	08/27/26	PASCO COUNTY UTILITIES	25023672-ACH	Colstrip Trail, Reclaim Meter E 07/06/26-08/04/26	Water/Waste	543021-53150	$6.06
001	300246	08/27/26	PASCO COUNTY UTILITIES	25023673-ACH	35183 Colstrip Trail, Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$20.20
001	300247	08/27/26	PASCO COUNTY UTILITIES	25023787-ACH	Shorthorn Drive & Two Rivers Boulevard, Reclaim #2 07/27/26-08/04/26	Deposits - Water	156110-53150	$481.00
001	300247	08/27/26	PASCO COUNTY UTILITIES	25023787-ACH	Shorthorn Drive & Two Rivers Boulevard, Reclaim #2 07/27/26-08/04/26	Water/Waste	543021-53150	$64.00
001	300247	08/27/26	PASCO COUNTY UTILITIES	25023787-ACH	Shorthorn Drive & Two Rivers Boulevard, Reclaim #2 07/27/26-08/04/26	Water/Waste	543021-53150	$10.10
001	300248	08/27/26	PASCO COUNTY UTILITIES	25024014-ACH	35039 Big Hawk Drive, 1 Inch Reclaim RM-A 07/27/26-08/04/26	Water/Waste	543021-53150	$8.08
001	300249	08/27/26	PASCO COUNTY UTILITIES	25024016-ACH	34501 Colston Avenue 07/06/26-08/04/26	Water/Waste	543021-53150	$16.16
001	300250	08/27/26	PASCO COUNTY UTILITIES	25024018-ACH	2124 Wise River Lane, 2 Inch Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$76.76
001	300251	08/27/26	PASCO COUNTY UTILITIES	25025367-ACH	1873 Drummond Point Point 1 Inch Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$13.13
001	300252	08/27/26	PASCO COUNTY UTILITIES	25024891-ACH	Lowery Trail Reclaim 2 Common Area 07/06/26-08/04/26	Water/Waste	543021-53150	$443.39
001	300253	08/27/26	PASCO COUNTY UTILITIES	25024888	Dalewood Point Reclaim - Common Area 07/06/26-08/04/26	Water/Waste	543021-53150	$18.18
001	300254	08/27/26	PASCO COUNTY UTILITIES	25025380	36442 Hillridge Trail POC E 07/06/26-08/04/26	Water/Waste	543021-53150	$112.11
001	300255	08/27/26	PASCO COUNTY UTILITIES	25026242	36730 Colston Avenue 07/06/26-08/04/26	Water/Waste	543021-53150	$367.64
001	300256	08/27/26	PASCO COUNTY UTILITIES	25025544	34153 Grande Dominion Drive 07/06/26-08/04/26	Water/Waste	543021-53150	$418.14
001	300257	08/27/26	PASCO COUNTY UTILITIES	25023339	35362 Colston Avenue Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$8.08
001	300258	08/27/26	PASCO COUNTY UTILITIES	25024646	34584 Shorthorn Drive - RM-E Reclaim 1-1/2 Inch 07/06/26-08/04/26	Water/Waste	543021-53150	$377.74
001	300259	08/27/26	PASCO COUNTY UTILITIES	25023401	1659 Drummond Point Reclaim Meter 1 - 1 Inch 07/06/26-08/04/26	Water/Waste	543021-53150	$7.07
001	300260	08/27/26	PASCO COUNTY UTILITIES	25023402	34496 Colston Avenue 2 Inch Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$292.90
001	300261	08/27/26	PASCO COUNTY UTILITIES	25024011-ACH	35017 Big Hawk Drive 1.5 Inch Reclaim RM-I 07/06/26-08/04/26	Water/Waste	543021-53150	$72.72
001	300262	08/27/26	PASCO COUNTY UTILITIES	25024012-ACH	1841 Arching Branch RM-C-1.5 Inch Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$104.03
001	300263	08/27/26	PASCO COUNTY UTILITIES	25024013-ACH	2221 Two Rivers Boulevard 07/06/26-08/04/26	Water/Waste	543021-53150	$228.26

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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For the Period from 08/01/2026 to 08/31/2026

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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300264	08/27/26	PASCO COUNTY UTILITIES	25024017-ACH	34492 Colston Avenue 2 Inch Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$9.09
001	300265	08/27/26	PASCO COUNTY UTILITIES	25024015-ACH	2281 Two Rivers Boulevard 07/06/26-08/04/26	Water/Waste	543021-53150	$156.55
001	300266	08/27/26	PASCO COUNTY UTILITIES	25024644-ACH	34592 Shortthorn Drive - RM-A 2 Inch Meter 07/06/26-08/04/26	Water/Waste	543021-53150	$521.16
001	300267	08/27/26	PASCO COUNTY UTILITIES	25024645-ACH	34583 Shorthorn - RM-D 2 Inch Drive 07/06/26-08/04/26	Water/Waste	543021-53150	$146.45
001	300268	08/27/26	PASCO COUNTY UTILITIES	25025171-ACH	2023 Drummond Point 1 Inch Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$17.17
001	300269	08/27/26	PASCO COUNTY UTILITIES	25025552-ACH	1912 Two Rivers Boulevard 07/06/26-08/04/26	Water/Waste	543021-53150	$590.85
001	300270	08/27/26	PASCO COUNTY UTILITIES	25039446-ACH	Drummond and Colston 07/06/26-08/06/26	Water/Waste	543021-53150	$171.70
001	300271	08/27/26	PASCO COUNTY UTILITIES	25024642-ACH	1539 Roarke Trail RM-F 1-Inch Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$8.08
001	300272	08/27/26	PASCO COUNTY UTILITIES	25024682-ACH	35094 Blaine Pass - RM-G Reclaim-1.5 Inch 07/06/26-08/04/26	Water/Waste	543021-53150	$232.30
001	300273	08/27/26	PASCO COUNTY UTILITIES	25024718-ACH	Emberview Drive & Trailhead Lane Reclaim Meter 1.5 07/06/26-08/04/26	Water/Waste	543021-53150	$40.40
001	300274	08/27/26	PASCO COUNTY UTILITIES	25024023-ACH	35888 Stableton Lane 2 Inch Reclaim 07/06/26-08/04/26	Water/Waste	543021-53150	$7.07
001	300275	08/31/26	TECO-TAMPA ELECTRIC	082526-18668-ACH	Wise River Lane Streetlights 07/22/26-08/19/26	Electric Utility Services	543006-53150	$22,208.99
001	300276	08/31/26	TECO-TAMPA ELECTRIC	082526-44216-ACH	Two Rivers West Roadway Ph4, Ph5 Streetlights 07/22/26-08/19/26	Electric Utility Services	543006-53150	$7,016.19
001	300277	08/31/26	TECO-TAMPA ELECTRIC	082526-04051-ACH	Two Rivers West Ph D11 Streetlights 07/22/26-08/19/26	Electric Utility Services	543006-53150	$2,083.63
001	300278	08/31/26	TECO-TAMPA ELECTRIC	082526-93866-ACH	Two Rivers West Ph D9 Streetlights 07/22/26-08/19/26	Electric Utility Services	543006-53150	$744.15
001	300279	08/31/26	TECO-TAMPA ELECTRIC	082526-40311-ACH	Two Rivers West Ph D6 Streetlights 07/22/26-08/19/26	Electric Utility Services	543006-53150	$1,240.25
001	300280	08/31/26	TECO-TAMPA ELECTRIC	082526-40329-ACH	Two Rivers West Ph D10 Streetlights 07/22/26-08/19/26	Electric Utility Services	543006-53150	$942.60
							Fund Total	**$732,583.25**

Total Checks Paid	**$732,583.25**

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Landscape Maintenance Agreement

Attn: **Two Rivers West**
35142 Colston Ave,
Zephyrhills, FL 33541

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

Two Rivers West – 4A

Landscape Maintenance Summary

Lawncare Maintenance		**$ 35,768.16**	**Annually**
Irrigation Inspection		**$ 2,912.00**	**Annually**
Fertilization & Pest Control		**$ 10,489.51**	**Annually**

Total Annual Fee	**$ 49,169.67**
Total Monthly Fee	**$ 4,097.47**

Contract Start Date: ______________ **Contract End Date:** _____________

Two Rivers West

Name Carlos de La Ossa

Title Chair

Signed by:
Carlos de La Ossa
6C0CB251E795481...

Signature **Date**

Down To Earth

Name Will Dutton

Title Regional Operations Leader

Signed by:
Will Dutton
71A94429DB03491...

Signature **Date**

Terms and Conditions governing this agreement are at www.dtelandscape.com/terms-and-conditions. Updated 03.09.26

Scope Calendar

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

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

Service Area

4A: Newly installed landscaping located between sidewalk and Two Rivers Blvd

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road ▪ Suite 301
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 12, 2026

To Board of Supervisors
Two Rivers West Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Two Rivers West Community Development District, Pasco County, Florida ("the District") for the fiscal year ended September 30, 2026. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Two Rivers West Community Development District as of and for the fiscal year ended September 30, 2026. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2026 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1) Management's Discussion and Analysis

2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

We will also issue a management letter as required by Chapter 10.550, Rules of the Auditor General of the State of Florida. As part of our audit, we will apply financial condition assessment procedures pursuant to Section 218.39(5), Florida Statutes, and Rule 10.556(8), Rules of the Auditor General, and will report, as applicable, whether the District met any of the conditions described in Section 218.503(1), Florida Statutes.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards.*

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance, and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed $8,200 for the September 30, 2026 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2025 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Two Rivers West Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates

Antonio J. Grau

RESPONSE:

Signed by:

This letter correctly sets forth the understanding of Two Rivers West Community Development District.

By: Carlos de la Ossa

CC0CB251E795481...

Title: Chair

Date: 8/20/2026

FICPA
Florida Institute of Certified Public Accountants

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

November 18, 2025

Antonio Grau
Grau & Associates
1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431-4403

Dear Antonio Grau:

It is my pleasure to notify you that on November 18, 2025, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2028. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee
paul@ficpa.org
850.224.2727, x5957

cc: Daniel Hevia, David Caplivski

Firm Number: 900004390114 Review Number: 616829

119 S Monroe Street, Suite 121 | Tallahassee, FL 32301 | 850.224.2727, in Florida | www.ficpa.org

INSTR# 2026150105 OR BK 11473 PG 3101 Page 1 of 3
06/11/2026 10:42 AM Rcpt 2990215 Rec: 27.00 DS 0.70 IT: 0.00
Nikki Alvarez-Sowles, Esq., Pasco County Clerk & Comptroller

Consideration: $10.00
Documentary Stamp Tax: $0.70

Prepared by and
when recorded return to:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 20th day of April, 2026 by **TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantor**"), whose address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, in favor of **EPC TWO RIVERS QOZP, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 111 S. Armenia Avenue, Tampa, Florida 33609

WITNESSETH, that Grantor, for and in consideration of the sum of **Ten and 00/100** Dollars ($10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Pasco County, Florida ("**Property**"):

See **EXHIBIT "A"** attached hereto and incorporated herein by this reference

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2026 and subsequent years; (b) zoning and other governmental regulations, (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

Name: Brittney Campo
Address: 2005 Pan Am Circle Tampa FL 33607

Name: Annalisa Hudson
Address: 110 . Armenia Ave.
Tampa, FL 33609

TWO RIVERS WEST COMMUNITY DEVELOPMENT DISTRICT

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

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on July 28th, 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 ______________________ as identification.

Notary Public Signature

Notary Stamp

ANGIE GRUNWALD
Notary Public - State of Florida
Commission # HH 334692
My Comm. Expires Nov 21, 2026
Bonded through National Notary Assn.

49074675-0286, v. 1

Exhibit "A"

Description Sketch

(Not A Survey)

DESCRIPTION: (by Geopoint Surveying, Inc.)

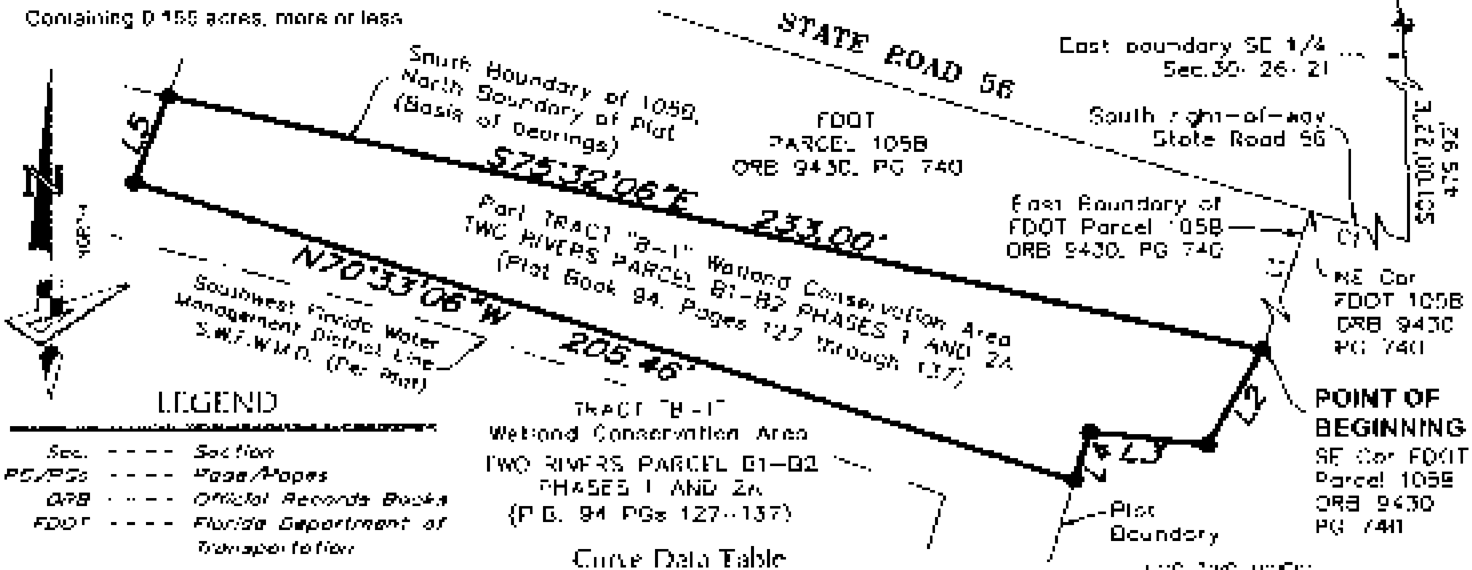
Part of TRACT "B-1", TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94, Pages 127 through 137, of the Public Records of Pasco County, Florida, lying in Section 30, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 30, run thence, along the East boundary of the Southeast 1/4 of said Section 30, S.03°09'22"E., a distance of 479.92 feet to the South right-of-way line of State Road 56; thence, departing said East boundary of said Section 30, along said South right-of-way line Westerly, 264.82 feet along the arc of a non-tangent curve to the right having a radius of 5854.58 feet and a central angle of 02°35'30" (chord bearing N.73°16'21"W., 264.80 feet) to the Northeast corner of FDOT Parcel 105B, as recorded in Official Records Book 9430, Page 740, of said Public Records of Pasco County, Florida; thence departing said South right-of-way line and along the East boundary of said FDOT Parcel 105B, S.18°22'31"W., a distance of 265.16 feet to the Southeast corner of said FDOT Parcel 105B, also being a point on the North boundary of said Plat, for the **POINT OF BEGINNING**; thence along Plat boundary the following three courses: 1) S.27°30'09"W., a distance of 24.54 feet, 2) N.62°54'52"W., a distance of 24.52 feet, 3) S.15°46'49"W., a distance of 11.48 feet; thence departing said Plat boundary N.70°33'06"W., a distance of 205.46 feet; thence N.19°26'54"E., a distance of 20.77 feet to said North Plat boundary and the South boundary of said FDOT Parcel 105B, thence along said boundary, S.75°32'06"E., a distance of 233.00 feet to the **POINT OF BEGINNING**.

Containing 0.155 acres, more or less.

Line Data Table

No	Bearing	Length
L1	S18°22'31"W	265.16'
L2	S27°30'09"W	24.54'
L3	N62°54'52"W	24.52'
L4	S15°46'49"W	11.48'
L5	N19°26'54"E	20.77'



LEGEND

Sec.	Section
PG/PGs	Page/Pages
ORB	Official Records Books
FDOT	Florida Department of Transportation

0 20 40
1" = 40'

Curve Data Table

No	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	5854.58'	264.82'	2°35'30"	N73°16'21"W	264.80'

SURVEYOR'S NOTES:

1) I do hereby certify that this Description Sketch was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes.
2) This Description Sketch is valid only with a Signature and Original Seal in hard copy form, or a Digital Seal in electronic form, pursuant to Rules 5J-17.062 and 5J-17.062, Section 472.027 of the Florida Statutes.
3) Bearings shown hereon are based on the North Boundary of Plat TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, Pasco County, Florida, having a Grid bearing of S.75°32'06"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

Digitally signed by John Weigle
Date: 2026.06.29 13:11:51-04'00'

John D. Weigle LS5248

JOB #: 171331-F22-FPG-122.01
DRAWN: DMM DATE: 06/26/2026 CHECKED: JDW
Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
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www.GeoPointSurvey.com
Licensed Business No. LB 7768
GeoPoint
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266

SHEET: 01 of 01

This instrument was prepared by:
John M. Vericker, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, Florida 33606

First Amendment to the Two Rivers West Community Development District Infrastructure Cost Sharing Agreement

This First Amendment to the Two Rivers West Community Development District Infrastructure Cost Sharing Agreement ("**Amendment**") is entered into as of July 21, 2026, by and between the **Two Rivers West Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**") and **EPG Two Rivers QOZP, LLC**, a Florida limited liability company (the "**Owner**").

Background Information:

The District entered into the Two Rivers West Community Development District Infrastructure Cost Sharing Agreement with the Owner as of August 5, 2025 (the "**Agreement**"). Subsequently, the Owner acquired additional property adjacent and contiguous to the Commercial Parcel that is currently located within the boundaries of the District as described in **Exhibit "A"** ("**Additional Parcel**") attached hereto and incorporated herein by reference. The District and the Owner desire to amend the Agreement to include the Additional Parcel as part of the Commercial Parcel and confirm that no additional costs shall be assessed on the Additional Parcel. Unless otherwise defined herein, all capitalized terms in this Amendment shall have the meanings ascribed to them in the Agreement.

Operative Provisions:

1. **Commercial Parcel**. The Additional Parcel shall be included as part of the Commercial Parcel that is owned by Owner.

2. **Cost Sharing on Additional Parcel**. The parties acknowledge and agree that the inclusion of the Additional Parcel creates no additional benefit received from the Stormwater Pond and the Roadway and therefore there shall be no adjustment in the amount of EAUs assessed to the Commercial Parcel due to inclusion of the Additional Parcel. The cost sharing provided for in the Agreement and this Amendment shall be in lieu of any operations and maintenance assessments that could be assessed against the Additional Parcel.

3. **Change in Ownership**. Subsequent to entering into the Agreement, EPG-TWO Rivers, LLC transferred all of its ownership in the Commercial Parcel to EPG Two Rivers QOZP, LLC. Having no interest in the Commercial Parcel, EPG-TWO Rivers, LLC is hereby removed as a party to the Agreement

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

Witnesses

[illegible]

Name: [illegible]

Address: 2005 Pan Am

Circle, Tampa FL 33607

[illegible]

Name: [illegible]

Address: 111 S Armenia Ave

Tampa, FL 33609

Two Rivers West Community Development District

[illegible]

Carlos de la Ossa

Chair of the Board of Supervisors

STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on [illegible], 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 ____________________ as identification.

[illegible]

Notary Public Signature

Notary Stamp

ANGIE GRUNWALD
Notary Public - State of Florida
Commission # HH [illegible]
My Comm. Expires Nov 21, 2026
Bonded through National Notary Assn.

4908-1290-3450, v. 1

Witnesses

Brittney Carpio
Name: Brittney Carpio
Address: 2005 Ram Am Circle Tampa FL 33607

Carlos de la Osa
Name: Carlos de la Ossa
Address: 111 S. Armenia Ave Tampa, FL 33609

EPG Two Rivers QOZP, LLC, a Florida limited liability company

By: **Eisenhower Management, Inc.** a Florida corporation Its Manager

By: ______________________
Nicholas J. Dister
Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on Aug 4th, 2026 by Nicholas J. Dister as Vice President of Eisenhower Management, Inc., a Florida corporation, as Manager of EPG Two Rivers QOZP, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced __________________ as identification.

____
Notary Public Signature

____
Notary Stamp

ANGIE GRUNWALD
Notary Public - State of Florida
Commission # HH 334693
My Comm. Expires Nov 21, 2026
Bonded through National Notary Assn.

4908-1236-3450, v. 1

Exhibit "A"

Description Sketch

(Not A Survey)

DESCRIPTION: (by Geopoint Surveying, Inc.)

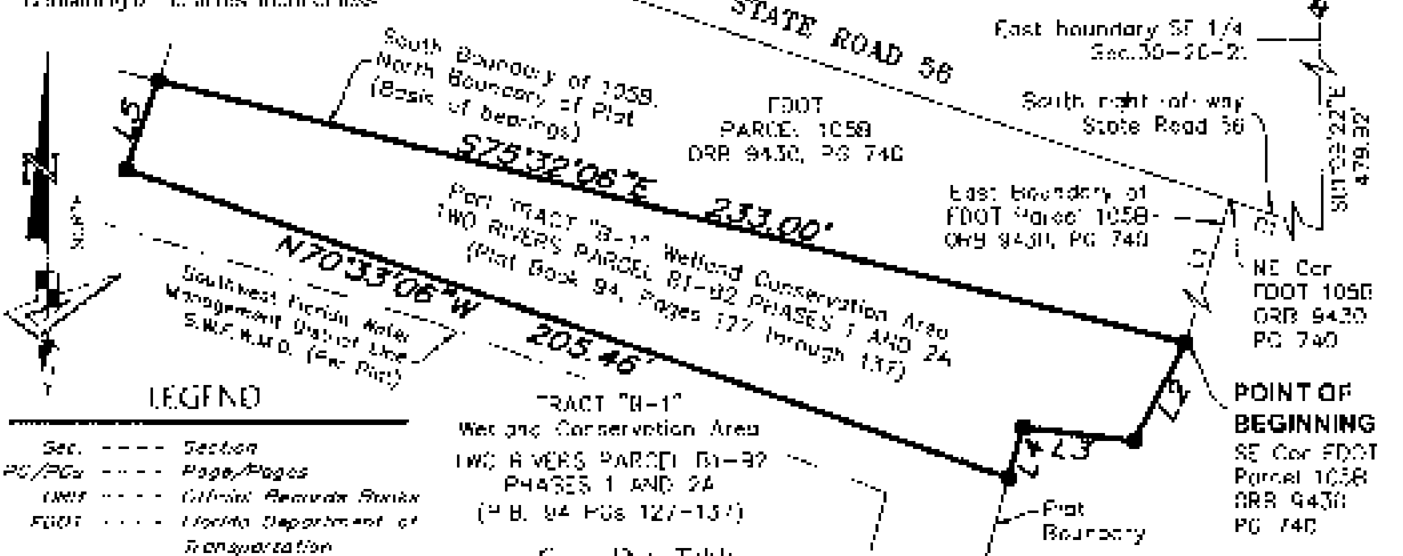
Part of TRACT "B-1", TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, as recorded in Plat Book 94 Pages 127 through 137, of the Public Records of Pasco County, Florida, lying in Section 30, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 30, run thence, along the East boundary of the Southeast 1/4 of said Section 30, S.01°09'22"E., a distance of 479.92 feet to the South right-of-way line of State Road 56, thence, departing said East boundary of said Section 30, along said South right-of-way line Westerly, 264.82 feet along the arc of a non-tangent curve to the right having a radius of 5854.56 feet and a central angle of 02°35'30" (chord bearing N.73°15'21"W., 264.80 feet) to the Northeast corner of FDOT Parcel 105B, as recorded in Official Records Book 9430, Page 740, of said Public Records of Pasco County, Florida, thence departing said South right-of-way line and along the East boundary of said FDOT Parcel 105B, S.18°22'31"W., a distance of 265.19 feet to the Southeast corner of said FDOT Parcel 105B also being a point on the North boundary of said Plat, for the **POINT OF BEGINNING**, thence along Plat boundary the following three courses: 1) S.27°30'09"W., a distance of 24.54 feet, 2) N.82°54'52"W., a distance of 24.52 feet, 3) S.15°46'49"W., a distance of 11.48 feet; thence departing said Plat boundary, N.70°33'06"W., a distance of 205.46 feet; thence N.19°26'54"E., a distance of 20.77 feet to said North Plat boundary and the South boundary of said FDOT Parcel 105B, thence along said boundary, S.75°32'06"E., a distance of 233.00 feet to the **POINT OF BEGINNING**.

Containing 0.155 acres, more or less.

Line Data Table

No.	Bearing	Length
L1	S18°22'31"W	265.19'
L2	S27°30'09"W	24.54'
L3	N82°54'52"W	24.52'
L4	S15°46'49"W	11.48'
L5	N19°26'54"E	20.77'



0 20 40

1" = 40'

EPG TWO RIVERS CORP LLC (ORB 11255, PG 1325)

Curve Data Table

No	Radius	Arc	Central Angle	Chord Bearing	Chord Distance
C1	5854.56'	264.82'	2°35'30"	N73°15'21"W	264.80'

SURVEYOR'S NOTES:

1) I do hereby certify that this Description Sketch was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 5J-17.051, 5J-17.052, and 5J-17.050, Florida Administrative Code, pursuant to section 472.027 of the Florida Statutes.

2) This Description Sketch is valid only with a Signature and Original Seal, in hard copy form, or a Digital Seal in electronic form, pursuant to Rules 5J-17.060 and 5J-17.062, Section 472.077 of the Florida Statutes.

3) Bearings shown hereon are based on the North Boundary of Plat TWO RIVERS PARCEL B1-B2 PHASES 1 AND 2A, Pasco County, Florida, having a Grid bearing of S.75°32'06"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the East Zone of Florida.

Digitally signed by John Weigle
Date: 2026.06.29 13:11:51-04'00'

John D. Weigle LS6246

JOB #: 17-131-193-EPG.199.01

DRAWN: DMM DATE 06/26/2026 CHECKED: JDW

Prepared For: Eisenhower Property Group

Revisions

DATE	DESCRIPTION	DRAWN
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213 Hobbs Street
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Phone (813) 248-8888
Fax (813) 248-2266

SHEET: 01 of 01

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

Estimate: #155840

Customer Address	**Billing Address**	**Physical Job Address**
Kristee Cole 210 North University Drive Suite 702 Coral Springs, Florida 33071 kristee.cole@inframark.com	Kristee Cole 210 North University Drive Suite 702 Coral Springs, FL 33071	Two Rivers West 35072 Big Hawk Drive Zephyrhills, FL 33541

Job	**Estimated Job Start Date**	**Proposed By**	**Due Date**
Two Rivers Blvd Plant Replacements	August 24, 2026	Jason Combee	August 20, 2026

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$3,250.00
Confederate Jasmine - 3 Gallon	3 Gallon Plant	300	$15.75	$4,725.00
Azalea - Fashion - 3 Gallon	3 Gallon Plant	120	$18.50	$2,220.00
Azalea - Formosa - 3 Gallon	3 Gallon Plant	80	$20.07	$1,605.60
Muhly Grass - Pink - 3 Gallon	3 Gallon Plant	70	$15.75	$1,102.50
Sand Cordgrass - 3 Gallon	3 Gallon Plant	30	$18.74	$562.20
Viburnum Obovatum - Walters Viburnum - Ms. Shillers - 7 Gallon	7 Gallon Plant	60	$55.88	$3,352.80
Viburnum Obovatum - Walters Viburnum - 3 Gallon	3 Gallon Plant	70	$18.74	$1,311.80
Iris - Apostle - 3 Gallon	3 Gallon Plant	20	$30.75	$615.00
Coontie Palm - 3 Gallon	3 Gallon Plant	30	$28.76	$862.80
Blue Daze - 3 Gallon	3 Gallon Plant	25	$20.07	$501.75
Simpson's Stopper - 7 Gallon	7 Gallon Plant	3	$60.87	$182.61
Crinum Lily - Queen Emma - 7 Gallon	7 Gallon Plant	6	$70.00	$420.00
Fakahatchee Grass - Dwarf - 3 Gallon	3 Gallon Plant	20	$18.74	$374.80
Firebush - 3 Gallon	3 Gallon Plant	65	$18.74	$1,218.10
Cocoa Mulch - Per Cubic Yard	Cubic Yard	30	$55.00	$1,650.00

Subtotal	**$23,954.96**
Estimated Tax	$0.00
Job Total	**$23,954.96**

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

This proposal is to remove and replace declining plant material throughout Two Rivers Blvd north and south of the Colston roundabout. Price includes materials, labor, and dump fees.

Scope of Work:

Remove and replace declining plant material 1 for 1.

Adjust Irrigation as needed.

Touch up mulch when finished.

Proposed By:

Jason Combee
Down to Earth

08/30/2026
Date

Agreed & Accepted By:

Signed by:
Carlos de la Ossa
CC0CB251E795481...
Two Rivers West

9/1/2026
Date

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

Two Rivers West

Field Inspection Report - August 2026

Monday, August 31, 2026

Prepared For Board of Supervisors

13 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 Community

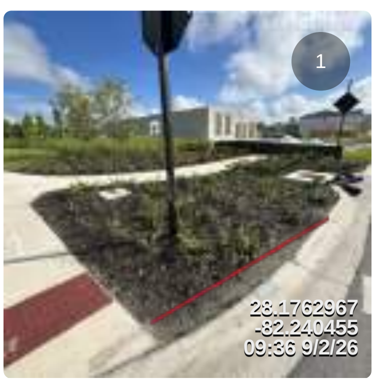
Assigned To: Sperber Landscape

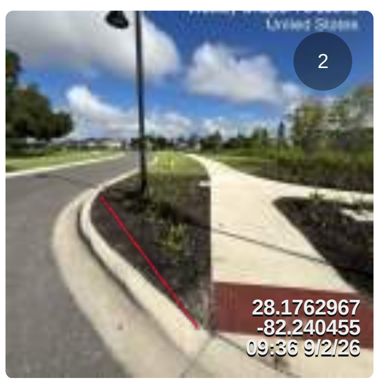
Vehicle Traffic & Landscape Protection

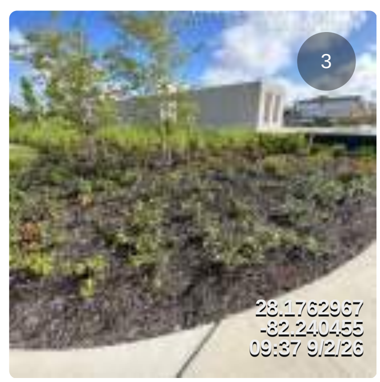
* Vehicle traffic continues to drive over the curb and into the landscape areas, creating an ongoing risk of damage to plant material.
* At this time, do not replace plants in these affected areas, as there is currently no protection in place to prevent vehicles from damaging replacement plant material.
* A solution should be considered before additional plant replacements are installed.

Pruning & Weed Control

* During the next pruning cycle, inspections should be closely monitored for proper detailing and plant separation.
* Pull all cross-mingled weeds growing within and through plant material to maintain a clean, groomed appearance.
* Continue consistent weed control along the shell path, including removal of grass and weeds encroaching into the path.







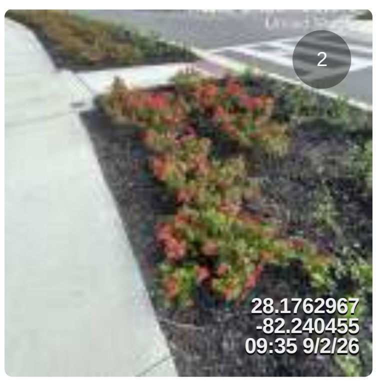
Completed on 9/8/26

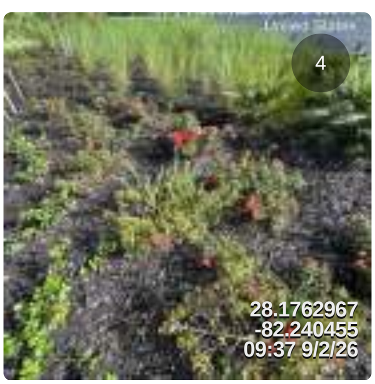
Item 2 - Drift Rose

Assigned To: Sperber Landscape

Plant Maintenance & Pruning

* This particular plant requires regular hand pruning to encourage continued blooming and maintain its colorful appearance.
* Ensure these plants are included in a routine maintenance and pruning schedule.
* Consistent hand pruning should be performed as needed to promote healthy growth and maintain the desired aesthetic throughout the property.



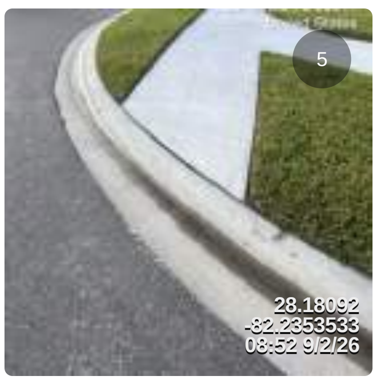


Item 3 - Sidewalks

Assigned To: District Manager

Two Rivers West – Sidewalk Construction

* Recent sidewalk construction is underway throughout Two Rivers West.
* Construction progress and final completion will be closely monitored to ensure the work is completed properly.
* One completed sidewalk section is currently awaiting installation of the required ADA pad.
* Continue monitoring the area until all associated sidewalk and ADA improvements are fully completed.



Item 4 - Warranty Replacements

Assigned To: Juniper Landscaping

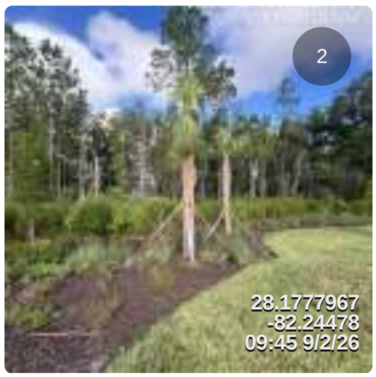
Palm Warranty & Sod Repairs

* Palm tree warranty replacements have been completed.

* Sod areas previously identified with red flags remain outstanding and have not yet been addressed.

* Provide firm completion dates for each outstanding sod repair area.

* Once completed, provide photos documenting the repairs and removal of the red flags.



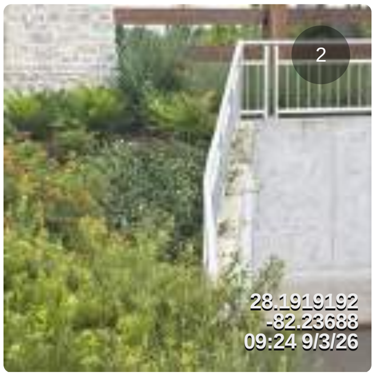
Juniper has not responded yet with confirmed dates for replacements - project is pending.

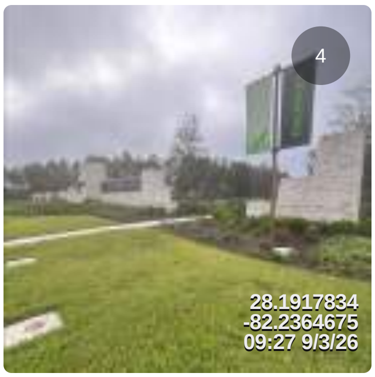
Item 5 - Two Rivers West Entrance

Medium

Assigned To: Down 2 Earth

Detailing should occur monthly to ensure the entrance remain beautiful and well maintained. Trim jasmine off of the concrete wall. Annuals appear to be at the final stages but hand pruning will extend its life expectancy and keep a balance maintained appearance. The overall appearance looks good but minor detailing is needed.





Annuals are scheduled for replacements on 9/24/26.

Item 6 - Entrance Landscape

Immediate

Due By: Friday, September 4, 2026

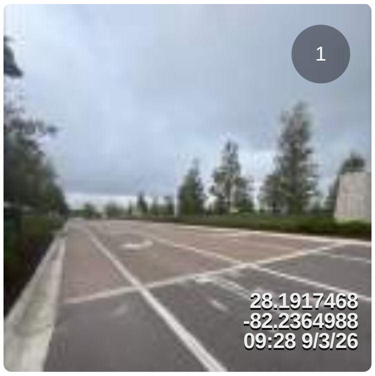
Assigned To: Down 2 Earth

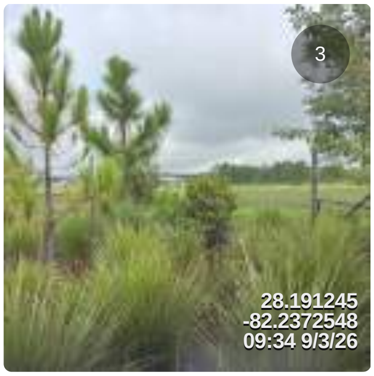
Landscape Detailing

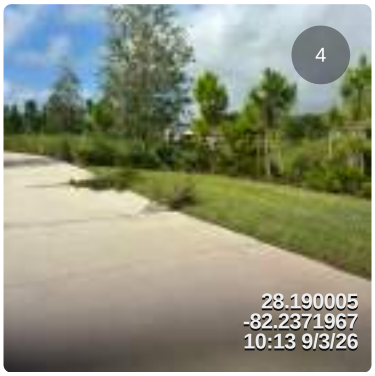
* Landscape detailing has fallen behind due to frequent rainfall and the resulting challenges with maintaining routine service.

* During the inspection, the Account Manager proactively mobilized a detail crew to address and complete the outstanding maintenance items.

* Continue monitoring the area closely to ensure the landscape remains groomed, balanced, and maintained to expectations despite ongoing weather conditions.







Detailing started on 9/4/26 and continued on 9/8/26.

Item 7 - Two Rivers Blvd

Immediate

Due By: Friday, September 4, 2026

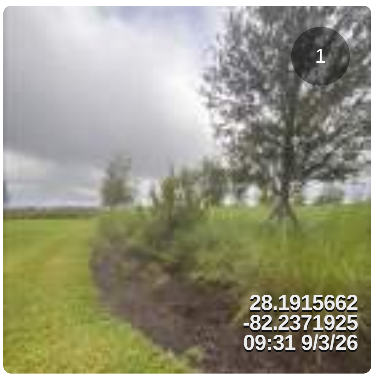
Assigned To: Down 2 Earth

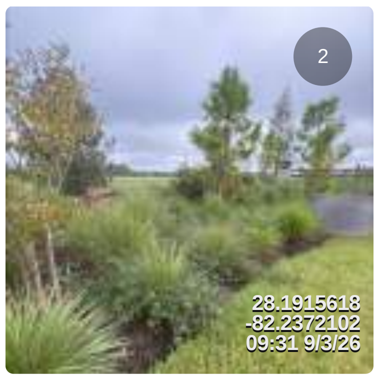
Landscape Detailing

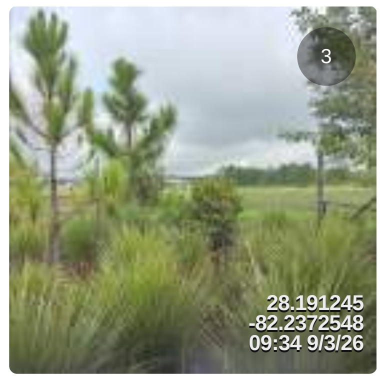
* Landscape detailing has fallen behind due to frequent rainfall and the resulting challenges with maintaining routine service.

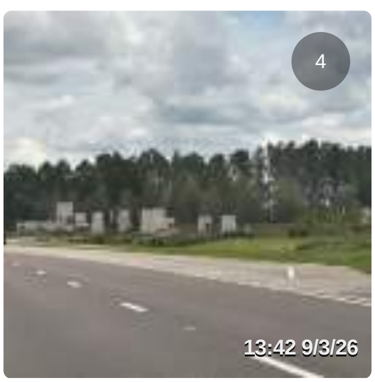
* During the inspection, the Account Manager proactively mobilized a detail crew to address and complete the outstanding maintenance items.

* Continue monitoring the area closely to ensure the landscape remains groomed, balanced, and maintained to expectations despite ongoing weather conditions.









Item 8 - Big Hawk Drive

High

Due By: Tuesday, September 8, 2026

Assigned To: Down 2 Earth

Irrigation Covers

* Broken irrigation covers need to be replaced as soon as possible to eliminate potential safety hazards.

* Verify all damaged covers are secured or replaced and remain flush with the surrounding grade.

Fertilization

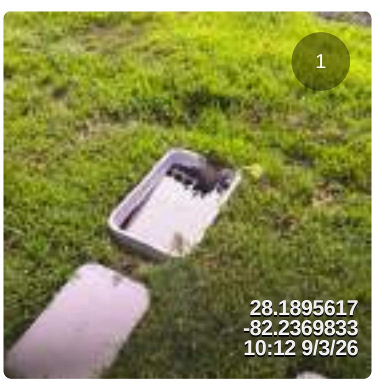
* Fertilizer treatments were completed as of 9/1/26.
* Please remove all fertilizer treatment tags within 72 hours of the completed application.

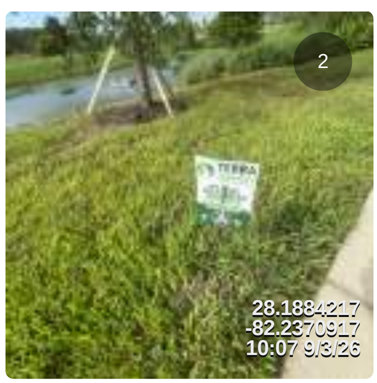
Pond Maintenance

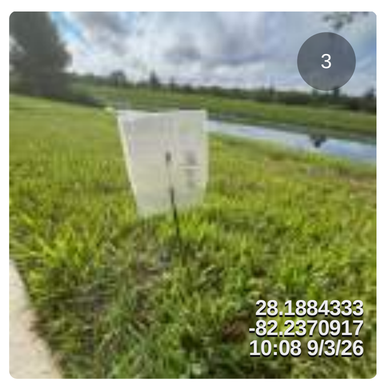
* SiteX pond treatments were observed being completed in accordance with the contracted scope of work.

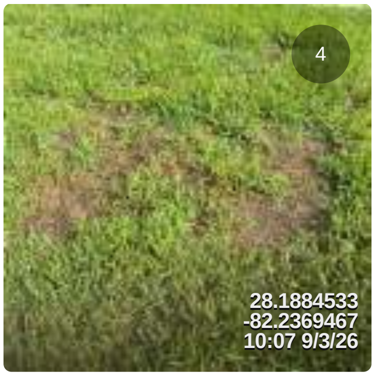
Entrance Sod

* Sod damage at the entrance requires attention and further evaluation.
* Submit background information regarding the cause and current condition of the damaged sod.
* Provide estimates and/or recovery recommendations outlining the proposed corrective action and restoration approach.





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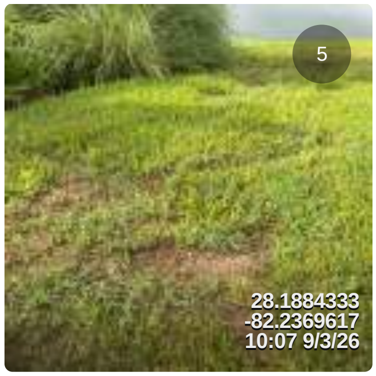
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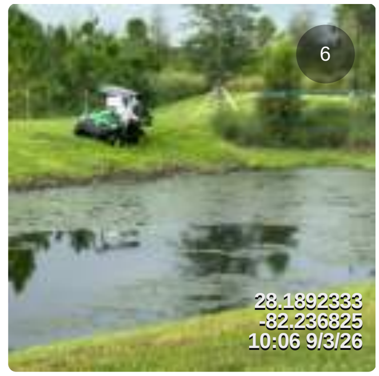
6
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10:06 9/3/26

Item 9 - Tamarack Community

Medium

Due By: Tuesday, September 8, 2026

Assigned To: Juniper Landscaping

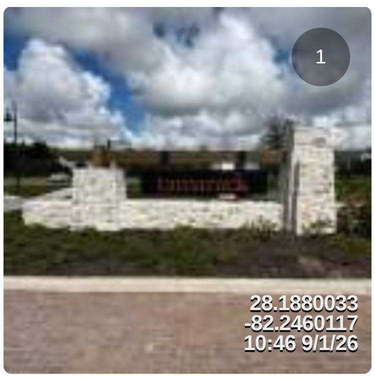
Tamarack Entrance – Signage & Landscape

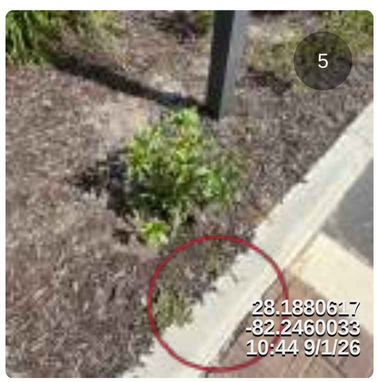
* Tamarack signage is clean and well maintained.

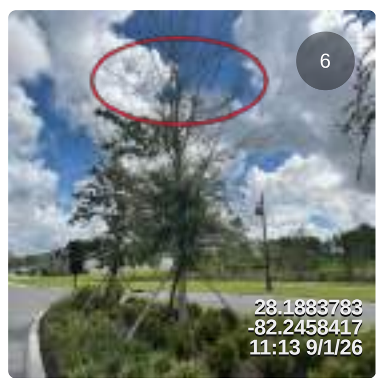
* Prune and remove dead material from the small palm to improve its appearance and promote proper growth.

* Remove cross-mingled tree suckers growing through the surrounding plant material to maintain a clean, organized appearance.

* Investigate the Oak tree located in the center median at the Tamarack community entrance and evaluate its overall condition and vitality.







Item 10 - Colston Avenue

Medium

Due By: Friday, September 11, 2026

Assigned To: Juniper Landscaping

Tree Replacement & Landscape Detailing

* It appears a tree has been cut back significantly and is now producing new growth. This is not the expected landscape standard.
* Submit a replacement estimate and remove the remaining root/stump material to prepare the area for proper restoration.
* Remove existing tree supports that are no longer needed to eliminate potential trip hazards.
* Investigate the vitality of the struggling tree and provide recommendations based on its condition.
* Landscape detailing has not been maintained on a consistent schedule. Establish a regular pruning cycle and detail the shrubs to promote even, balanced growth and a groomed appearance.

Item 11 - Colston Avenue Landscape Beds

Medium

Due By: Friday, September 11, 2026

Assigned To: Juniper Landscaping

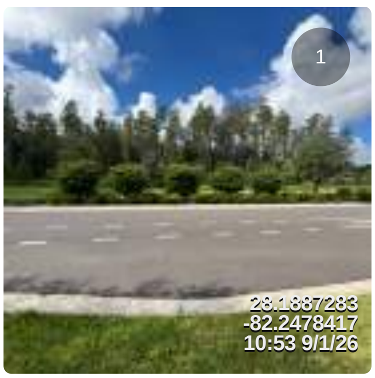
Entrance Center Median – Landscape Detailing

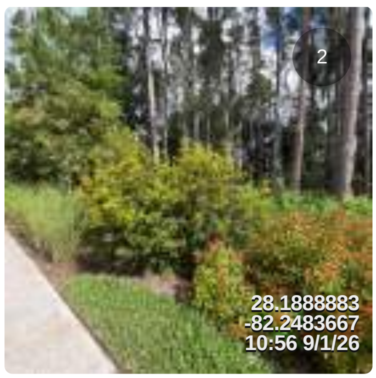
* Ligustrum trees should be pruned into a consistent mushroom shape, with the lower trunks exposed to create a clean, structured appearance.

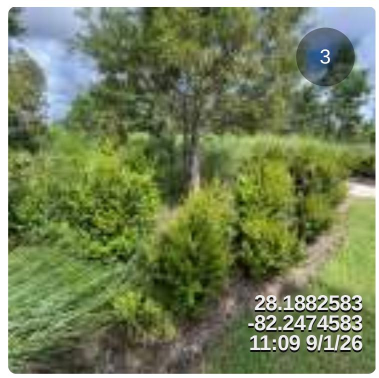
* The center median is the main focal point of this entrance and should receive a high level of attention and detailing.

* Prune and detail all landscape material that has become overgrown or has not been maintained to the expected standard.

* Ensure the entire median is uniform, balanced, and groomed following the pruning cycle.







Item 12 - Two Rivers Blvd

High

Due By: Friday, September 11, 2026

Assigned To: Juniper Landscaping

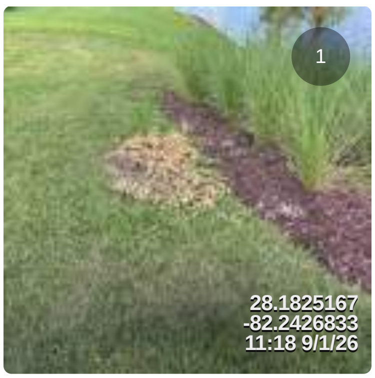
Landscape Maintenance & Warranty Items

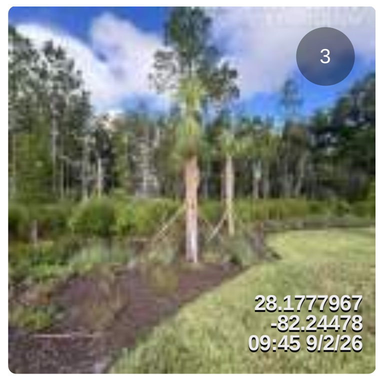
* All landscape debris must be removed during each service visit. No debris should remain after maintenance is completed.

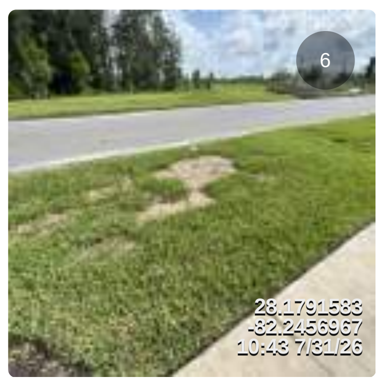
* Warranty Palm replacements have been completed.

* Several sod replacement areas remain outstanding and require completion.

* Provide firm completion dates for the remaining sod replacements and follow up with photos once the work is completed.







Item 13 - D4 Hammock

Assigned To: District Manager

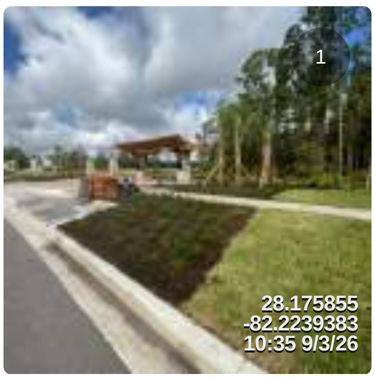
D4 – Landscape Construction

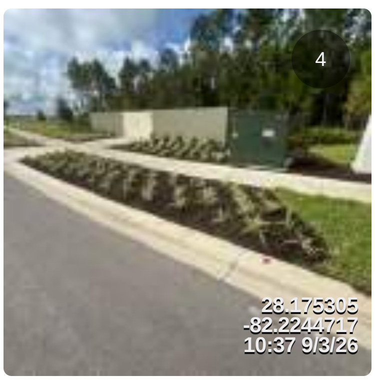
* D4 landscape construction is nearing completion.

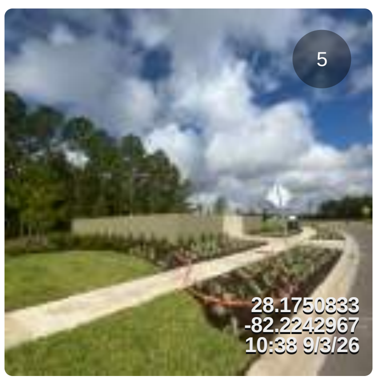
* Photos provided are for progress documentation only.

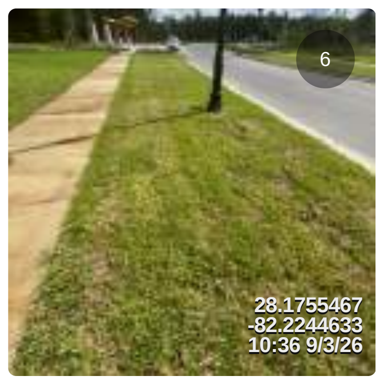
* This area has not yet been turned over to the CDD and remains under construction responsibility.

* Continue monitoring progress until the area is formally completed and turned over to the CDD.





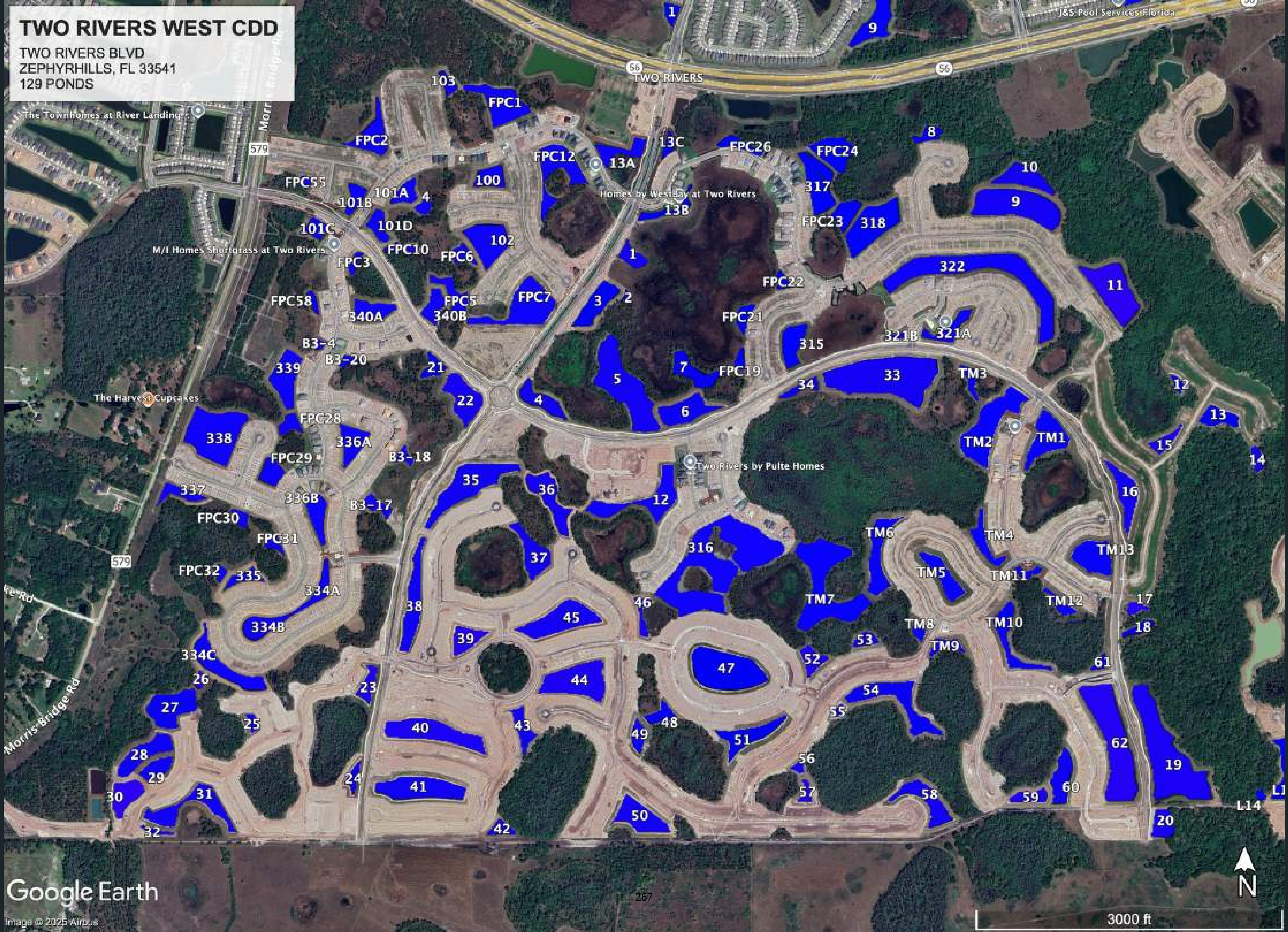




SitexAquatics
LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

SEPTEMBER, 2026


TWO RIVERS WEST CDD
TWO RIVERS BLVD
ZEPHYRHILLS, FL 33541
129 PONDS
The Townhomes at River Landing
M/I Homes Shortgrass at Two Rivers
Homes by WestBay at Two Rivers
Two Rivers by Pulte Homes
The Harvest Cupcakes
J&S Pool Services Florida
TWO RIVERS
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Morris Bridge Rd
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FPC2
FPC12
13A
13C
FPC26
FPC24
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FPC55
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101C
101D
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FPC10
FPC3
FPC6
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FPC23
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3000 ft
Google Earth
Image © 2025 Airbus

SUMMARY:

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Our applications are being conducted in a way that helps prevent dissolved oxygen loss. However, with the water remaining warm, dissolved oxygen levels are low and algae growth is high. Because of this, applications are being done strategically in targeted areas to help prevent fish loss as well.

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Pond #334A Treated for Shoreline Vegetation.

Pond #37 Treated for Shoreline Vegetation.

Pond #B3-18 Treated for Shoreline Vegetation.

Pond #B3-17 Treated for Shoreline Vegetation.

Pond #44 Treated for Algae and Shoreline Vegetation.

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MONTHLY REPORT

SEPTEMBER, 2026

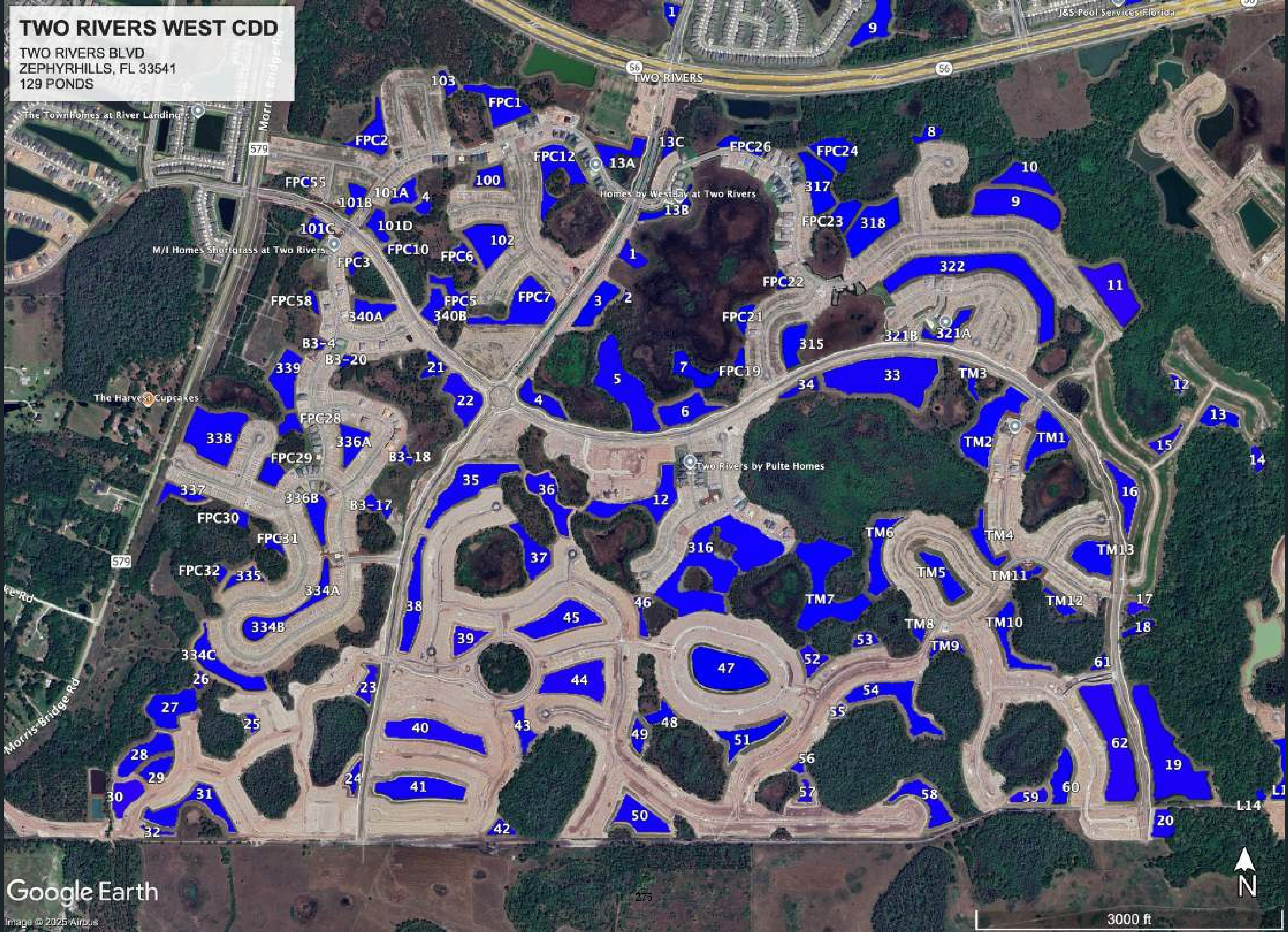
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Image © 2025 Airbus
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