TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOVEMBER 02, 2023

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300 TAMPA. FL 33067

Two Rivers South Community Development District

Board of Supervisors

Carlos de la Ossa, Chair Nicholas Dister, Vice-Chairman Ryan Motko, Assistant Secretary Thomas Spence, Assistant Secretary Albert Viera, Assistant Secretary District Staff

Brian Lamb, District Secretary Angie Grunwald, District Manager John Vericker, District Counsel Tonja Stewart, District Engineer

Public Hearing & Regular Meeting Agenda

Thursday, November 02, 2023, at 2:00 p.m.

The Public Hearing & Regular Meetings of Two Rivers South Community Development District will be held on November 02, 2023, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607. For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Zoom Meeting

 $\underline{https://us06web.zoom.us/j/86992084254?pwd=wPRUYX9TrhybYypbvbmLGNwEvJbTHO.1}$

Meeting ID: 869 9208 4254 Passcode: 944104

All cellular phones and pagers must be turned off during the meeting.

PUBLIC HEARING & REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL
- **2. PUBLIC COMMENT ON AGENDA ITEMS** (Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
- 3. RECESS TO PUBLIC HEARING
- 4. PUBLIC HEARING ON LEVYING SPECIAL DEBT ASSESSMENTS
 - A. Open the Public Hearing on Levying Special Debt Assessments
 - **B.** Staff Presentations
 - C. Public Comments
 - D. Close the Public Hearing on Levying Special Debt Assessments
 - E. Consideration of Resolution 2024-01; Levying Special Debt Assessments
- 5. RETURN AND PROCEED TO REGULAR MEETING
- 6. BUSINESS ITEMS
 - A. Ratification of Fiscal Year 2024 Developer Funding Agreement
 - B. Discussion of Website Requirements
- 7. CONSENT AGENDA
 - A. Approval of Minutes of the September 07, 2023; Public Hearing & Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures September 2023
 - C. Acceptance of the Financials and Approval of the Check Register for September 2023
- 8. STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 10. ADJOURNMENT

*The next regularly scheduled meeting is December 07, 2023, at 2:00 p.m.

District Office Inframark 2005 Pan Am Circle Tampa, Florida 33607 Meeting Location: Inframark Offices 2005 Pan Am Circle St 300 Tampa, FL 33607

4E.

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO SOUTH COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM ASSESSMENTS \mathbf{ON} SPECIAL THE **PROPERTY SPECIALLY** BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF: PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT: CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the "**Board**") of the Two Rivers South Community Development District (the "**District**") hereby finds and determines as follows:

- (a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.
- (b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Master Report of the District Engineer dated August 16, 2023 (the "**Project**"), attached hereto as **Exhibit "A**."
- (c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.
- (d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2023-31 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds, in one or more series (herein, the "Bonds"), to provide funds for such purpose pending the receipt of such special assessments.

- (e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.
- (f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.
- (g) By Resolution 2023-31, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2023-31 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.
- (h) Resolution 2023-31 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.
- (i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.
- (j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-32 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.
- (k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.
- (l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:
- (i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Master Assessment Methodology Report dated September 7, 2023 (the "Assessment Report") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

- (ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;
- (iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and
- (iv) it is desirable that the Assessments be paid and collected as herein provided.
- **SECTION 3. DEFINITIONS.** Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:
- "Assessable Unit" means a building lot in the product type or lot size as set forth in the Assessment Report.
- "Debt Assessment" or "Debt Assessments" means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.
- "Developer" means EPG Two Rivers Hillsborough Development, LLC a Florida limited liability company, and its successors and assigns.
- "Landowner" means EPG1, LLC, a Florida limited liability company and its successors or assigns.
- **SECTION 4. AUTHORIZATION OF PROJECT.** The Project described in Resolution 2023-31, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.
- **SECTION 5. ESTIMATED COST OF PROJECT.** The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.
- **SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS.** The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the "**Improvement Lien Book**." The Debt

Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term " Debt Assessment" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however,

that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%)

per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer or the Landowner, or their successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer or the Landowner, or their successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 2nd day of November, 2023.

Attest:	Two Rivers South Community		
	Development District		
N			
Name:	Name:		
Secretary / Assistant Secretary	Chair / Vice Chair of the Board of Supervisors		

Exhibit "A" – Master Report of the District Engineer dated August 16, 2023 Exhibit "B" – Master Assessment Methodology Report dated September 7, 2023

Two Rivers South Community Development District

Master Report of the District Engineer



Prepared for:
Board of Supervisors
Two Rivers South Community
Development District

Prepared by: Stantec Consulting Services Inc. 777 S. Harbour Island Boulevard Suite 600 Tampa, FL 33602 (813) 223-9500



1.0 INTRODUCTION

The Two Rivers South Community Development District ("the District") encompasses approximately 1,957.686 acres in Hillsborough County, Florida. The District is located within Sections 4, 5, 6, 7, 8 and 9, Township 27 South, Range 21East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 23-9, effective on June 13, 2023, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Master Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the District.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner EPG Two Rivers Hillsborough Development, LLC currently plans to build no more than 973 residential units.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Hillsborough County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:



- 1. To provide stormwater quality treatment.
- 2. To protect the development within the District from regulatory-defined rainfall events.
- 3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
- 4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
- 6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Hillsborough County technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the Hillsborough County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.



All roads will be designed in accordance with the Hillsborough County technical standards and are anticipated to be owned and maintained by the Hillsborough County.

4.5 PARKS AND RECREATIONAL FACILITIES

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Hillsborough County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Hillsborough County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.



Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for ongoing and similar items of work in Hillsborough County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less that this estimate.

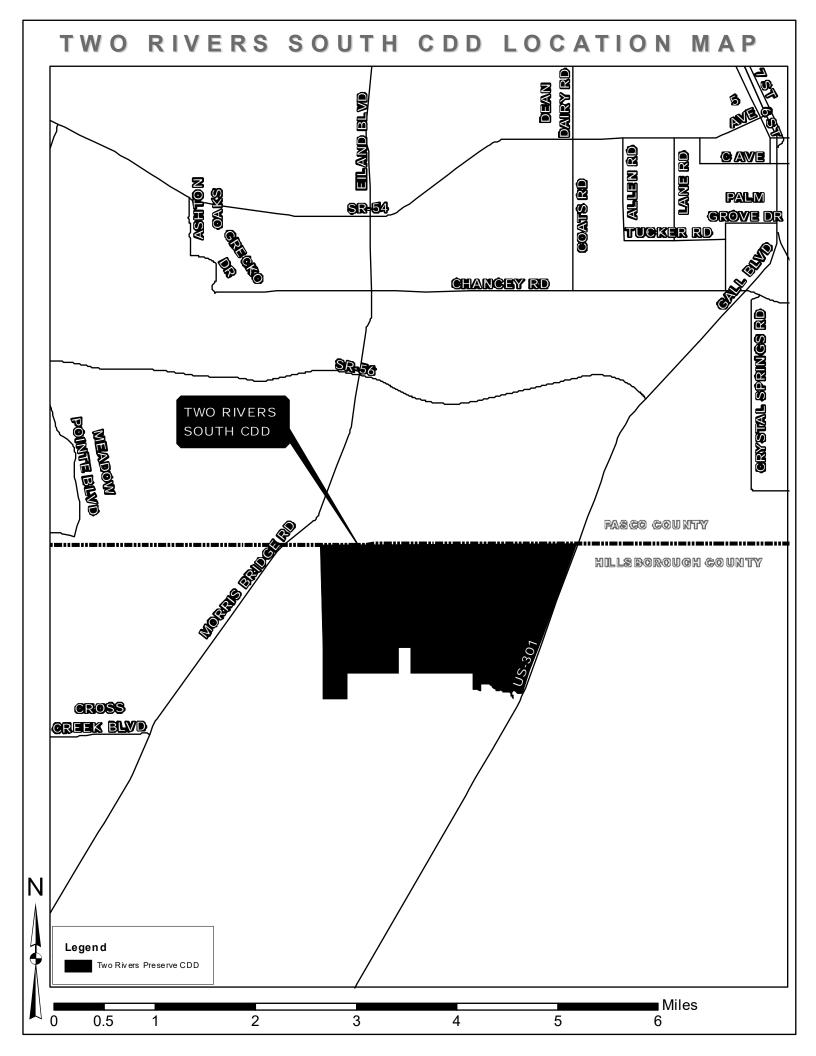
The professional service for establishing the Construction Cost Estimate are consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja L. Stewart, P.E.

Florida License No. 47704



Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT



SURVEYOR'S NOTES:

- 1) Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Commonwealth Land Title Insurance Company Commitment for Title Insurance, File Number: BY812108011 with an effective date of August 17, 2021, and issued by EPG Pasco, LLC a Florida limited liability company.
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 5, Township 27 South, Range 21 East, Pasco County, Florida, having a Grid bearing of N.89°50'04"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.
- 4) This survey is intended to be displayed at 1" = 30' or smaller.
- 5) All dimensions, unless otherwise noted, are survey dimensions.
- 6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 7) The subject parcel lies in Flood Zone "AE" and "X", according to Flood Insurance Rate Map, Map No. 12057C0115H for Hillsborough County, Community No. 120112, Hillsborough County, Florida, dated August 28, 2008 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).
- 8) Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

DESCRIPTION:

PARCEL1

In Township 27 South, Range 21 East, Hillsborough County.

Section 4: ALL, LESS right-of-way (North U.S. Highway 301).

Section 5: ALL, LESS the East 1/3 of the Southeast 1/4. Section 6: ALL

Section 7: The East 1/2 of the Northeast 1/4 of the Northeast 1/4, and the West 3/4 of the North 1/4

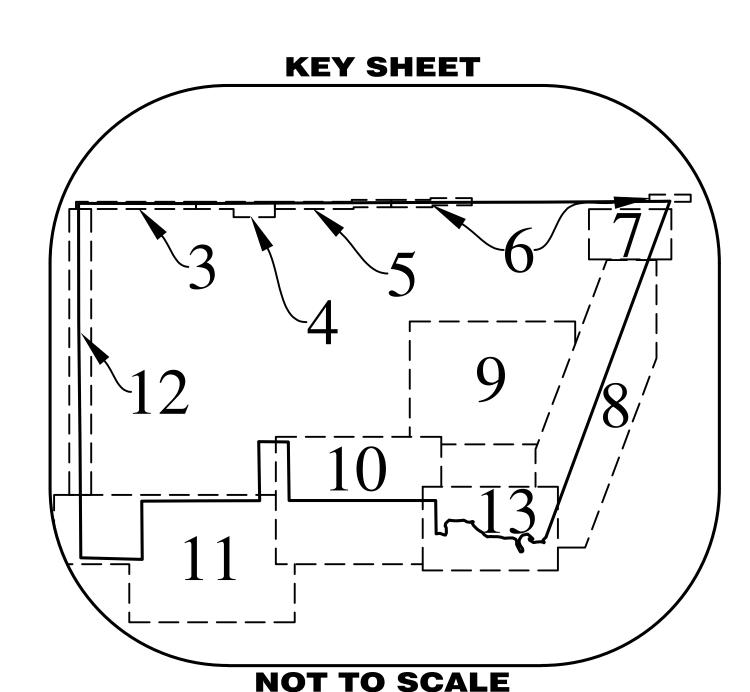
and the Southwest 1/4 of the Northwest 1/4. Section 8: That part of the East 1/2 lying North of the Hillsborough River and the North 1/2 of the Northwest 1/4 and ALL of that part of the East 1/2 lying Southeast of the Seaboard Coast Line

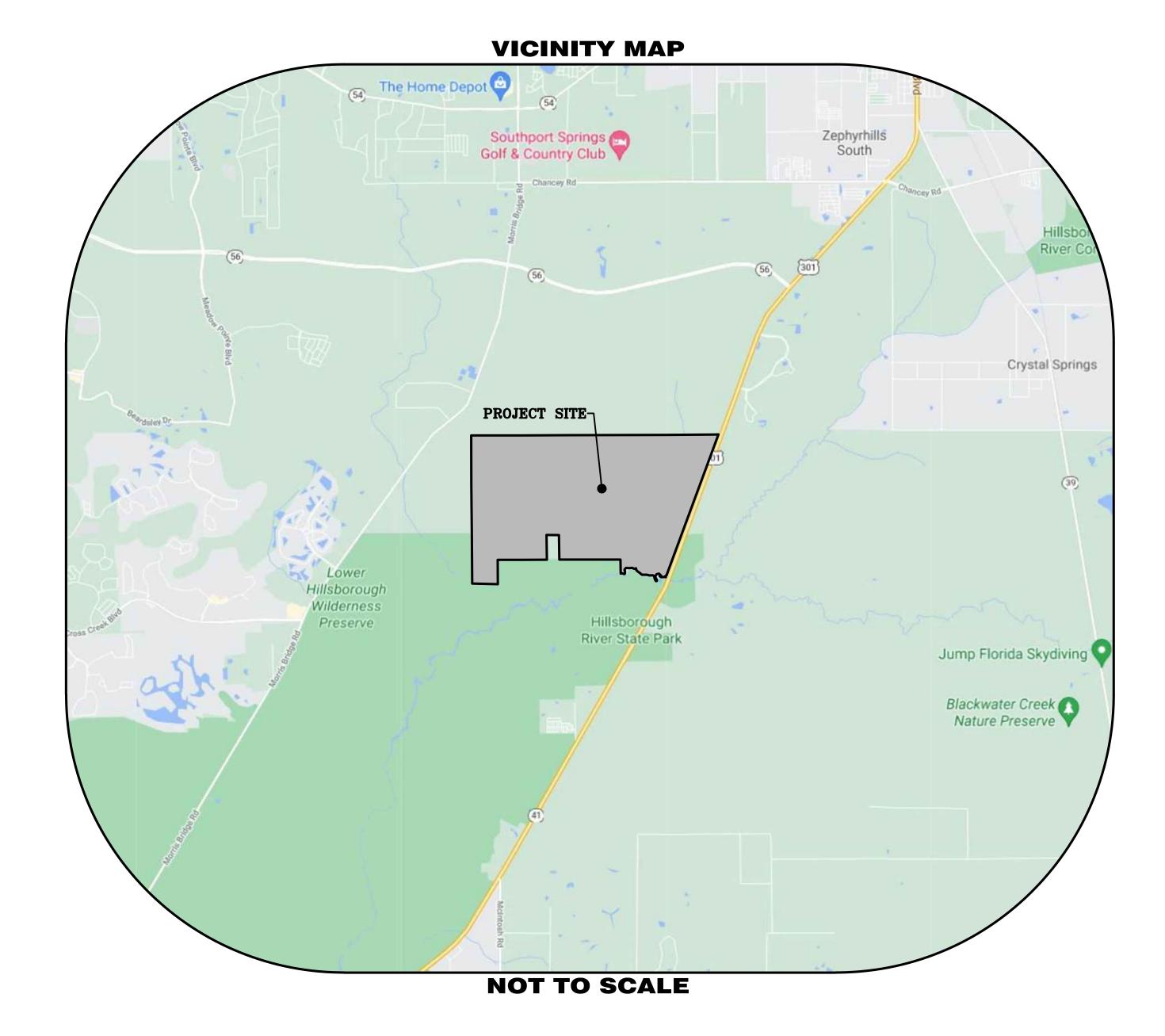
LESS:Point beginning at the Southeast corner of the Northeast 1/4 of the Southeast 1/4; thence run North 60° West to the Easterly right-of-way line of Railroad; thence Northerly along Railroad to the East boundary of Section; thence South to the Point of Beginning.

Section 9: The Northeast 1/4 of the East 1/2 of the Northwest 1/4, LESS: Beginning at the Northwest corner, run East 500 feet South to the South boundary of the Northeast 1/4 of the Northwest 1/4 Southwesterly to a point 400 feet South of the Northwest corner of the Southeast 1/4 of the Northwest 1/4 North to the Point of Beginning; Southeast 1/4 of the Southwest 1/4, LESS beginning at the Northwest corner, run East to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 South, 900 feet Southwesterly to the South boundary of the Northwest 1/4 of the Southwest 1/4, West 500 feet to the Southwest corner North to the **Point of Beginning**; that part of the Northwest 1/4 lying West of State Road 156.

In Township 27, Range 21 East, Hillsborough County, Florida.

Section 5: The East 1/3 of the Southeast 1/4. TOGETHER WITH an easement for Ingress and Egress described as the South 15 feet of the West 670.50 feet of the Southwest 1/4 of Section 4, Township 27 South, Range 21 East, Hillsborough County, Florida.





SURVEYOR'S CERTIFICATION:

Commonwelth Land Title Insurance Company; EPG Pasco, LLC a Florida limited liability company; LandCastle Title Group, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 7 (a), 8, 9, 13 & 14 of Table A thereof. The field work was completed on August 28, 2021.

GEOPOINT SURVEYING, INC.

David A. Williams Florida Professional Surveyor & Mapper No. 6423

SCHEDULE B - SECTION II:

Items 1 – 3: (Not a Matter of Survey)

Item 4: Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. (Southeastern boundary abuts the Hillsborough River, which is subject to sovereign lands of the State of Florida)

Item 5: Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (Not a matter of Survey)

Item 6: Reservations in favor of Trustees of the Internal Improvement Fund of an undivided three-fourths interest in and to all phosphates, minerals and metals, together with an undivided one-half interest in and to all petroleum, in, on or under the surface of the insured land, as contained in that certain Deed, recorded in Deed Book 1160, Page 148, created pursuant to Section 270.11, Florida Statutes. (Affects Subject Parcel - Plotted Hereon -Reservation provides for 3/4 interest in Oil & Minerals)

Item 7: INTENTIONALLY DELETED.

Item 8: Easement in favor of Tampa Electric Company, a Florida corporation recorded in Official Record Book 1454, Page 885, of the Public Records of Hillsborough County, Florida. (Affects Sections 5 and 6 - Plotted Hereon)

Item 9: Access rights in favor of the Grantor as contained in that certain Deed by and between Robert Thomas (Grantor) and The Division of Recreation and Parks, Department of Natural Resources of the State of Florida, (Grantee) dated 28th of December, 1973 and recorded in Official Record Book 2811, Page 696, and Corrective Deed recorded in Official Record Book 3549, Page 1474, of the Public Records of Hillsborough County, Florida. (Does not Affect Subject Parcel - Lands described in O.R. 2811, Pg. 696 lie East of U.S. 301)

Item 10: Terms and conditions as contained in that certain Easement dated July 17, 1979 by and between Robert Thomas, Two Rivers Ranch, Inc., and Hickory Hill Land Co., Inc. (first party) and Charles Gibson, Jr., Joyce Gibson, Charles E. Futch, Jr., Janice Futch and John F. Russell (second parties) recorded in Official Record Book 3541, Page 1687, of the Public Records of Hillsborough County, Florida. (Affects Sections 4 and

Item 11: Easement in favor of Tampa Electric Company recorded in Official Record Book 3682, Page 1089, and Official Record Book 3682, Page 1091, of the Public Records of Hillsborough County, Florida. (Affects Sections 5, 8 and 9 – Plotted Hereon)

Item 12: Short Form Memorandum of Lease by and between Two Rivers Ranch, Inc., a Florida corporation (Lessor) and BellSouth Mobility Inc., a Georgia corporation (Tenant) recorded in Official Record Book 9903, Page 13, as assigned to Pinnacle Towers Inc., a Delaware corporation in that certain Assignment of Ground Lease recorded in Official Record Book 9997, Page 752, of the Public Records of Hillsborough County, Florida. (Does Not Affects – Lease Area and Easement Lie East of U.S. 301)

Item 13: Communications Tower Easement Agreement dated November 17, 1999 by and between Two Rivers Ranch, Inc., a Florida corporation and Hickory Hills Land Company, a Florida corporation (Grantors) and Pinnacle Towers Inc., a Delaware corporation (Grantee) recorded in Official Record Book 9997, Page 712, of the Public Records of Hillsborough County, Florida. (Does Not Affects – Lease Area and Easement Lie East of U.S. 301)

Item 14: Reclaimed Water Supply Contract by and between the City of Plant City and Two Rivers Ranch, Inc., a Florida corporation and Hickory Hills Land Company, a Florida corporation recorded in Official Record Book 16731, Page 1400, and Official Record Book 19890, Page 8, Second Amendment recorded in Official Record Book 21131, Page 666, and Third Amendment recorded in Official Record Book 21875, Page 1871, of the Public Records of Hillsborough County, Florida. (Affects Subject Parcel, EXCEPT the Southeast 1/4 of Section 5 is Not Included – Plotted Hereon)

Item 15: Non-Exclusive Easement for Ingress and Egress by and between Hickory Hills Land Company, a Florida corporation and Southwest Florida Water Management District, a governmental entity recorded in Official Record Book 25802, Page 1937, of the Public Records of Hillsborough County, Florida. (Does Not Affect – Lies East of U.S. 301)

Item 16: Easement in favor of Tampa Electric Company, a Florida corporation recorded in Deed Book 1474, Page 92, of the Public Records of Hillsborough County, Florida. (Does Not Affect)

Item 17: Rights of the United States of America in and to navigable waters or filled land, in the interest of navigation and commerce in what were formerly navigable waters, and any conditions contained in any permits authorizing the filling in of such lands. (Not a Matter of Survey)

Item 18: The nature, extent, or existence of riparian rights, if any, appurtenant to the insured Lands lying below the mean/ordinary highwater mark, are neither guaranteed nor insured, and the riparian rights of others as the same may affect said Land, are hereby excepted. (Not a Matter of Survey)

Item 19: Claims of ownership or riparian rights asserted by the State of Florida to those portions of the insured Land that comprise sovereignty lands, including, without limitation, submerged, filled and artificially exposed lands and lands accreted to such Land. (Not a Matter of Survey)

Item 20: Title to that portion of the insured Land lying below the mean/ordinary highwater mark of Hillsborough River is not insured, and the nature or extent of any submerged land included within the insured Land is hereby excluded from coverage. (Not a Matter of Survey)

Sheet Index			
1	Cover Sheet, Vicinity Map, Description & Schedule B—SECTION II		
2	Overall Boundary & LEGEND		
3 - 13	Occupation Location, Legend & Details		

PROJECT: Hickory Hills DATE OF LAST FIELD SURVE August 28, 2021 PHASE: Boundary Survey DRAWN: LEY DATE: 08/28/21 CHECKED BY: MHC P.CHIEF: PB | FIELD BOOK: 51-2021-Pages: 25-27, 30-40 NOT VALID WITHOUT TH DATA FILE: LONGLAKE-RANCH(US83)(NAVD88)JO SIGNATURE AND TH ORIGINAL RAISED SEAL OF A FLORIDA LICENSED

Boundary Survey

PREPARED FOR Eisenhower Property Group

LOCATED IN Section 4, 5, 6, 7, 8 & 9 Township 27 S., Range 21 E.

SURVEYOR AND MAPPER

Hillsborough County, Florida

13 Hobbs Street

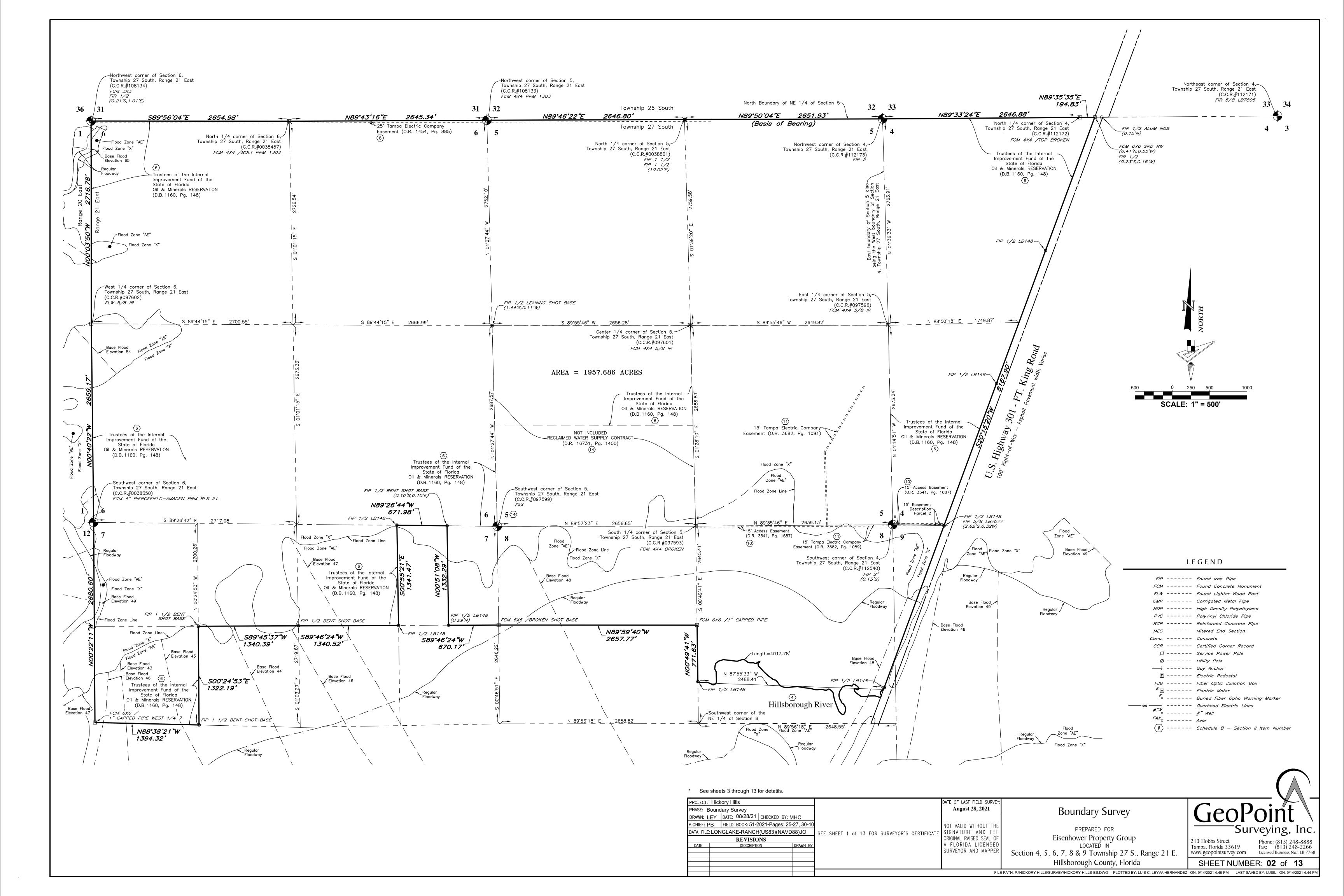
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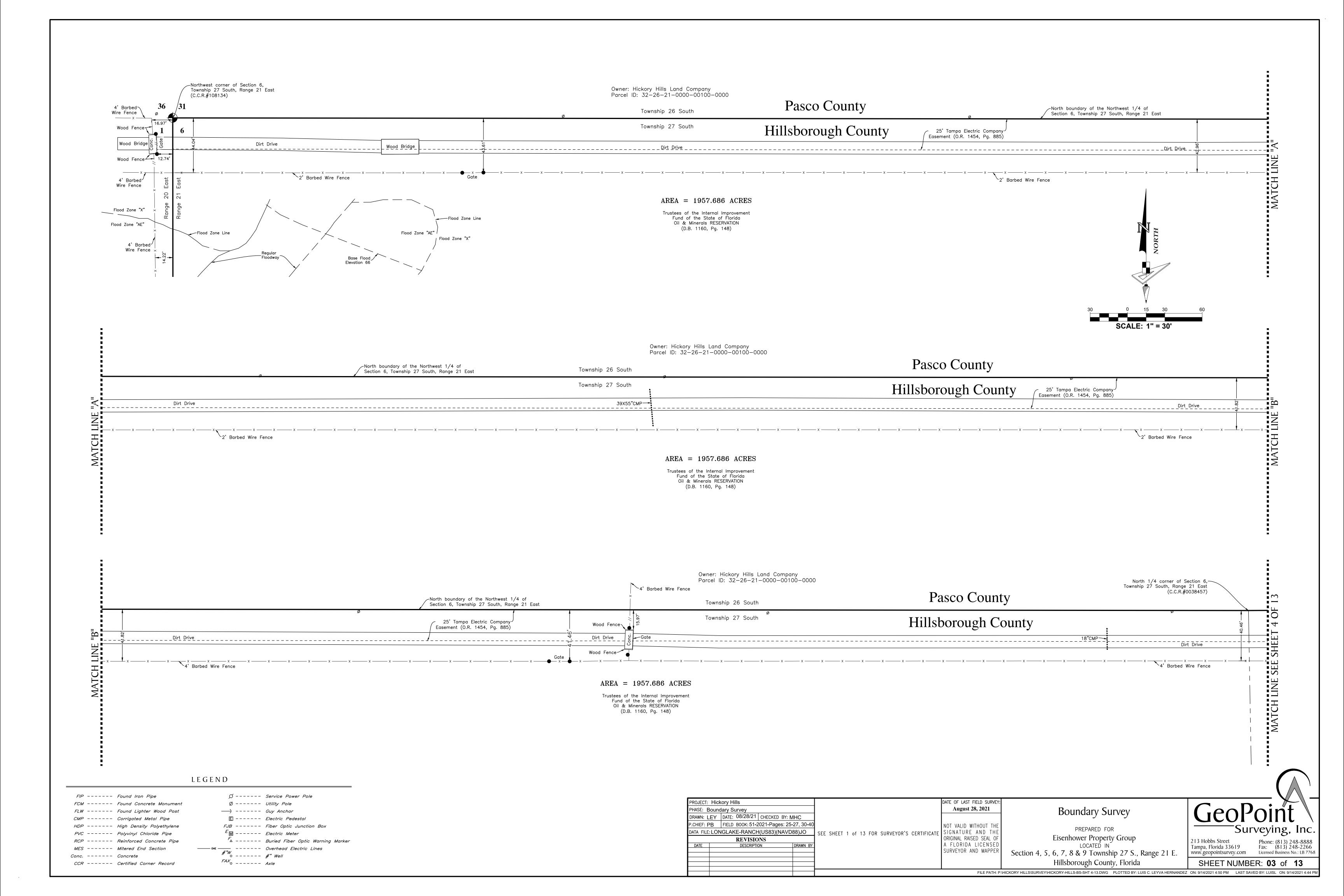
www.geopointsurvey.com Licensed Business No.: LB 7768

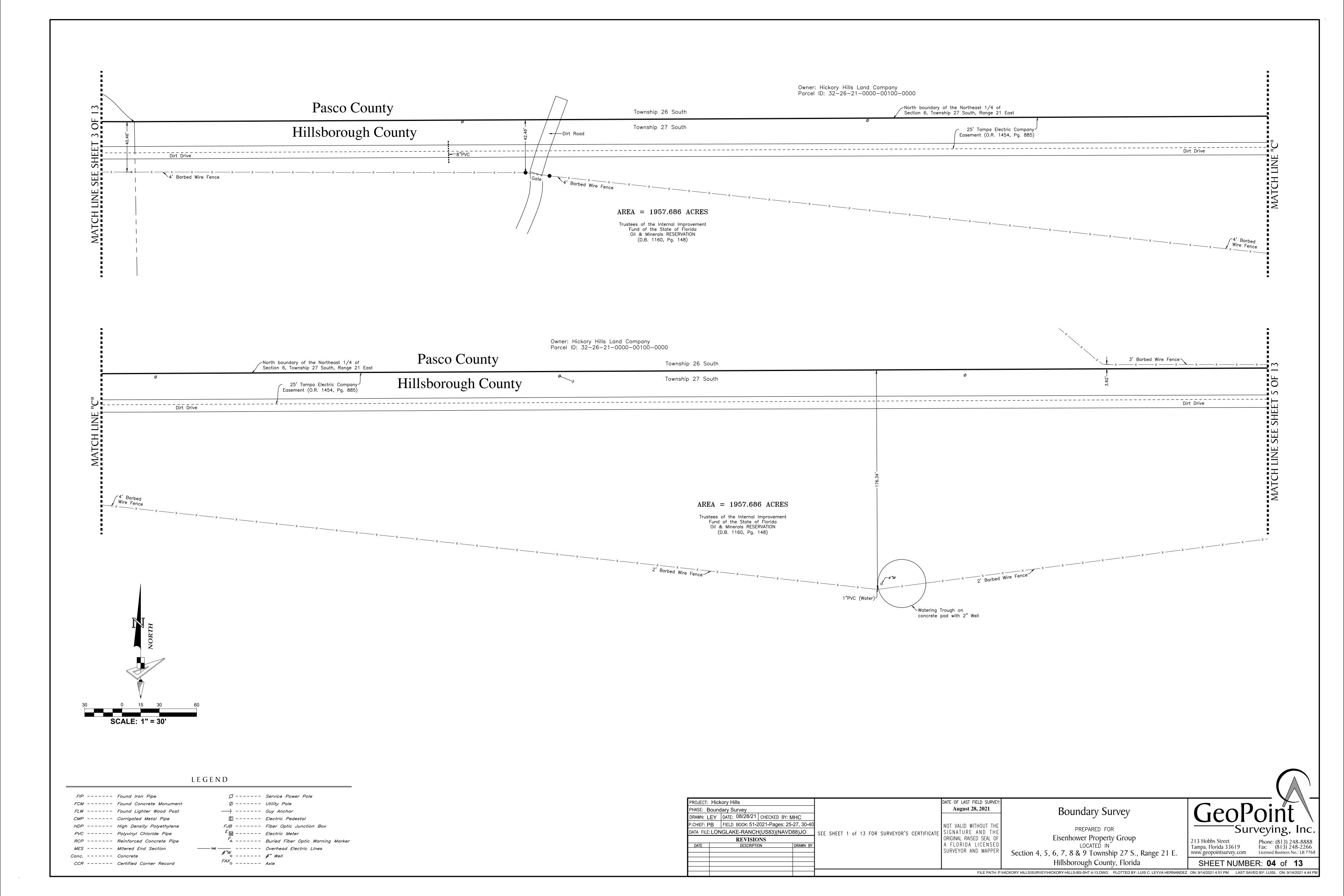
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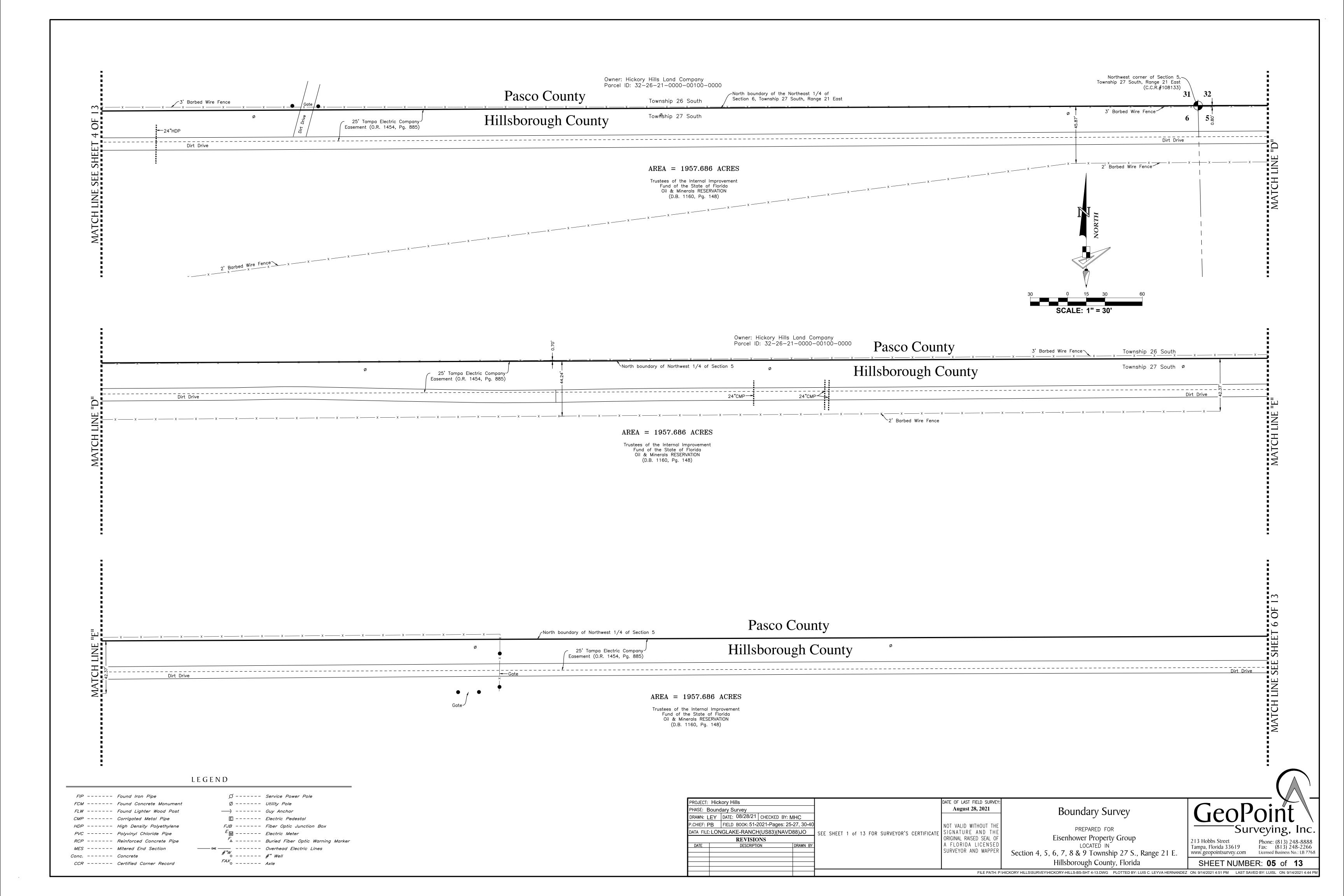
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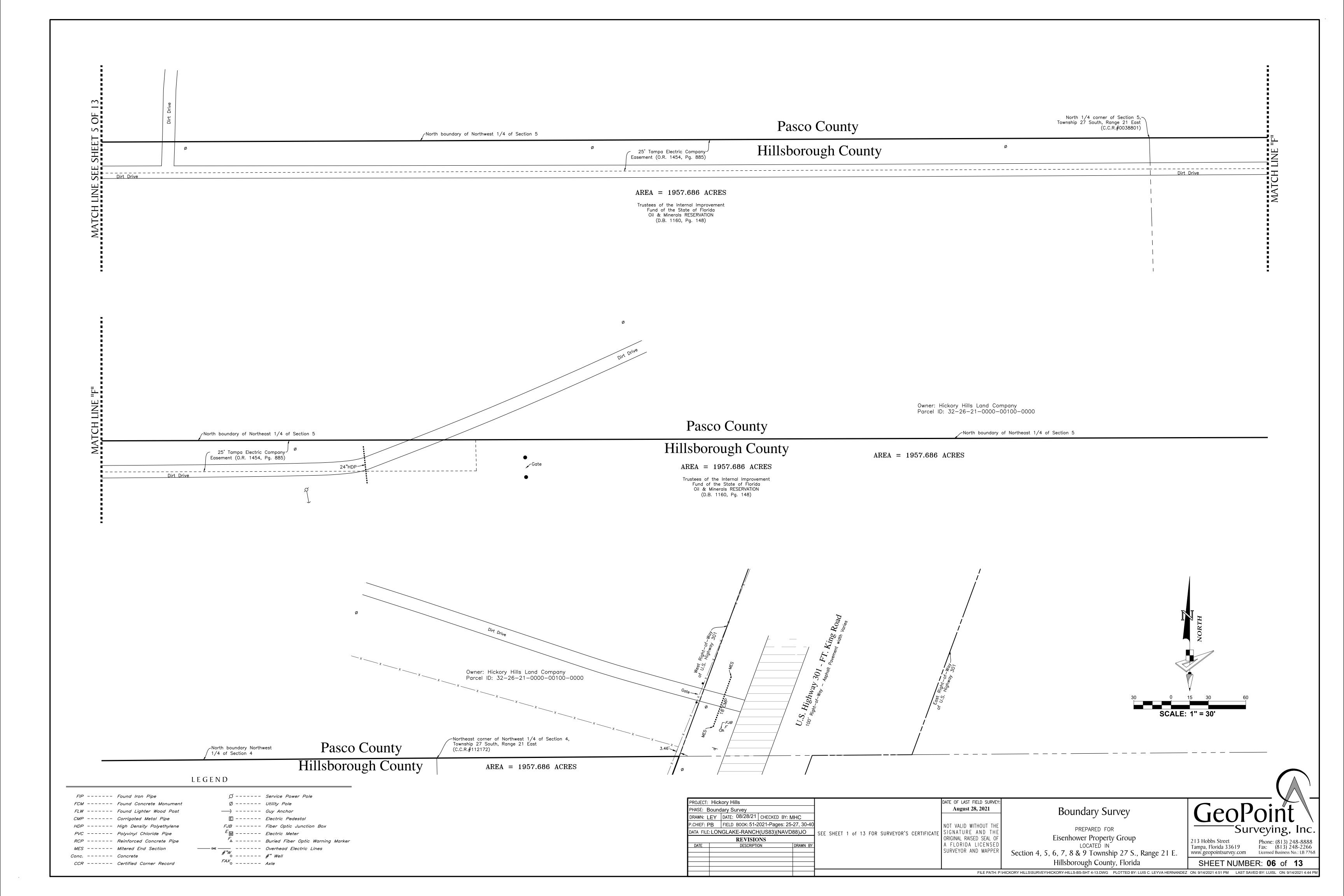
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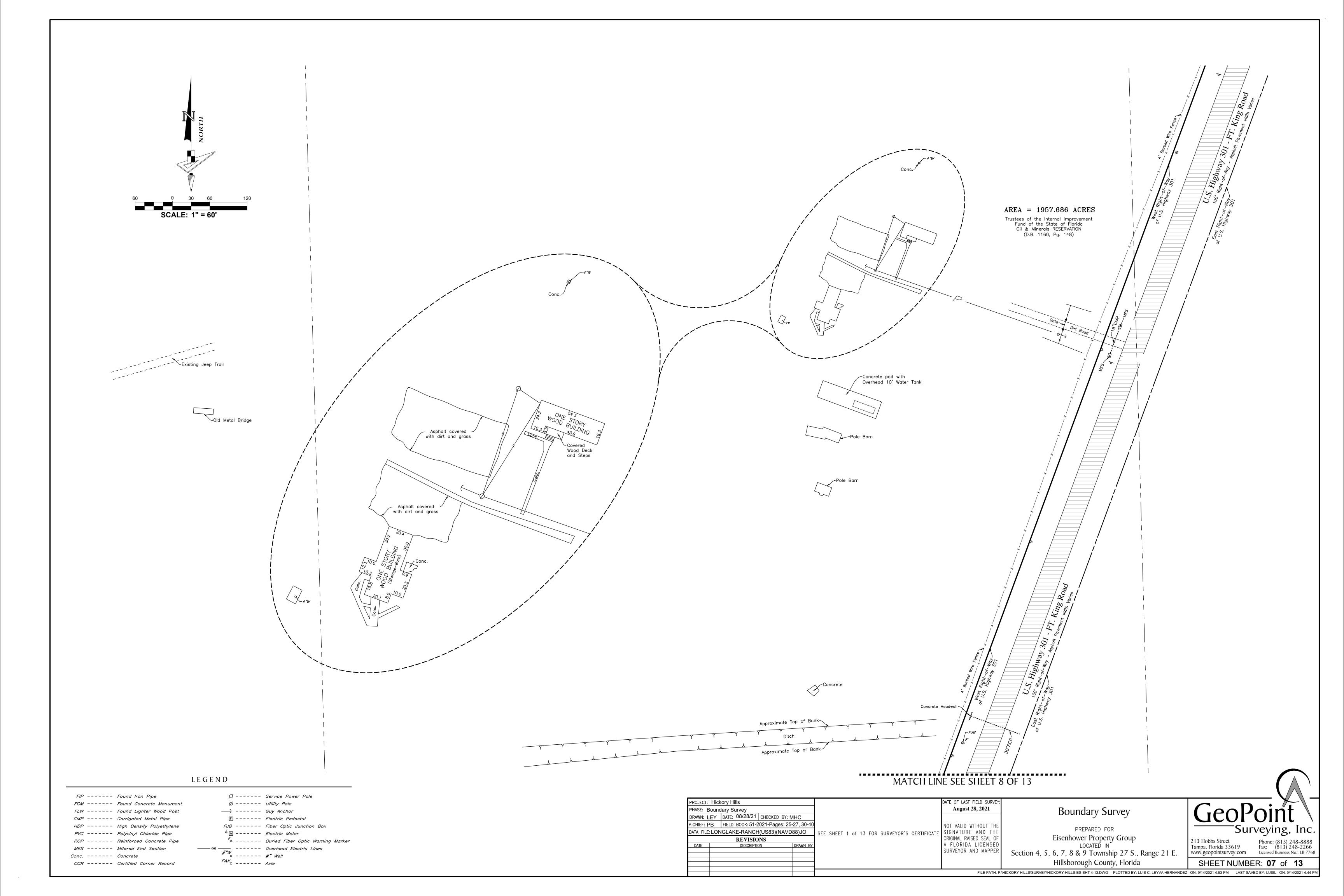


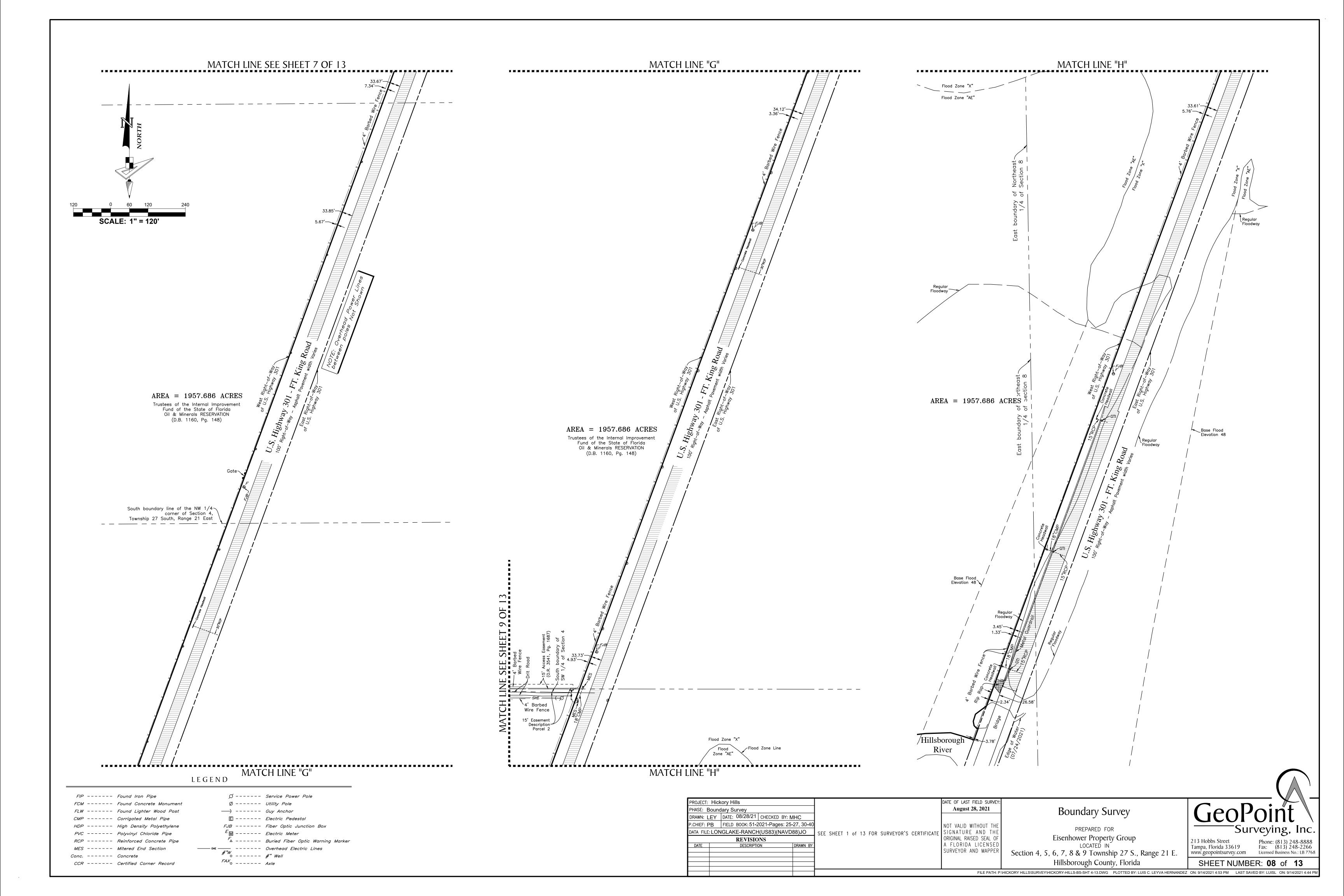


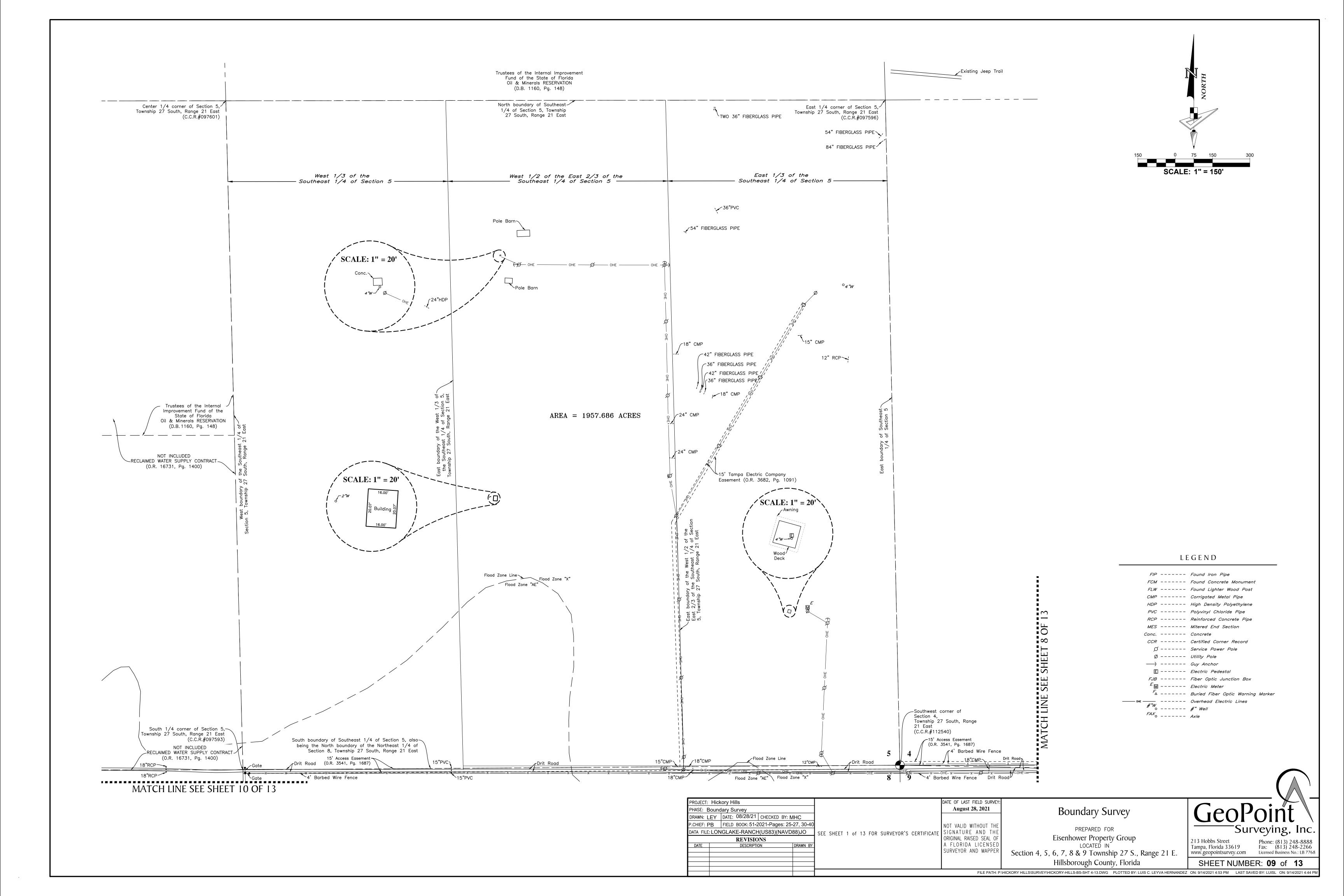


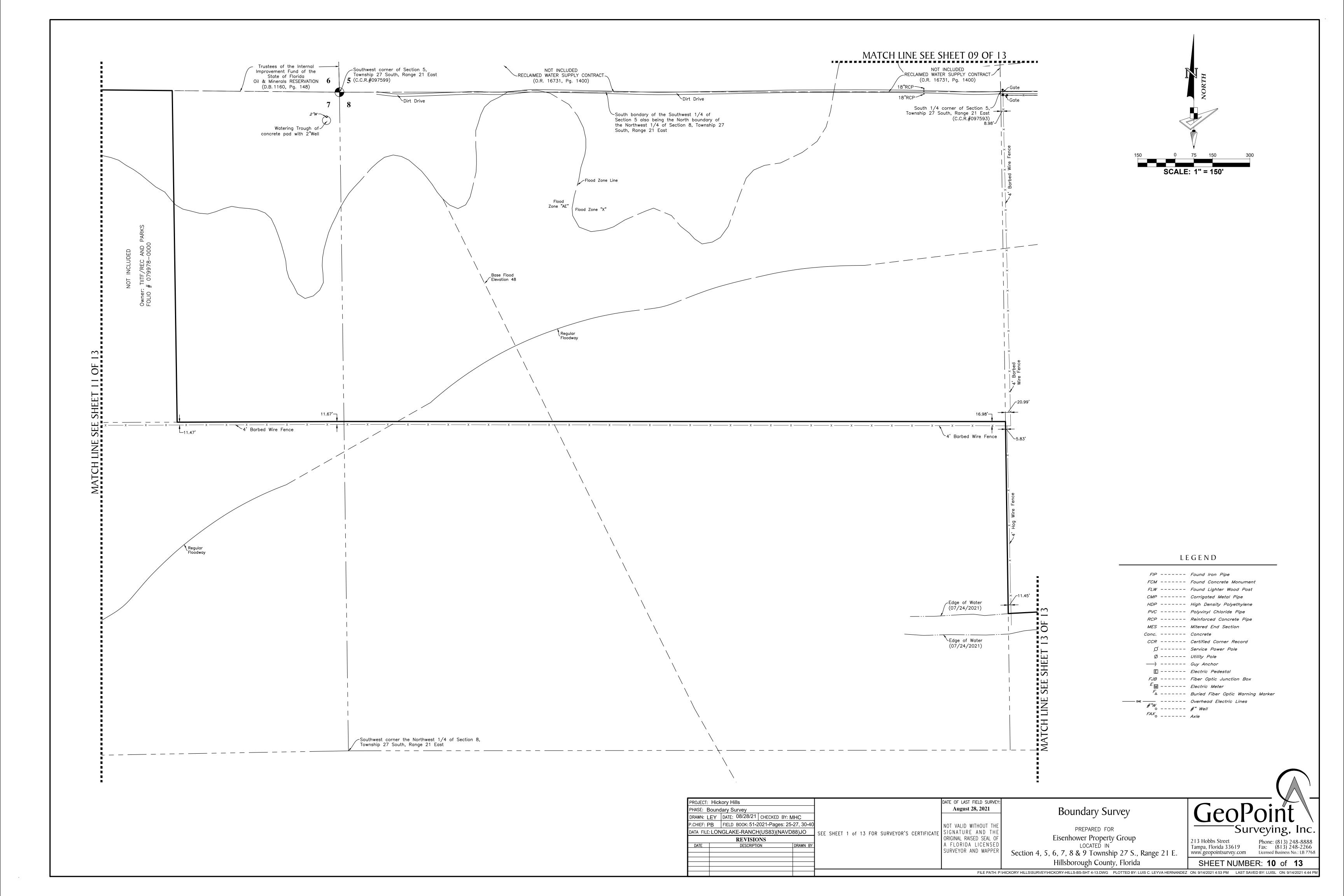


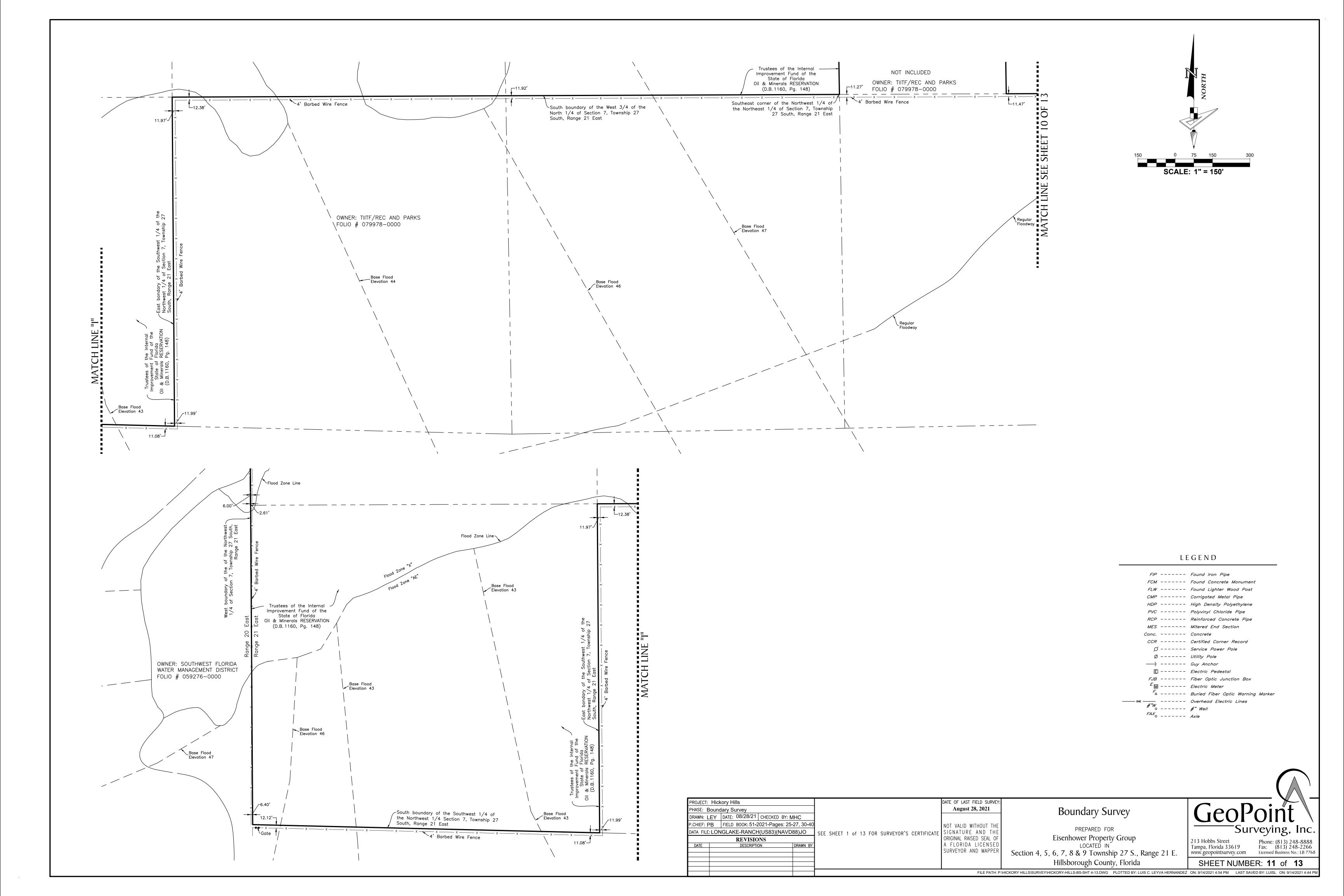


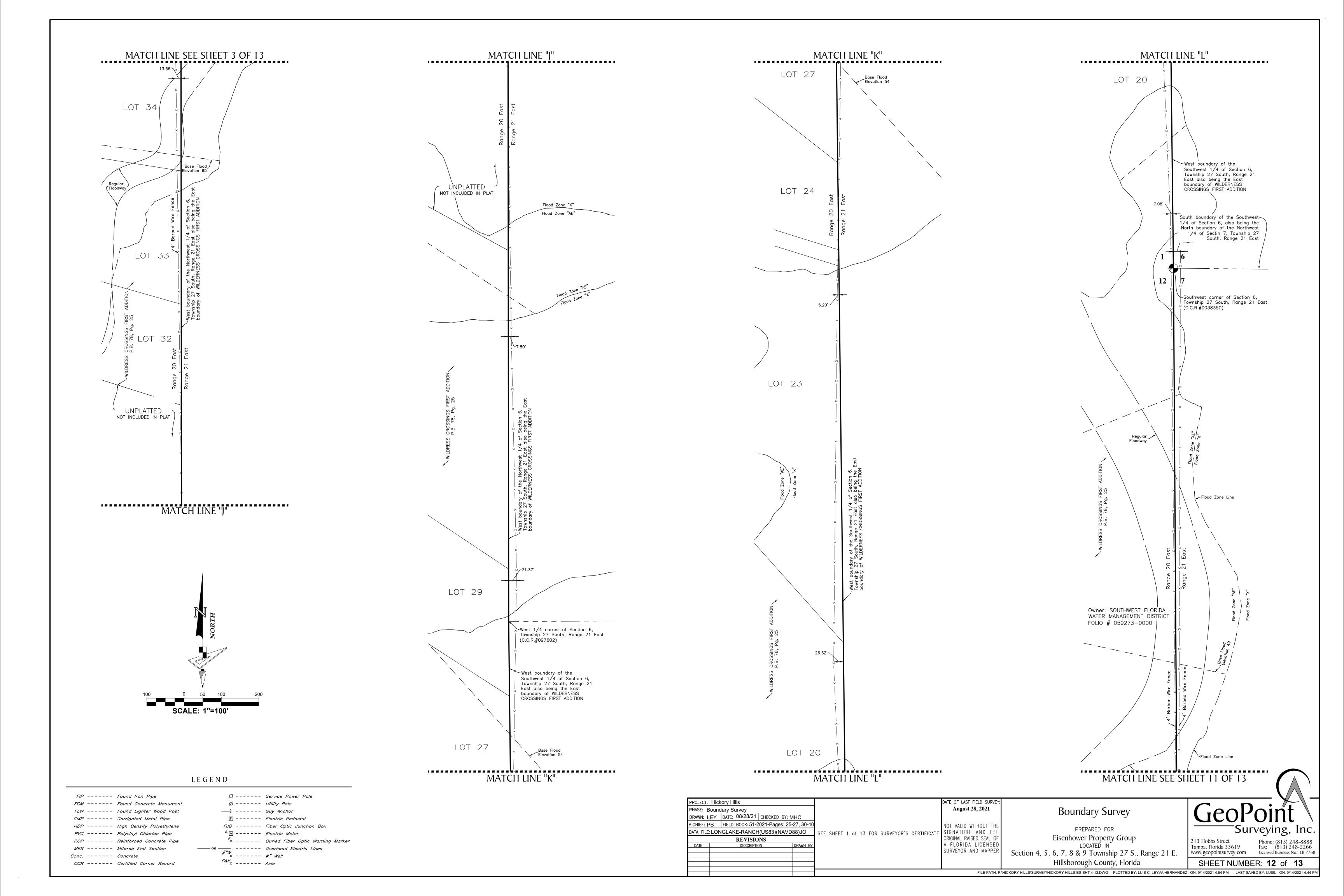


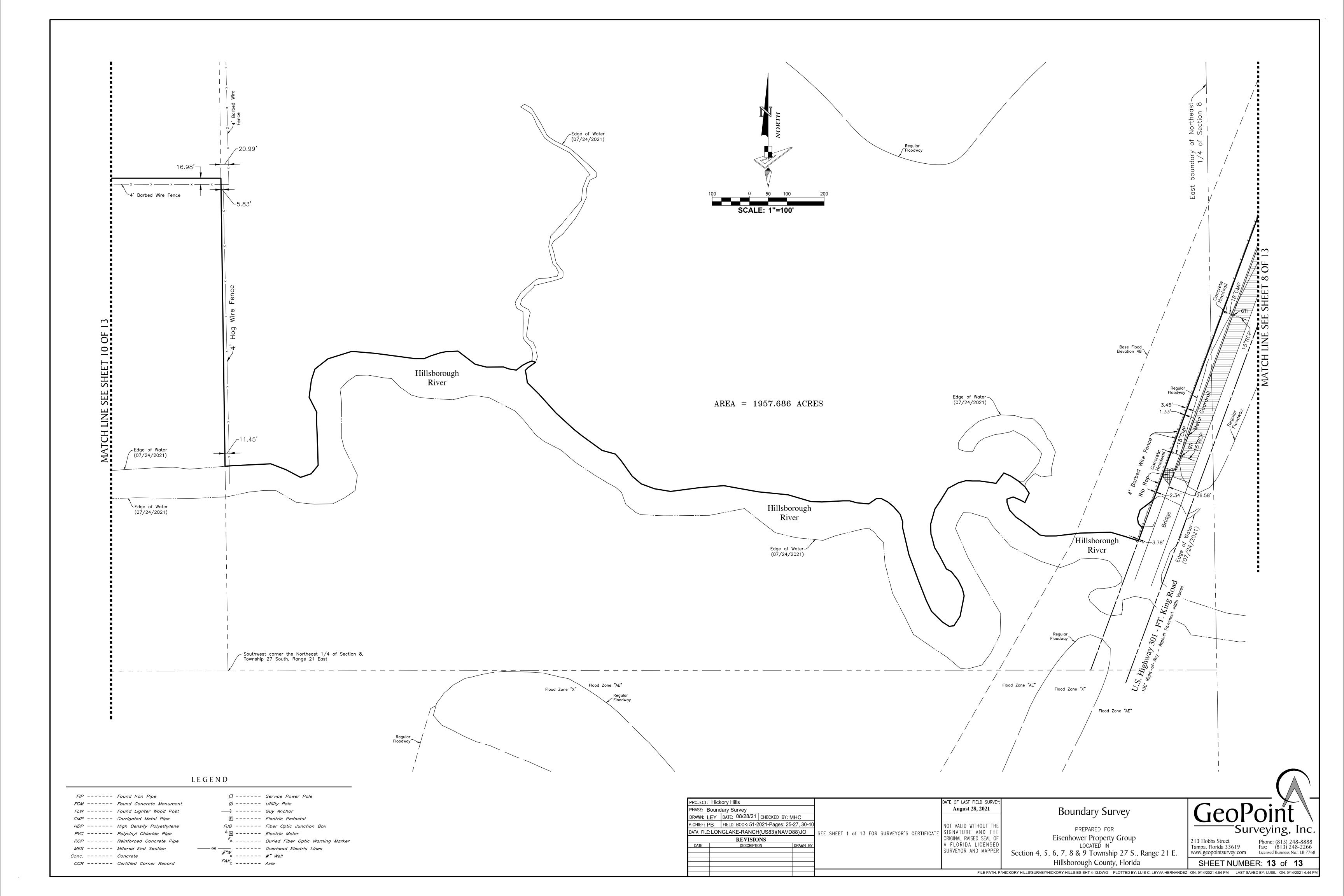














Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Two Rivers South Community Development District Proposed Infrastructure Costs

<u>Description</u>	<u>Distric</u>	District Estimated Cost	
Amenities	\$	3,173,338	
Collector Roads	\$	8,080,680	
Local Roads	\$	8,080,680	
Stormwater Management	\$	8,840,015	
Utilities, Sewer & Water	\$	10,766,684	
Hardscape/Landscape/Irrigation	\$	10,200,017	
Professional Services/Contingencies	\$	9,238,586	
TOTAL	\$	58,380,000	

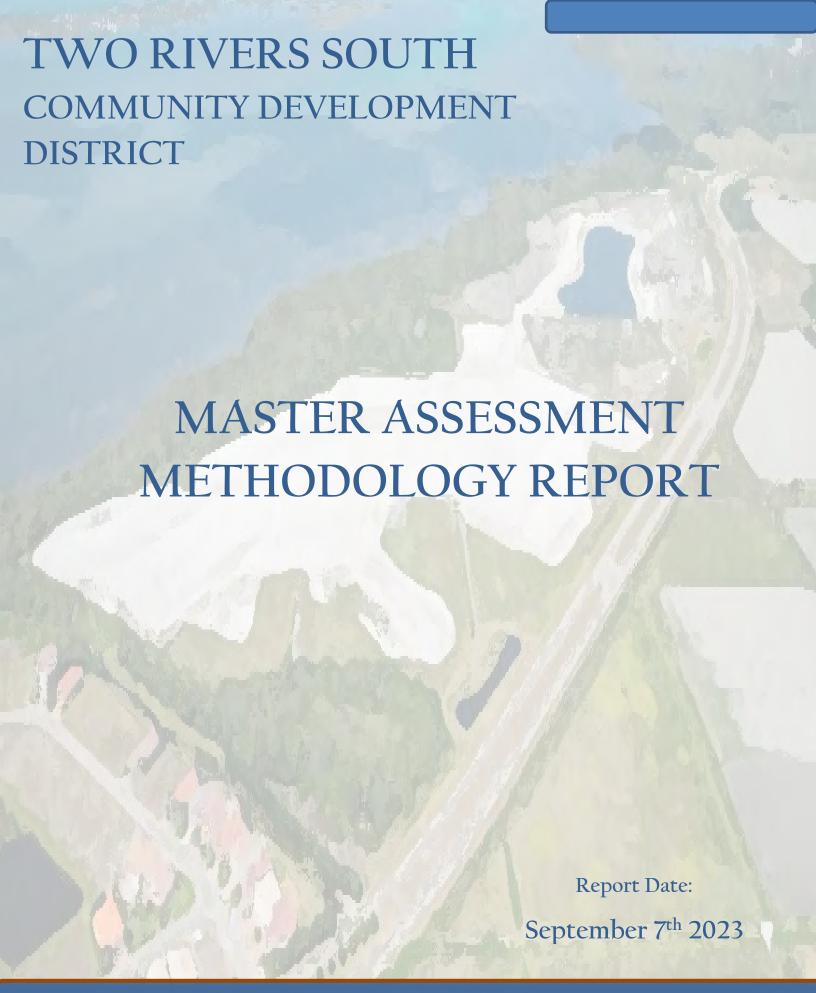


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I. REPORT OBJECTIVE

This Master Assessment Methodology Report (the "Master Report") details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the public infrastructure required within the Two Rivers South Community Development District (the "District"). The private assessable lands ("Assessable Property") benefitting from the public infrastructure is generally described within Exhibit A of this Master Report and further described within the Engineer's Report, dated September 7th 2023 (the "Engineer's Report"). The objective of this Master Report is to:

- 1. Identify the District's capital improvement program ("CIP") for the project to be financed, constructed and/or acquired by the District; and
- 2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
- 3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer's Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District's CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape. The Engineers Report identified estimated cost to complete the CIP, inclusive of associated "soft cost" such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the private property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Master Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the "Bonds"), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such

supplemental reports will be created to stipulate amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190 and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

- "Assessable Property:" All private property within the District that receives a special benefit from the CIP.
- "Capital Improvement Program" (CIP) The public infrastructure development program as outlined by the Master Engineer Report dated 12/17/2021.
- "Developer" -Two Rivers Hillsborough Development, LLC.
- "Development Plan" The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.
- "District" Two Rivers South Community Development District, encompasses 1,957.686 +/- acres, Hillsborough County Florida.
- "Engineer Report" Master Engineer's Report, dated September 7, 2023.
- "Equivalent Assessment Unit" (EAU) A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.
- "Maximum Assessments" The maximum amount of special assessments and liens to be levied against benefiting assessable properties.
- "Platted Units" Private property subdivided as a portion of gross acreage by virtue of the platting process.
- "Product Type" Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.
- "Unplatted Parcels" Gross acreage intended for subdivision and platting pursuant to the Development Plan.

III. DISTRICT OVERVIEW

The District area encompasses 1,957.686 +/- acres and is located in Hillsborough County, Florida, within Sections 4, 5, 6, 7, 8 and 9, Township 27 South, Range 21 East. The primary developer of the Assessable Properties is EPG-Two Rivers, LLC, (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District contemplates multiple phases consisting of 973 single family lots. The public improvements as described in the Engineer's Report include off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities.

IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District's CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of Assessable Properties within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Master Report reflect cost as further detailed within the Engineer's Report, these costs are exclusive of any financing related costs.

V. FINANCING

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such debt service reserves, underwriter's discount, issuance costs and rounding.

For purposes of the Master Report, conservative allowances have been made for a debt service reserve, underwriter's discount, issuance costs, rounding and collection cost as shown on Table 5. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter's discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

VI. ALLOCATION METHODOLOGY

EQUIVALENT ASSESSMENT UNITS (EAU) ALLOCATION: This method was selected as off-site improvements; storm water, utilities (water and sewer), roadways and landscape/hardscape benefit all assessable properties

within the District proportionally. The level of relative benefit can be compared through the use of defining "equivalent" units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the system of capital improvements. The use of equivalent assessment unit methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU is assigned to the 80' residential use product type as a baseline, with a proportional increase or decrease relative to other planned residential product types and lot sizes. Table 2 outlines EAUs assigned for residential product types under the current development plan as described in this section. If future Assessable Property is added or product types are contemplated, this report will be amended to reflect.

Pursuant to Section 193.0235, Florida Statutes, certain "common elements" such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments regardless of the private ownership. It is contemplated that the Developer will be constructing a private clubhouse within the District for ownership and operation. This clubhouse will be exempt from non-ad valorem assessments as a common element benefiting all residents within the District.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The CIP benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and assessments associated with the CIP are demonstrated on Table 3 & 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with the Series of Bonds.

VII. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a "system of improvements" including the funding, construction and/or acquisition of off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the

first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled "Allocation Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for payment of the on the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignment.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to the Assessable Property within the District. In general, the assessments will initially be assigned on a gross acreage basis, gradually absorbed and assigned on a first platted, first assigned priority.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state." At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior

to any development. While the land is in an "undeveloped state," special assessments will be assigned on an equal acre basis across all of the gross acreage within each phase, relative to the special assessment lien levied as identified within Exhibit "A" of this Master Report. Debt will not be solely assigned to properties within each phase which have development rights, but will be assigned to undevelopable properties to ensure integrity of development plans, rights and entitlements.

The second condition is "on-going development". At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each phase are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. This generally describes the flow for a "first platted, first assigned basis" of assessments against product types per parcel, Therefore each fully-developed, platted unit would be assigned a par debt assessment as set forth in Tables 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions in section VIII of this Master Report would be applicable.

The third condition is the "completed development state." In this condition the entire development program for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each phase of the District based on the methodology described herein.

IX. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of assessment principal. In order to ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true up methodology".

The debt per acre remaining on the unplatted land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the

platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or prior to the final true up as a result of changes in the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS

DESCRIPTION	TOTAL PROJECT COSTS		
Amenities	\$	3,173,338.00	
Collector Roads	\$	8,080,680.00	
Local Roads	\$	8,080,680.00	
Stormwater Management	\$	8,840,015.00	
Utilities, Sewer & Water	\$	10,766,684.00	
Hardscape/Landscape/Irrigation	\$	10,200,017.00	
Professional Services/Contingencies	\$	9,238,586.00	
TOTAL	\$	58,380,000.00	

TABLE 2

TWO RIVERS SOUTH
COMMUNITY DEVELOPMENT DISTRICT
PLANNED DEVELOPMENT PROGRAM

PRODUCT	LOT SIZE (1)	UNITS	PER UNIT EAU ⁽²⁾	TOTAL EAUs
Townhomes	55	205	0.69	140.94
Single Family	80	462	1.00	462.00
Single Family	90	59	1.13	66.38
Single Family	100	237	1.25	296.25
Single Family Acres	1.5	10	7.50	75.00
TOTAL		973		1,040.56

⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots.

TABLE 3

DEVELOPMENT PROGRAM COST/B	ENEFIT ANALYSIS
PROJECT COSTS	\$58,380,000
TOTAL PROGRAM EAUS	1040.56
TOTAL COST/BENEFIT	\$56,104

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
				NET I	BENEFIT
				PER	
		PRODUCT	EAUs	PRODUCT	PER PRODUCT
PRODUCT TYPE	EAU FACTOR	COUNT		TYPE	UNIT
55	0.688	205	140.94	\$7,907,196	\$38,572
80	1.000	462	462.00	\$25,920,173	\$56,104
90	1.125	59	66.38	\$3,723,921	\$63,117
100	1.250	237	296.25	\$16,620,890	\$70,130
1.5	7.500	10	75.00	\$4,207,820	\$420,782
		973	1,040.56	\$58,380,000	

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.

Table 5

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS

FINANCING INFORMATION - FINANCING INFORMATION BOND SERIES

Coupon Rate (1)	8.00%
Term (Years)	33
Principal Amortization Installments	30

ISSUE SIZE \$90,425,000

Construction Fund		\$ 58,380,000.00
Capitalized Interest (Months) ⁽²⁾	36	\$21,702,000
Debt Service Reserve Fund	100%	\$8,032,221
Underwriter's Discount	2.00%	\$1,808,500
+ Premium / - Discount		\$0
Cost of Issuance		\$500,000
Rounding		\$2,279

ANNUAL ASSESSMENT

Annual Debt Service (Principal plus I	nterest)	\$8,032,221
Collection Costs and Discounts@	6.00%	\$512,695

TOTAL ANNUAL ASSESSMENT \$8,544,916

⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.

⁽²⁾ Based on capitalized interest 36 months.

TABLE 6

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS

ALLOCATION METHODOLOGY - LONG TERM BONDS (1)								
					PRODU	JCT TYPE	PER U	UNIT
PRODUCT	PER Unit	TOTAL EAUs	% OF EAUs	UNITS	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Single Family 55'	0.69	140.94	13.5%	205	\$12,247,485	\$1,157,354	\$59,744	\$5,646
Single Family 80'	1.00	462.00	44.4%	462	\$40,147,853	\$3,793,862	\$86,900	\$8,212
Single Family 90'	1.13	66.38	6.4%	59	\$5,767,995	\$545,060	\$97,763	\$9,238
Single Family 100'	1.25	296.25	28.5%	237	\$25,744,159	\$2,432,753	\$108,625	\$10,265
Single Family 1.5 Acre	7.50	75.00	7.2%	10	\$6,517,509	\$615,887	\$651,751	\$61,589
TOTAL		1,040.56	1.00	973.00	90,425,000.00	8,544,915.60		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Capitalized Interest Period.

⁽²⁾ Includes principal, interest and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$90,425,000.00 payable in 30 annual installments of principal of \$4,102.92 per gross acre. The maximum par debt is \$46,189.74 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMEN	NT ROLL			
TOTAL ASSESSMENT: <u>\$</u>	90,425,000.0	<u>00</u>		
ANNUAL ASSESSMENT:	88,032,220.6	<u>6</u>	(30 Installments)	
TOTAL GROSS ASSESSABLE A	ACRES +/-:_	1,957.69		
TOTAL ASSESSMENT PER ASSESSABLE GRO	SS ACRE:	\$46,189.74		
ANNUAL ASSESSMENT PER GROSS ASSESSAB	LE ACRE:	\$4,102.92	(30 Installments)	
			PER PARCEL A	ASSESSMENTS
		Gross Unplatted	Total	Total
Landowner Name, Hillsborough County Folio ID & Address		Assessable Acres	PAR Debt	Annual
Two Rivers Hillsbourough Development, LLC				
Folio#				
079962-0000		225.00	\$10,392,690.66	\$923,156.04
079965-0000		601.50	\$27,783,126.35	\$2,467,903.81
079967-0000		663.00	\$30,623,795.13	\$2,720,233.12
079970-0000		182.54	\$8,431,474.46	\$748,946.24
079974-0000		211.50	\$9,769,129.22	\$867,766.67
079981-0000		19.00	\$877,604.99	\$77,955.40
079966-0000		55.15	\$2,547,363.95	\$226,275.80
Totals:		1957.69	\$90,425,184.76	\$8,032,237.08
111 South Armenia Avenue Suite 201 Tampa Florida, 33609				
See Exhibit B - Legal Description				
Notation:				
Assessments shown are net of collection cost				

EXHIBIT B – LEGAL DESCRIPTION

TO FOLLOW

SURVEYOR'S NOTES:

- 1) Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Commonwealth Land Title Insurance Company Commitment for Title Insurance, File Number: BY812108011 with an effective date of August 17, 2021, and issued by EPG Pasco, LLC a Florida limited liability company.
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 5, Township 27 South, Range 21 East, Pasco County, Florida, having a Grid bearing of N.89°50'04"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.
- 4) This survey is intended to be displayed at 1" = 30' or smaller.
- 5) All dimensions, unless otherwise noted, are survey dimensions.
- 6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- 7) The subject parcel lies in Flood Zone "AE" and "X", according to Flood Insurance Rate Map, Map No. 12057C0115H for Hillsborough County, Community No. 120112, Hillsborough County, Florida, dated August 28, 2008 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).
- 8) Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.

DESCRIPTION:

PARCEL1

In Township 27 South, Range 21 East, Hillsborough County.

Section 4: ALL, LESS right-of-way (North U.S. Highway 301).

Section 5: ALL, LESS the East 1/3 of the Southeast 1/4. Section 6: ALL

Section 7: The East 1/2 of the Northeast 1/4 of the Northeast 1/4, and the West 3/4 of the North 1/4

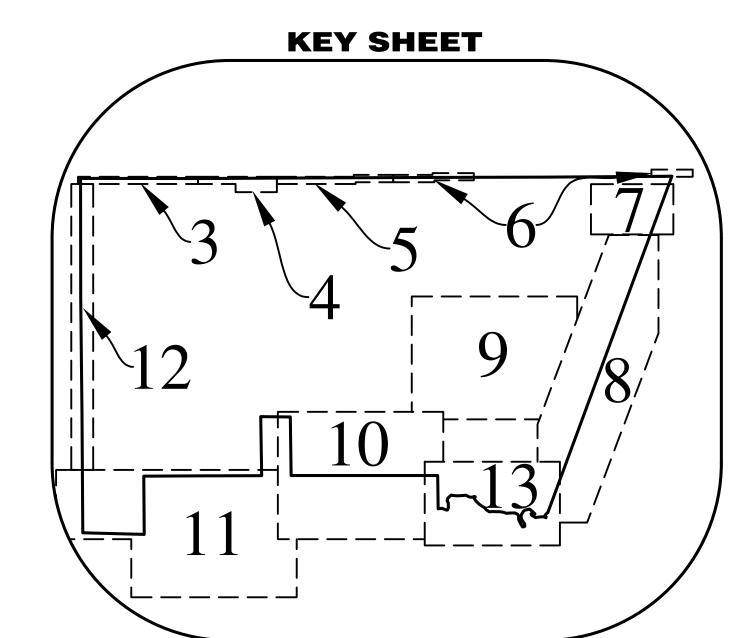
and the Southwest 1/4 of the Northwest 1/4. Section 8: That part of the East 1/2 lying North of the Hillsborough River and the North 1/2 of the Northwest 1/4 and ALL of that part of the East 1/2 lying Southeast of the Seaboard Coast Line

LESS:Point beginning at the Southeast corner of the Northeast 1/4 of the Southeast 1/4; thence run North 60° West to the Easterly right-of-way line of Railroad; thence Northerly along Railroad to the East boundary of Section; thence South to the Point of Beginning.

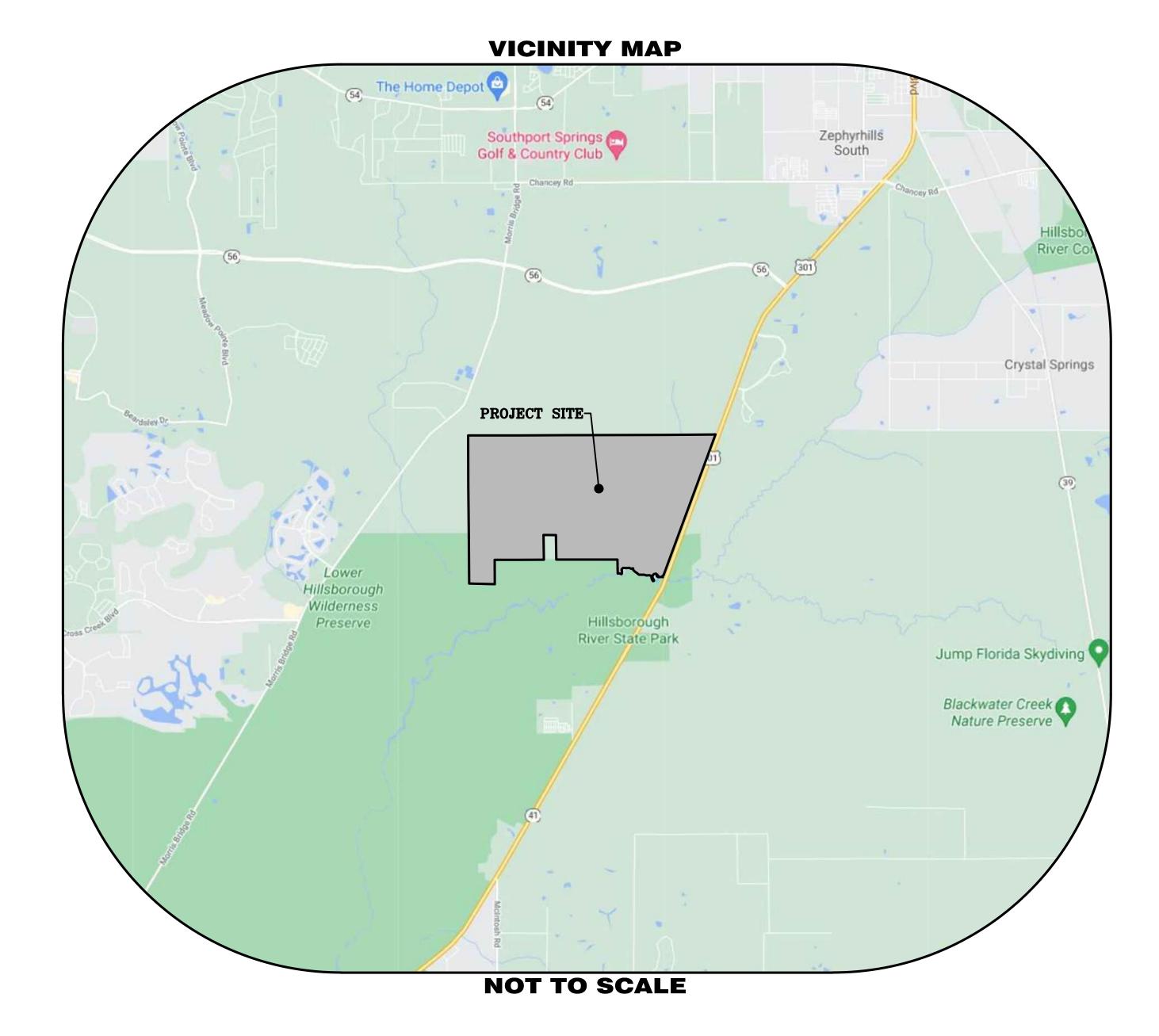
Section 9: The Northeast 1/4 of the East 1/2 of the Northwest 1/4, LESS: Beginning at the Northwest corner, run East 500 feet South to the South boundary of the Northeast 1/4 of the Northwest 1/4 Southwesterly to a point 400 feet South of the Northwest corner of the Southeast 1/4 of the Northwest 1/4 North to the Point of Beginning; Southeast 1/4 of the Southwest 1/4, LESS beginning at the Northwest corner, run East to the Northeast corner of the Northwest 1/4 of the Southwest 1/4 South, 900 feet Southwesterly to the South boundary of the Northwest 1/4 of the Southwest 1/4, West 500 feet to the Southwest corner North to the **Point of Beginning**; that part of the Northwest 1/4 lying West of State Road 156.

In Township 27, Range 21 East, Hillsborough County, Florida.

Section 5: The East 1/3 of the Southeast 1/4. TOGETHER WITH an easement for Ingress and Egress described as the South 15 feet of the West 670.50 feet of the Southwest 1/4 of Section 4, Township 27 South, Range 21 East, Hillsborough County, Florida.



NOT TO SCALE



Commonwelth Land Title Insurance Company; EPG Pasco, LLC a Florida limited liability company; LandCastle Title Group, LLC;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and

GEOPOINT SURVEYING, INC.

David A. Williams Florida Professional Surveyor & Mapper No. 6423

SURVEYOR'S CERTIFICATION:

includes Items 1, 3, 4, 7 (a), 8, 9, 13 & 14 of Table A thereof. The field work was completed on August 28, 2021.

PROJECT: Hickory Hills DATE OF LAST FIELD SURVE August 28, 2021 PHASE: Boundary Survey DRAWN: LEY DATE: 08/28/21 CHECKED BY: MHC P.CHIEF: PB | FIELD BOOK: 51-2021-Pages: 25-27, 30-40 DATA FILE: LONGLAKE-RANCH(US83)(NAVD88)JO

NOT VALID WITHOUT TH SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SCHEDULE B - SECTION II:

Items 1 – 3: (Not a Matter of Survey)

Item 4: Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. (Southeastern boundary abuts the Hillsborough River, which is subject to sovereign lands of the State of Florida)

Item 5: Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. (Not a matter of Survey)

Item 6: Reservations in favor of Trustees of the Internal Improvement Fund of an undivided three-fourths interest in and to all phosphates, minerals and metals, together with an undivided one-half interest in and to all petroleum, in, on or under the surface of the insured land, as contained in that certain Deed, recorded in Deed Book 1160, Page 148, created pursuant to Section 270.11, Florida Statutes. (Affects Subject Parcel - Plotted Hereon -Reservation provides for 3/4 interest in Oil & Minerals)

Item 7: INTENTIONALLY DELETED.

Item 8: Easement in favor of Tampa Electric Company, a Florida corporation recorded in Official Record Book 1454, Page 885, of the Public Records of Hillsborough County, Florida. (Affects Sections 5 and 6 - Plotted Hereon)

Item 9: Access rights in favor of the Grantor as contained in that certain Deed by and between Robert Thomas (Grantor) and The Division of Recreation and Parks, Department of Natural Resources of the State of Florida, (Grantee) dated 28th of December, 1973 and recorded in Official Record Book 2811, Page 696, and Corrective Deed recorded in Official Record Book 3549, Page 1474, of the Public Records of Hillsborough County, Florida. (Does not Affect Subject Parcel - Lands described in O.R. 2811, Pg. 696 lie East of U.S. 301)

Item 10: Terms and conditions as contained in that certain Easement dated July 17, 1979 by and between Robert Thomas, Two Rivers Ranch, Inc., and Hickory Hill Land Co., Inc. (first party) and Charles Gibson, Jr., Joyce Gibson, Charles E. Futch, Jr., Janice Futch and John F. Russell (second parties) recorded in Official Record Book 3541, Page 1687, of the Public Records of Hillsborough County, Florida. (Affects Sections 4 and

Item 11: Easement in favor of Tampa Electric Company recorded in Official Record Book 3682, Page 1089, and Official Record Book 3682, Page 1091, of the Public Records of Hillsborough County, Florida. (Affects Sections 5, 8 and 9 – Plotted Hereon)

Item 12: Short Form Memorandum of Lease by and between Two Rivers Ranch, Inc., a Florida corporation (Lessor) and BellSouth Mobility Inc., a Georgia corporation (Tenant) recorded in Official Record Book 9903, Page 13, as assigned to Pinnacle Towers Inc., a Delaware corporation in that certain Assignment of Ground Lease recorded in Official Record Book 9997, Page 752, of the Public Records of Hillsborough County, Florida. (Does Not Affects – Lease Area and Easement Lie East of U.S. 301)

Item 13: Communications Tower Easement Agreement dated November 17, 1999 by and between Two Rivers Ranch, Inc., a Florida corporation and Hickory Hills Land Company, a Florida corporation (Grantors) and Pinnacle Towers Inc., a Delaware corporation (Grantee) recorded in Official Record Book 9997, Page 712, of the Public Records of Hillsborough County, Florida. (Does Not Affects – Lease Area and Easement Lie East of U.S. 301)

Item 14: Reclaimed Water Supply Contract by and between the City of Plant City and Two Rivers Ranch, Inc., a Florida corporation and Hickory Hills Land Company, a Florida corporation recorded in Official Record Book 16731, Page 1400, and Official Record Book 19890, Page 8, Second Amendment recorded in Official Record Book 21131, Page 666, and Third Amendment recorded in Official Record Book 21875, Page 1871, of the Public Records of Hillsborough County, Florida. (Affects Subject Parcel, EXCEPT the Southeast 1/4 of Section 5 is Not Included – Plotted Hereon)

Item 15: Non-Exclusive Easement for Ingress and Egress by and between Hickory Hills Land Company, a Florida corporation and Southwest Florida Water Management District, a governmental entity recorded in Official Record Book 25802, Page 1937, of the Public Records of Hillsborough County, Florida. (Does Not Affect – Lies East of U.S. 301)

Item 16: Easement in favor of Tampa Electric Company, a Florida corporation recorded in Deed Book 1474, Page 92, of the Public Records of Hillsborough County, Florida. (Does Not Affect)

Item 17: Rights of the United States of America in and to navigable waters or filled land, in the interest of navigation and commerce in what were formerly navigable waters, and any conditions contained in any permits authorizing the filling in of such lands. (Not a Matter of Survey)

Item 18: The nature, extent, or existence of riparian rights, if any, appurtenant to the insured Lands lying below the mean/ordinary highwater mark, are neither guaranteed nor insured, and the riparian rights of others as the same may affect said Land, are hereby excepted. (Not a Matter of Survey)

Item 19: Claims of ownership or riparian rights asserted by the State of Florida to those portions of the insured Land that comprise sovereignty lands, including, without limitation, submerged, filled and artificially exposed lands and lands accreted to such Land. (Not a Matter of Survey)

Item 20: Title to that portion of the insured Land lying below the mean/ordinary highwater mark of Hillsborough River is not insured, and the nature or extent of any submerged land included within the insured Land is hereby excluded from coverage. (Not a Matter of Survey)

Sheet Index						
1	Cover Sheet, Vicinity Map, Description & Schedule B—SECTION II					
2	Overall Boundary & LEGEND					
3 - 13	Occupation Location, Legend & Details					

Boundary Survey

PREPARED FOR

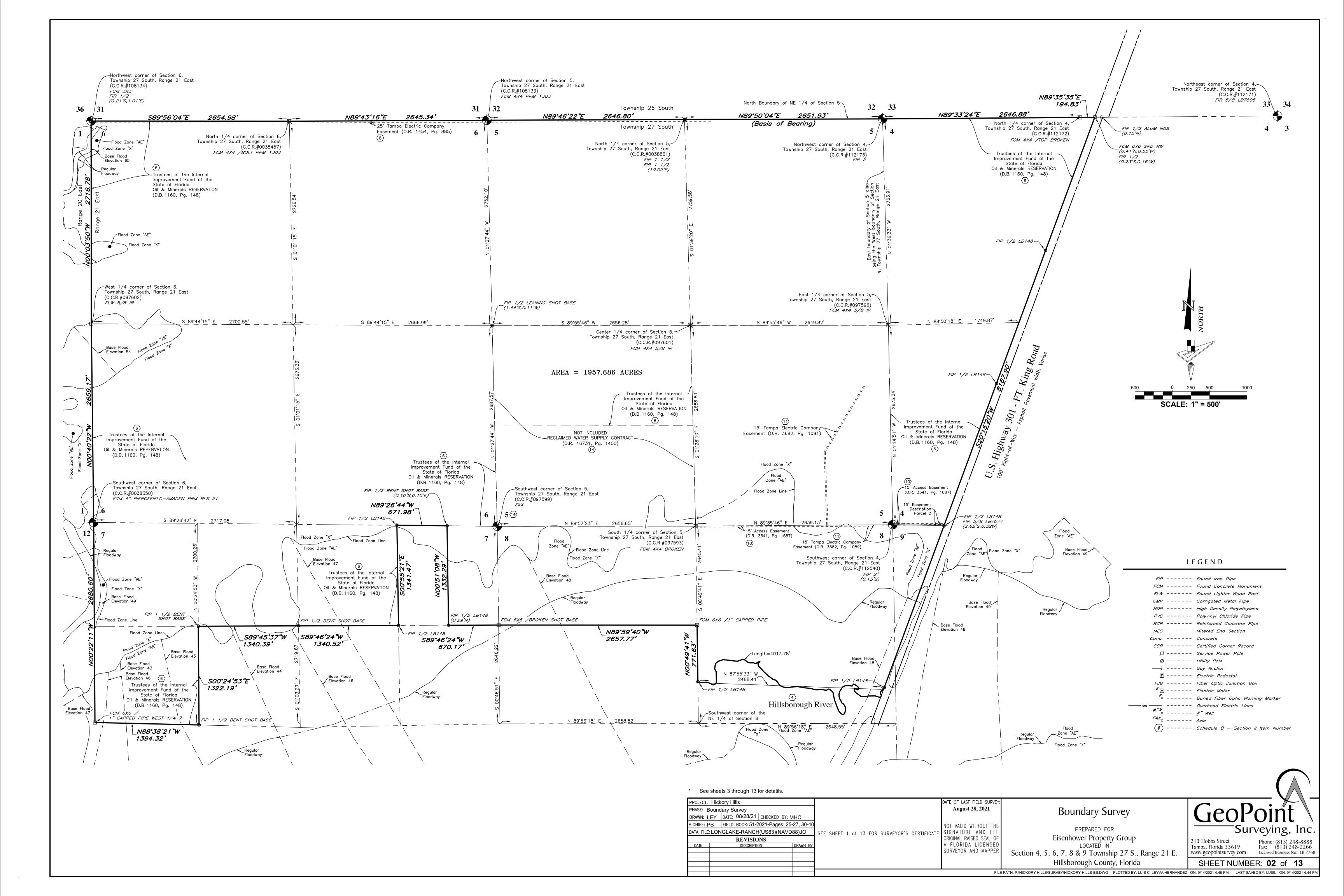
Eisenhower Property Group LOCATED IN

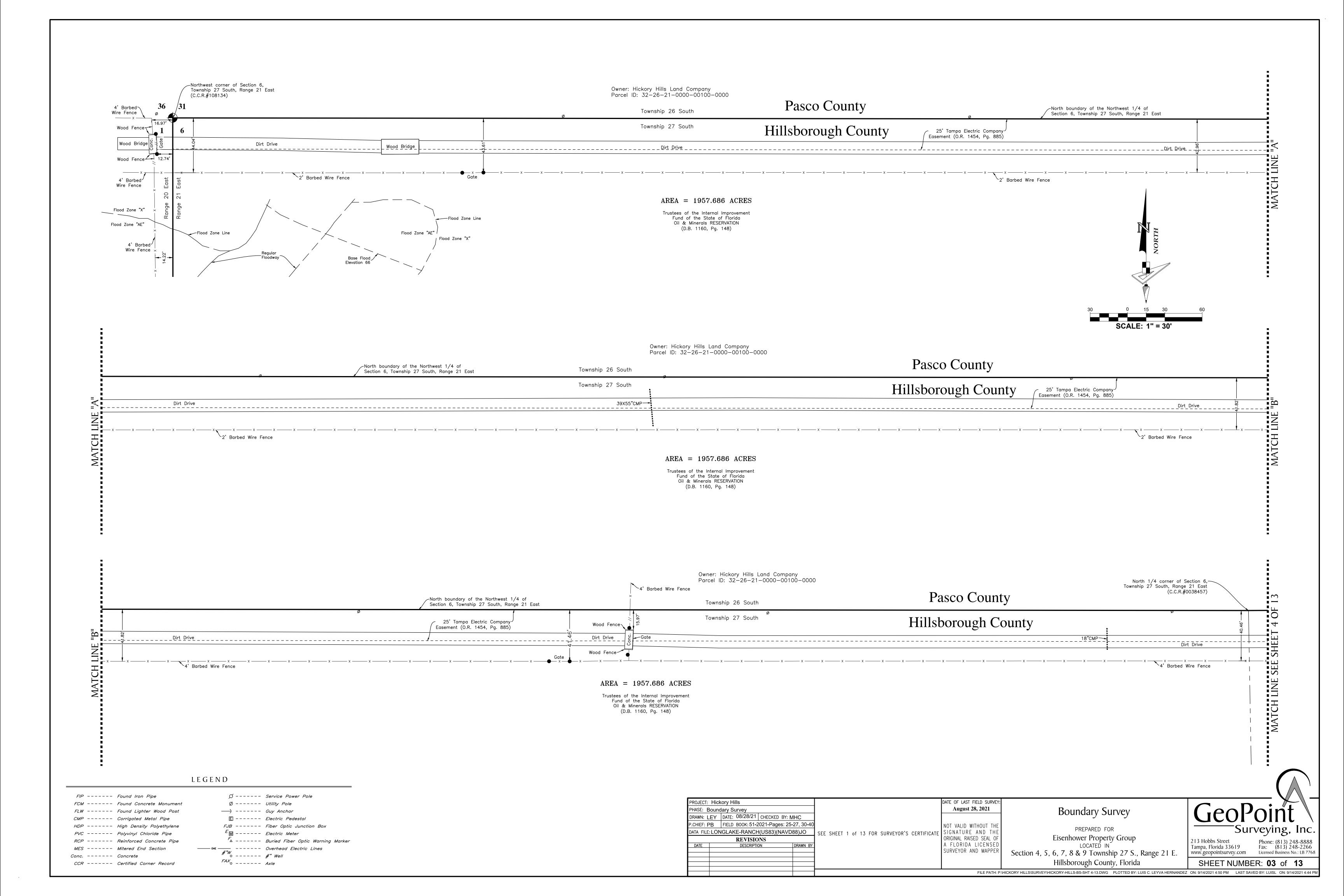
Section 4, 5, 6, 7, 8 & 9 Township 27 S., Range 21 E. Hillsborough County, Florida

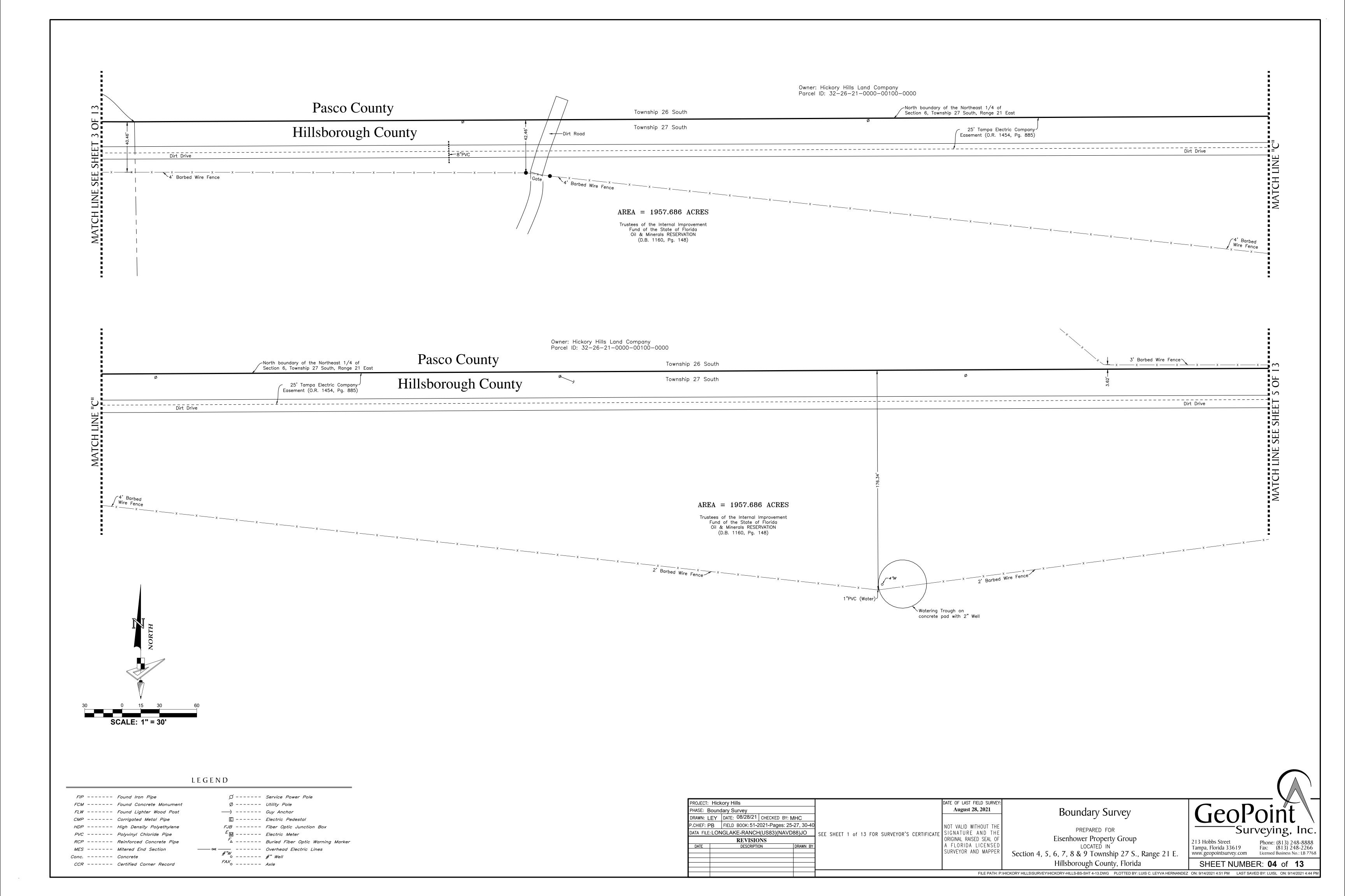


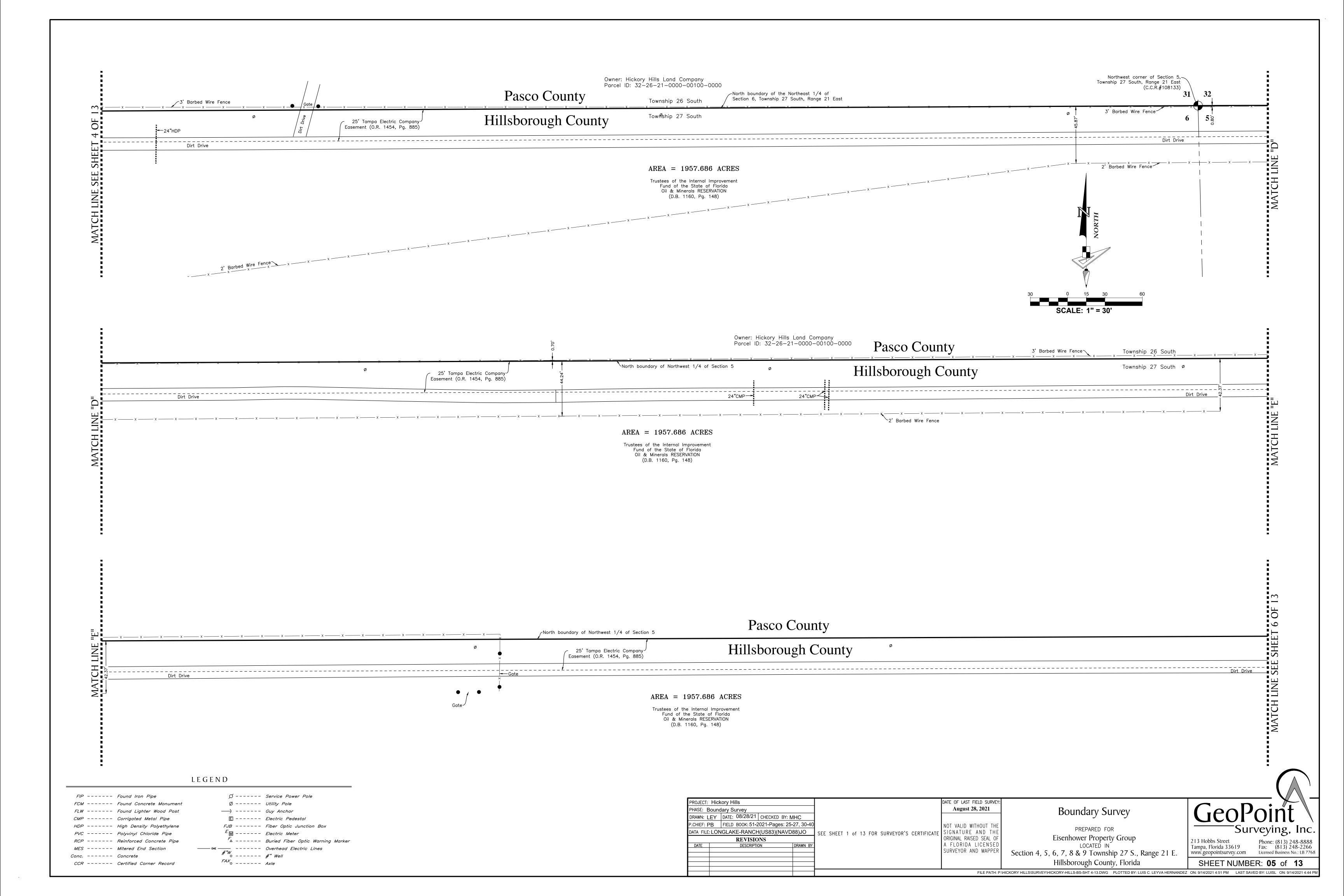
www.geopointsurvey.com Licensed Business No.: LB 7768 SHEET NUMBER: **01** of **13**

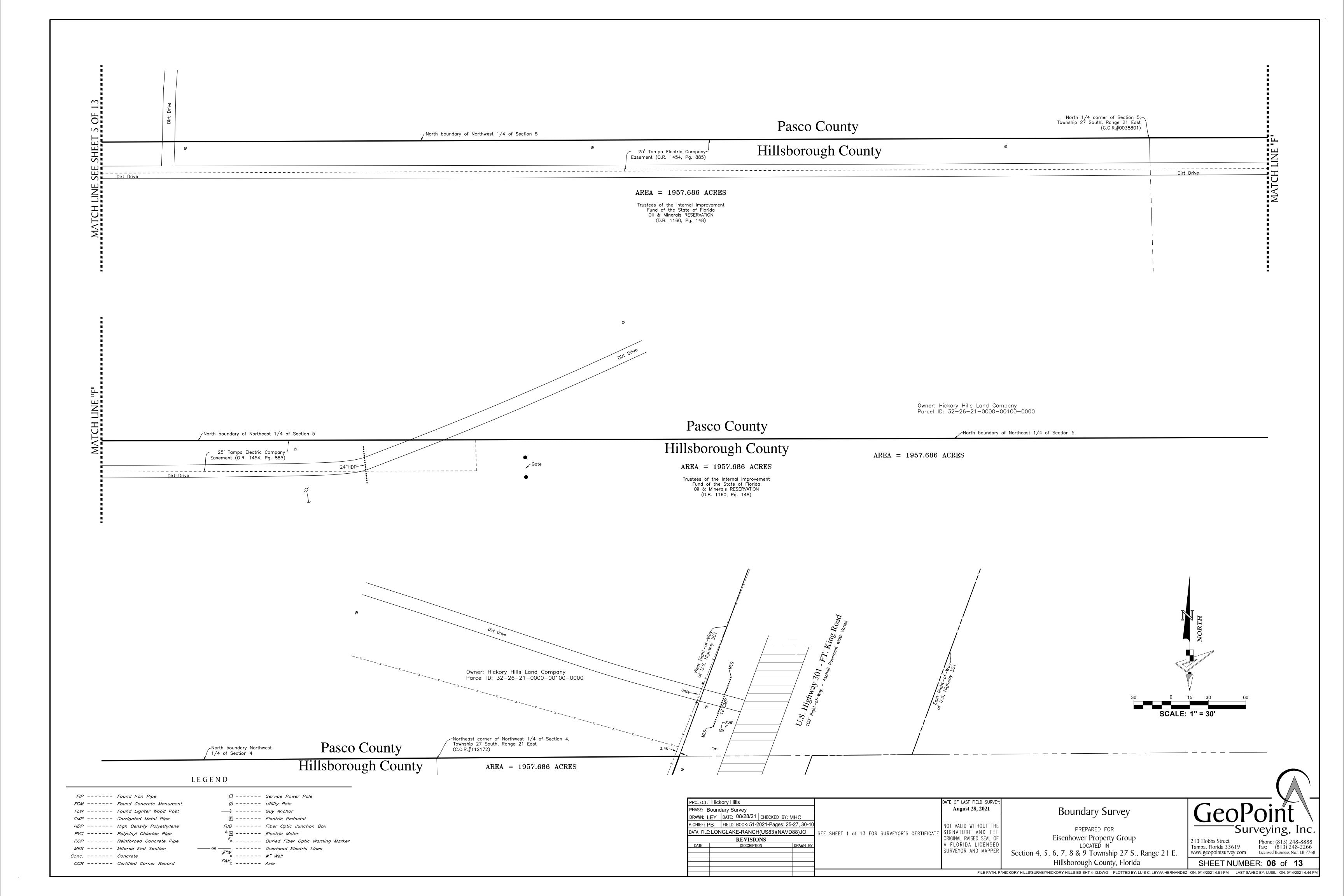
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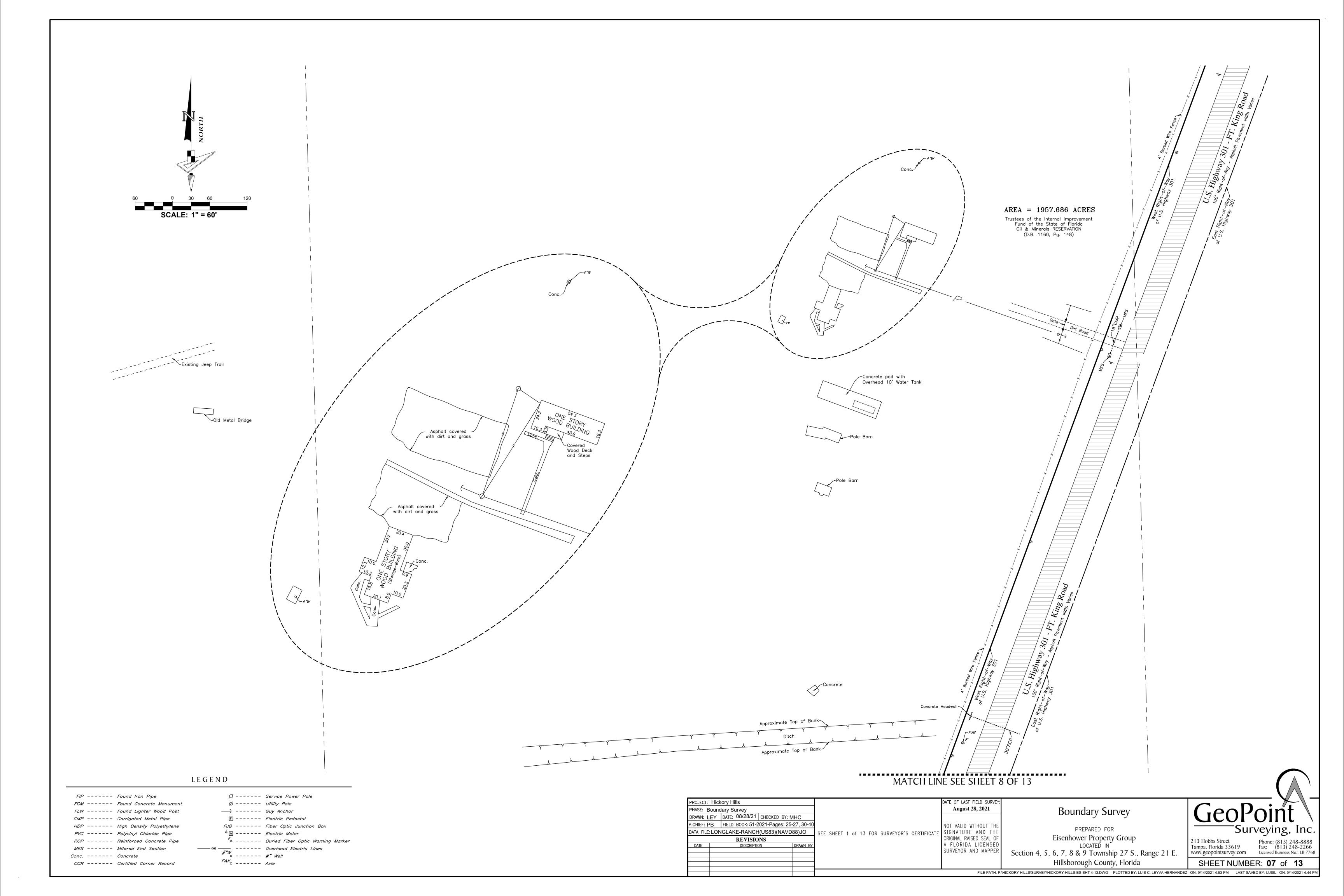


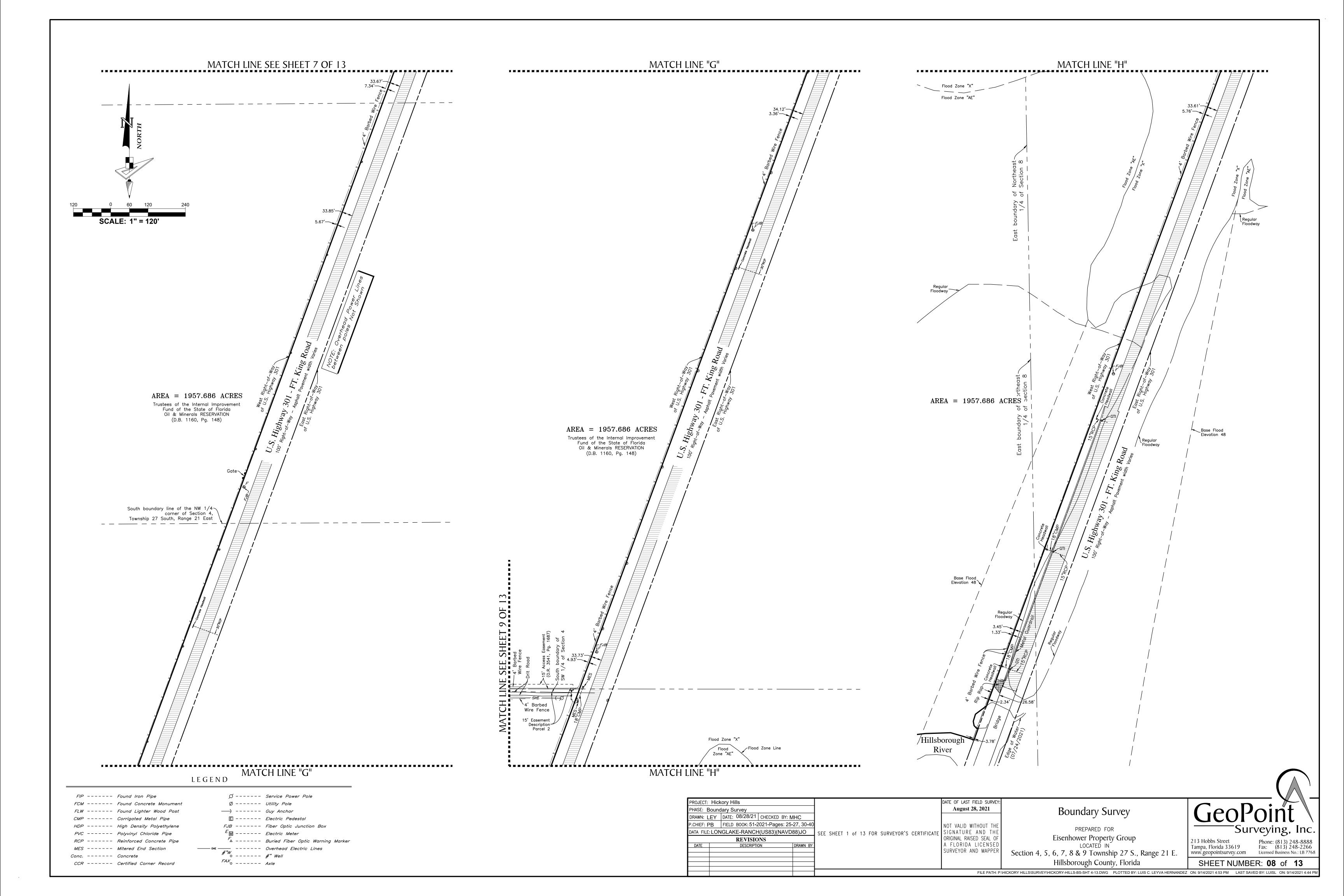


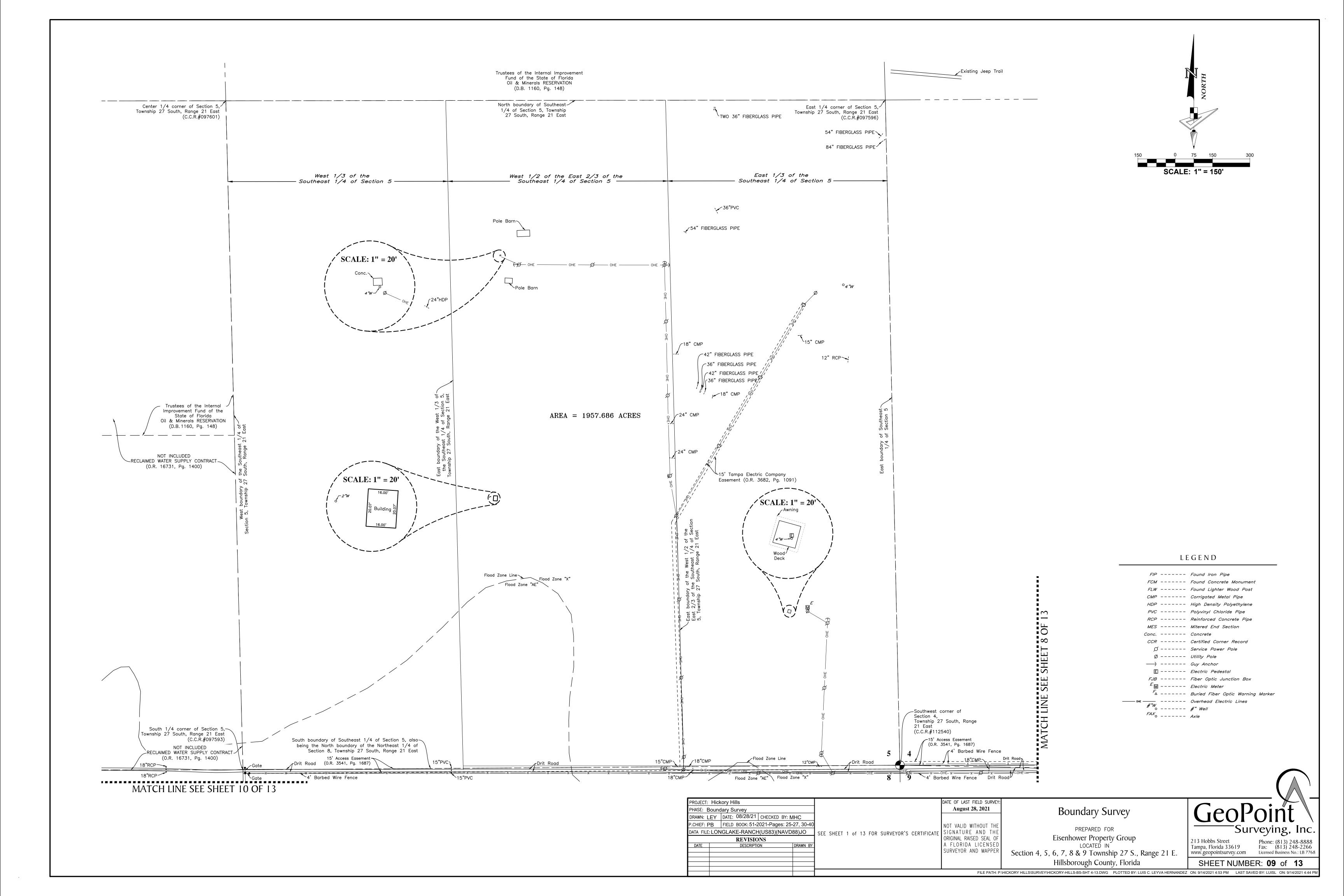


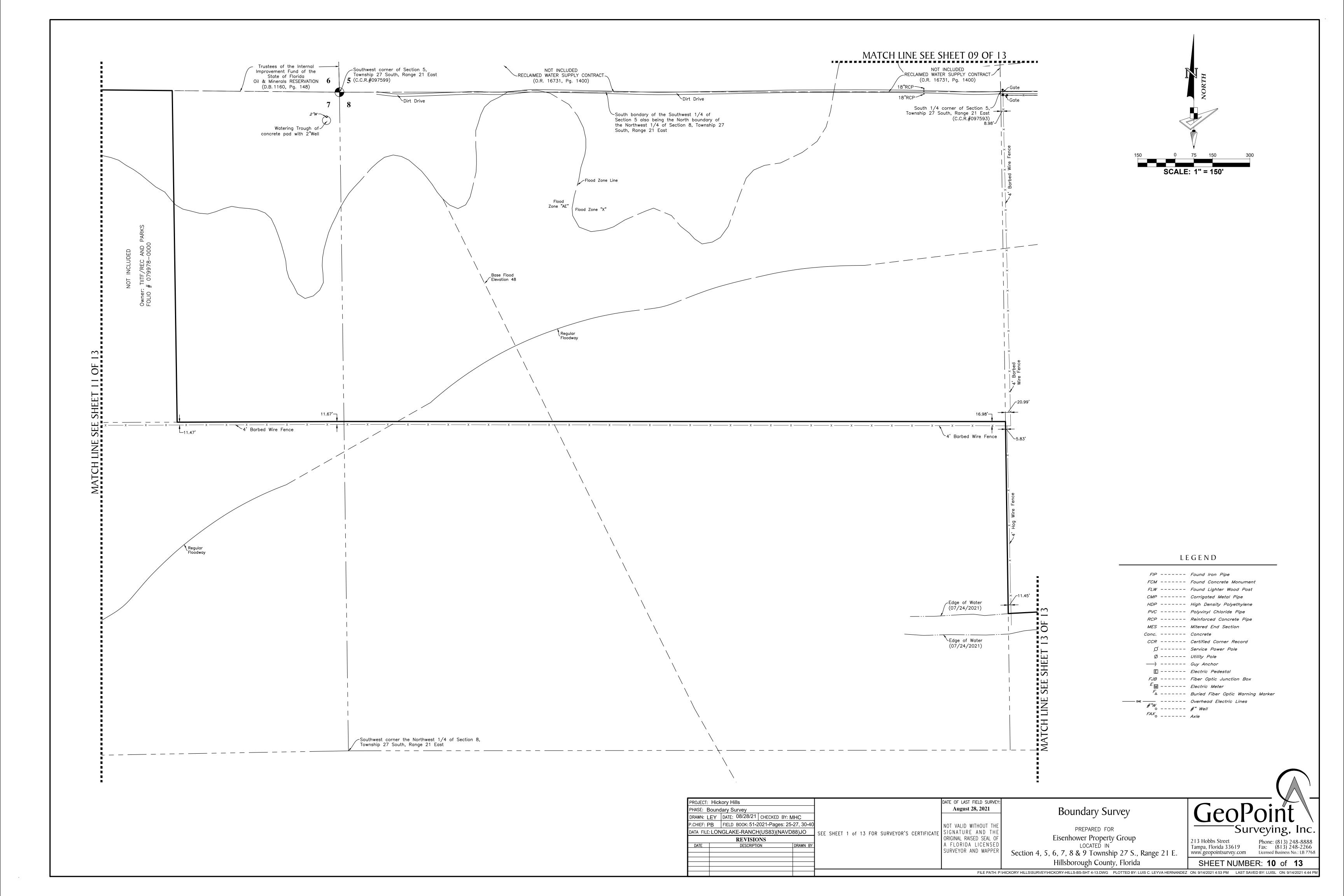


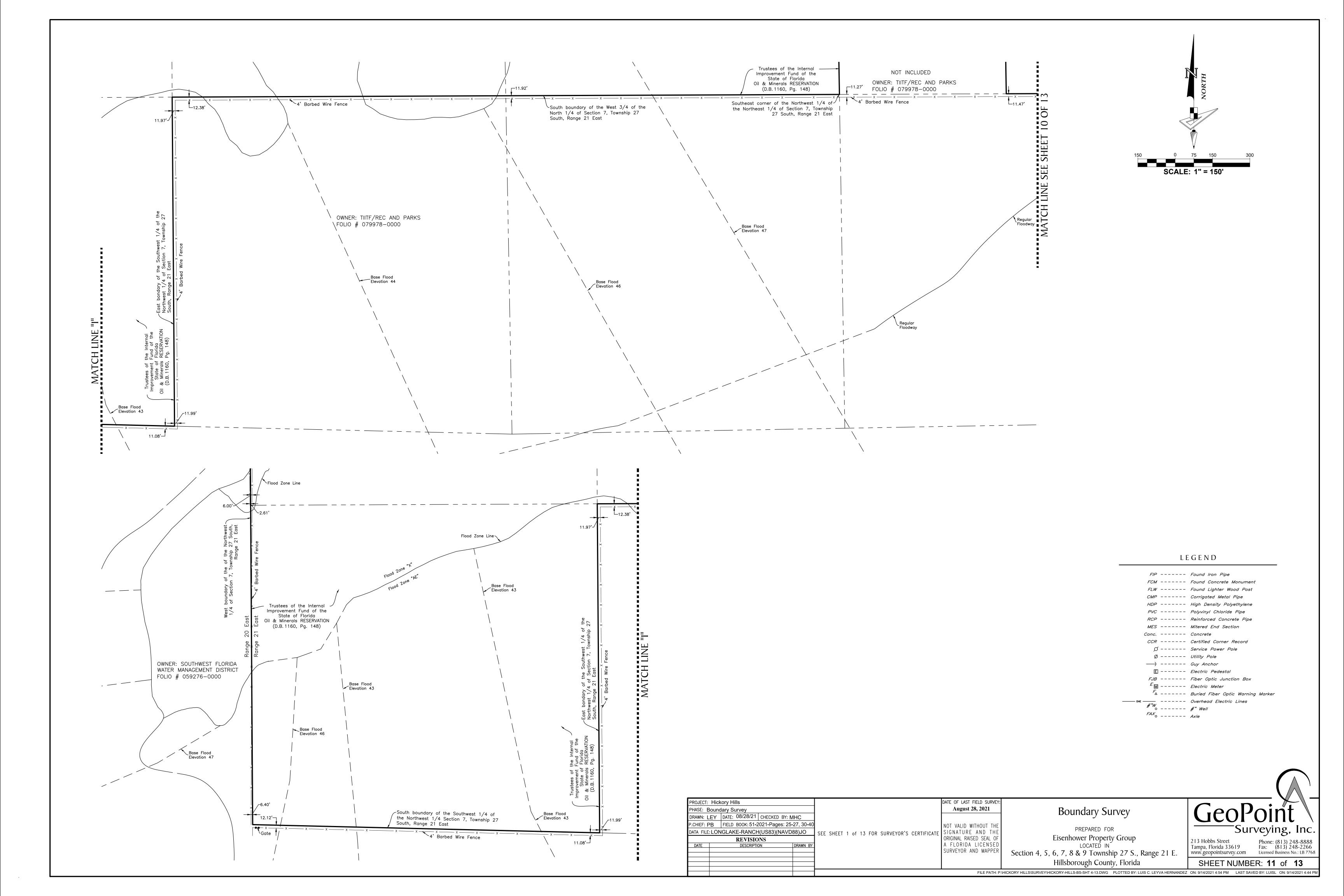


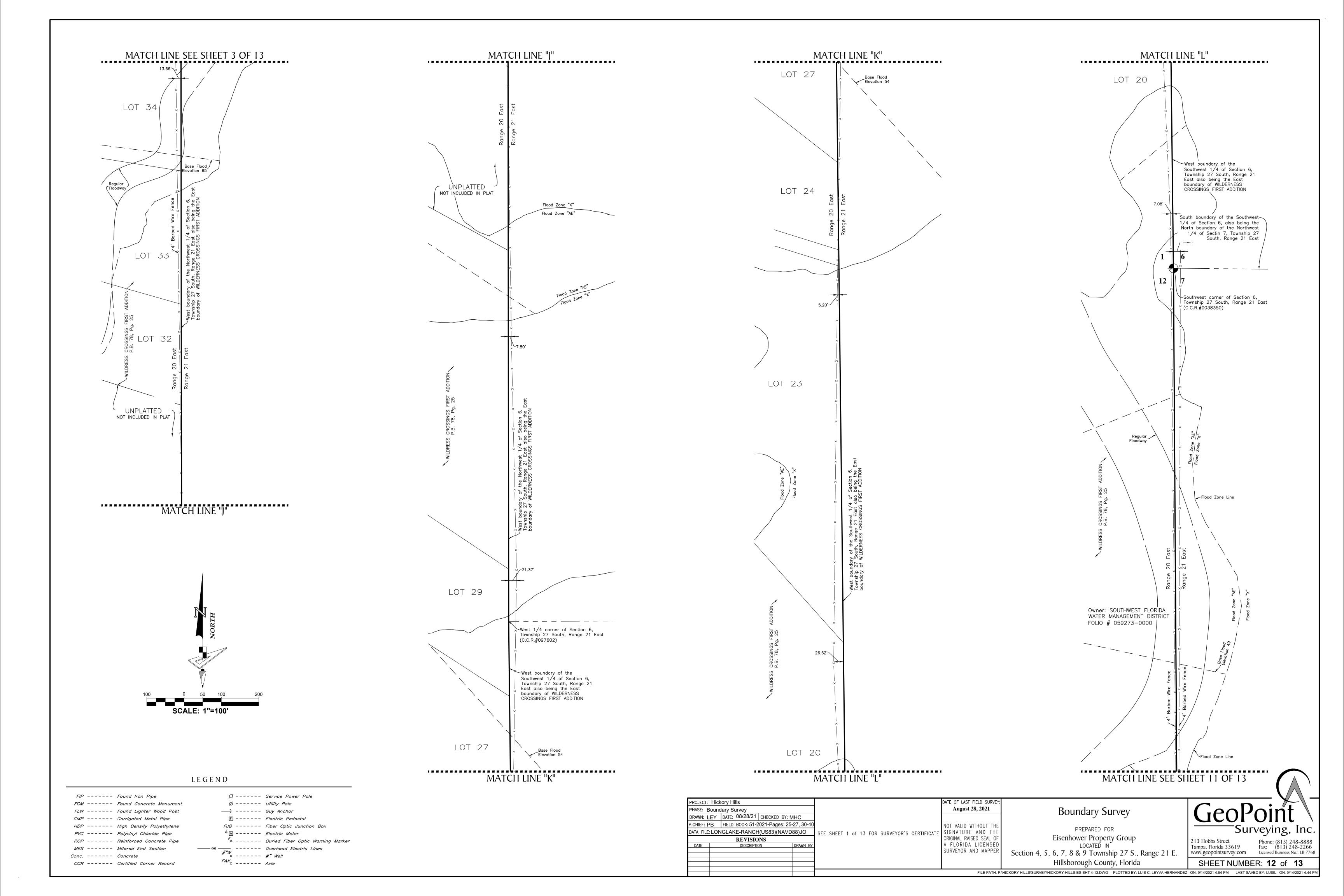


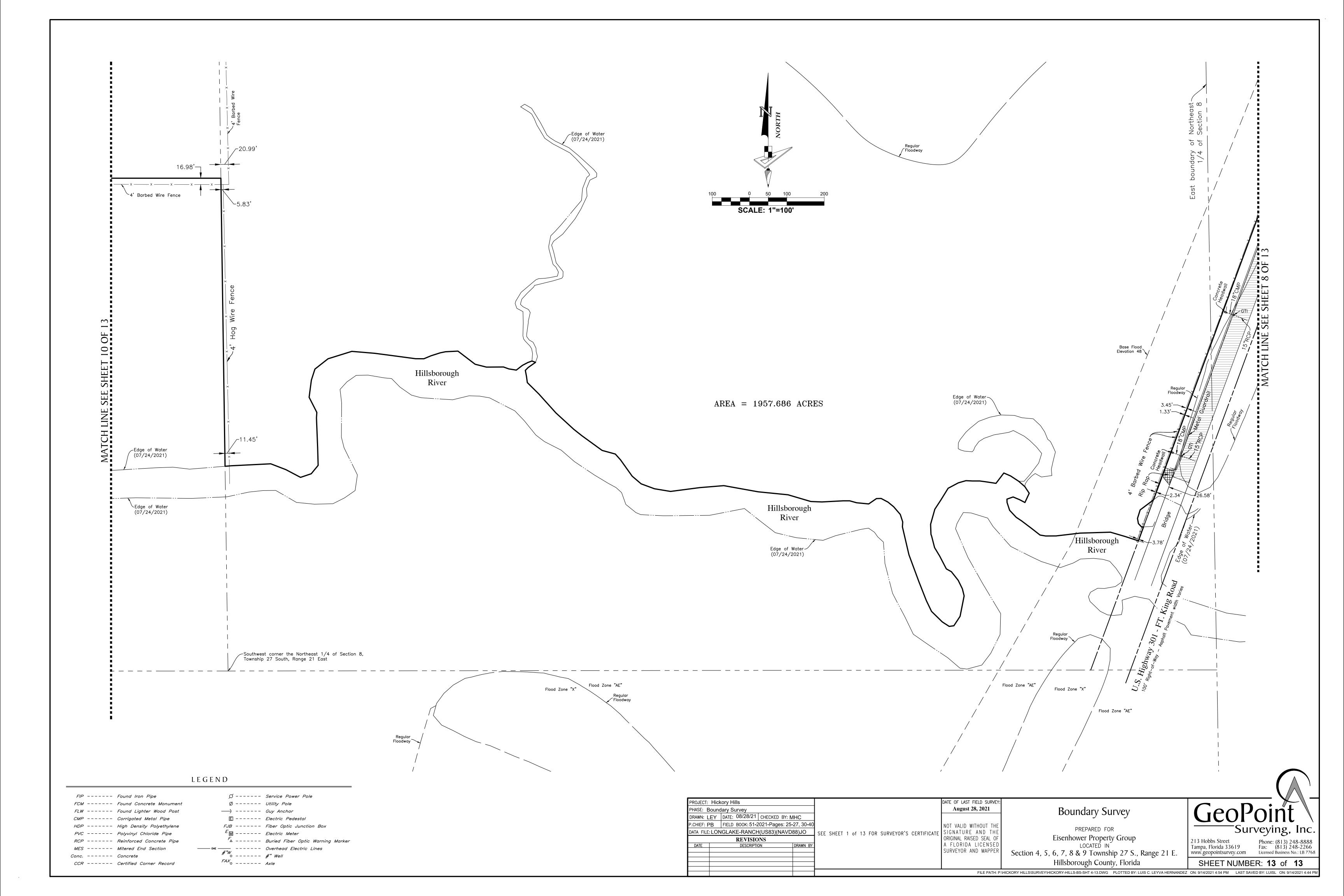












6A

FY 2023 Operations and Maintenance Budget Funding Agreement (Two Rivers South Community Development District)

This FY 2023 Operations and Maintenance Budget Funding Agreement (this "Agreement") is made and entered into as of September 7, 2023, between the Two Rivers South Community Development District, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the "District"), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and EPG Two Rivers Hillsborough Development, LLC, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609 (the "Developer") and EPG1, LLC, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609, (the "Landowner").

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2023 as attached hereto as **Exhibit A** (the "**FY 2023 Budget**"), which commences on June 13, 2023 (the effective date of the establishment Ordinance), and concludes on September 30, 2023;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2023 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2023 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the "Property");

WHEREAS, the Developer agrees that the activities of the District described in the FY 2023 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2023 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2023 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations. From time to time during the 2023 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$118,425.00 in accordance with the FY 2023 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.
- 2. FY 2023 Operations and Maintenance Reports, Budget Reports and Budget Amendments. Each month during FY 2023, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2023. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2023. The District and Developer agree that the FY 2023 Budget shall be revised at the end of the 2023 fiscal year to reflect the actual expenditures of the District for the period beginning on June 13, 2023, and ending on September 30, 2023. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2023 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2023 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. Right to Lien Property.

- a. The District shall have the right to file a continuing lien ("Lien") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
- b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2023 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
- c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- **4. Default**. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

- 5. Enforcement and Attorney Fees. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
- 6. Governing Law and Venue. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.
- 7. Interpretation. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
- 8. Termination of Agreement. The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2023 fiscal year on September 30, 2023. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
- 9. Third Parties. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. Assignment. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. Authority. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. Entire Agreement. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

EPG Two Rivers Hillsborough Development,

LLC, a Florida limited liability company

Two Rivers South Community Development District

Name:

Title:

Name: Certos dela Osa Chair/Vice-Chair of the Board of Supervisors

EPG1, LLC

a Florida limited liability company

Name:

Title:

Exhibit A: FY 2023 Budget

6B.

STRALEY ROBIN VERICKER

1510 W. Cleveland Street Tampa, FL 33606 Phone: 813-223-9400

Website: www.srvlegal.com

MEMORANDUM

To: Angie Grunwald and Bryan Radcliff

From: John Vericker, Straley Robin Vericker

Date: October 23, 2023

Subject: CDD Statutory Website Content and ADA Accessibility Requirements

A community development district ("CDD"), is local unit of special purpose government created under Chapter 190, Florida Statutes, and is required by law to make certain information available to the public on the CDD website in accordance with the provisions of Chapters 189 and 190, Florida Statutes. This information must be regularly updated and made available on the website in the time frame specified by law. This memo outlines the content to be placed on the CDD website.

The statutory requirements for CDD websites include the following documents:

- 1. The full legal name of the CDD.
- 2. The public purpose of the CDD.
- 3. The name of the entity that established the CDD.
- 4. The date of establishment of the CDD.
- 5. A description of the boundaries and the services provided by the CDD.
- 6. A reference to Chapter 190, Florida Statutes as the charter for the CDD.
- 7. Any grant of special powers under Section 190.012, Florida Statutes.
- 8. A link to the following websites:
 - a. https://apps.fldfs.com/localgov/reports/AdHoc.aspx (the Department of Financial Services' website that publishes the CDD's annual reports).
 - b. http://www.ethics.state.fl.us/Research/EthicsLaws.aspx (Code of Ethics).
 - c. https://flauditor.gov/pages/efile_reports.html (the link to the Auditor General's website to view the CDD's final audit report).
- 9. CDD Primary Contact Information (District Manager's office) including the mailing address, email address, and telephone number.
- 10. CDD Supervisor information including the name, mailing address, email address, and the term for each member of the governing body of the CDD.
- 11. A listing of the regularly scheduled public meetings and workshops.

- 12. Agendas of any meeting or workshop, excluding confidential and exempt information which must be available at least seven days in advance and must remain on the website for at least one year after the meeting or workshop.
- 13. The current fiscal year of the CDD (always begins on October 1 and concludes on September 30).
- 14. A listing of all assessments and fees imposed and collected by the CDD and the following informational statement "The CDD is authorized to levy, impose, collect, and enforce special assessments and fees pursuant to Chapters 170, 190, and 197 of the Florida Statutes."
- 15. The proposed final budget which must be on the website at least two days prior to the public hearing and must remain on the website for at least forty-five days.
- 16. The adopted budget of the CDD which must be posted within thirty days of adoption and which must remain on the website for at least two years.
- 17. Any budget amendments which must be posted within five days of adoption and which must remain on the website for at least two years.
- 18. The final complete audit reports for the past five fiscal years.

In addition to the statutory content requirements, CDD websites must also meet the Americans with Disabilities Act (the "ADA") technical standards so the website and the documents are fully accessible to all members of the public. Thus, the CDD should retain a qualified website provider that can make the website and the documents properly comply with the ADA accessibility standards.

7A

MINUTES OF MEETING TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

1					
1 2	The public hearings and regular meeting	of the Roard of Supervisors of Two Rivers			
	The public hearings and regular meeting of the Board of Supervisors of Two Rivers				
3	South Community Development District was held on Thursday, September 7, 2023, and called to				
4	order at 3:32 p.m. at the Offices of Inframark loc	ated 2005 Pan Am Circle Suite 300 Tampa FL			
5	33607.				
6					
7	Present and constituting a quorum were:				
8	resent and constituting a quorum were.				
9	Carlos de la Ossa	Chairperson			
10	Nick Dister	Vice Chairperson			
11	Thomas Spence	Assistant Secretary			
12	Ryan Motko	Assistant Secretary			
13	Albert Viera	Assistant Secretary			
14	1110011 + 10111	1 Issistant Sociolary			
15	Also present were:				
16	Auso present were.				
17	Brian Lamb	District Secretary			
18	Angie Grunwald	District Manager			
	John Vericker	District Manager District Counsel			
19					
20	Michael Broadus	District Counsel			
21	TL - f-11:				
22	The following is a summary of the discu	ssions and actions taken.			
23 24	FIRST ORDER OF BUSINESS	Call to Order/Roll Call			
25	Ms. Grunwald called the meeting to order, and a				
26	ivis. Ordinward cancer the meeting to order, and a	quorum was established.			
27	SECOND ORDER OF BUSINESS	Public Comment on Agenda Items			
28	There being no public comments, the next order				
20	There being no public comments, the next order	of business followed.			
29					
30	THIRD ORDER OF BUSINESS	Recess to Public Hearing			
31	Ms. Grunwald requested the Board recess to the	public hearing.			
32	•	•			
33	FOURTH ORDER OF BUSINESS	Public Hearings on Adopting the Final			
34		Fiscal Year 2023 Budget			
35	A. Open Public Hearing on Adopting F	inal Fiscal Year 2023 Budget			
36		5			
37	On MOTION by Mr. Dister secon	ded by Mr. de la Ossa, with			
38	all in favor, Public Hearing on Ad				
39	Budget, was opened. 5-0	opting I mai I isotal Total 2023			
	Budget, was opened. 3-0				
40	D. Ctoff Dungant-4'				
41	B. Staff Presentations				
42	C. Public Comment				
43	There being none, the next item followed.				

44	D. Close Public Hearing on Adopting Final Fiscal Year 2023 Budget
45	
46	On MOTION by Mr. de la Ossa seconded by Mr. Dister, with
47	all in favor, Public Hearing on Adopting Final Fiscal Year 2023
48	Budget, was closed. 5-0
49	
50	E. Consideration of Resolution 2023-27, Adopting Final Fiscal Year 2023 Budget
51	
52	On MOTION by Mr. de la Ossa seconded by Mr. Dister, with
53	all in favor, Resolution 2023-27, Adopting Final Fiscal Year
54	2023 Budget, was adopted. 5-0
55	2023 Budget, was adopted. 3 0
55 56	i Davelanar Funding Agreement for Figure Very 2022
50 57	i. Developer Funding Agreement for Fiscal Year 2023
	On MOTION by Mr. do la Ossa seconded by Mr. Distantivith
58 50	On MOTION by Mr. de la Ossa seconded by Mr. Dister, with
59 60	all in favor, Developer Funding Agreement for Fiscal Year 2023, was approved. 5-0
60	2025, was approved. 5-0
61	
62	FIFTH ORDER OF BUSINESS Public Hearing on Adopting the Final
63	Fiscal Year 2024 Budget
64 65	A. Open Public Hearing on Adopting Final Fiscal Year 2024 Budget
	On MOTION by Mr. do lo Osso seconded by Mr. Motive, with
66 67	On MOTION by Mr. de la Ossa seconded by Mr. Motko, with
68	all in favor, Public Hearing on Adopting Final Fiscal Year 2024 Budget, was opened. 5-0
	Budget, was opened. 3-0
69 70	B. Staff Presentations
70 71	C. Public Comment
71 72	There being none, the next item followed.
72 73	D. Close Public Hearing on Adopting Final Fiscal Year 2024 Budget
74	D. Close I ubile Hearing on Adopting Final Fiscal Teal 2024 Budget
75	On MOTION by Mr. de la Ossa seconded by Mr. Dister with all
76	in favor, Public Hearing on Adopting Final Fiscal Year 2024
77	Budget, was closed. 5-0
78	Budget, was crosed. 5 0
78 79	E. Consideration of Resolution 2023-28, Adopting Final Fiscal Year 2024 Budget
80	E. Consideration of Resolution 2023-20, Adopting Final Fiscal Teal 2024 Budget
81	On MOTION by Mr. de la Ossa seconded by Mr. Dister, with
82	all in favor, Resolution 2023-28, Adopting Final Fiscal Year
83	2024 Budget, was adopted. 5-0
	2024 Budget, was adopted. 3-0
84 85	i Davolanor Funding Agreement for Fiscal Veer 2022/2024
86	i. Developer Funding Agreement for Fiscal Year 2023/2024
87	On MOTION by Mr. de la Ossa seconded by Mr. Dister, with
88	all in favor, Developer Funding Agreement for Fiscal Year
00 89	2023/2024, was approved. 5-0
ひえ	2023/2024, was approved. 3-0

90	
91	SIXTH ORDER OF BUSINESS Public Hearing on Adopting Uniform Method of
92	Collection
93	A. Open the Public Hearing on Adopting Uniform Method of Collection
94	•
95	On MOTION by Mr. de la Ossa seconded by Mr. Viera with all
96	in favor, Public Hearing on Adopting Uniform Method of
97	Collection, was opened. 5-0
98	, <u>1</u>
99	B. Staff Presentation
100	C. Public Comment
101	There being none, the next item followed.
102	
103	D. Close the Public Hearing on Adopting Uniform Method of Collection
104	
105	On MOTION by Mr. de la Ossa seconded by Mr. Dister, with
106	all in favor, Public Hearing on Adopting Uniform Method of
107	Collection, was closed. 5-0
108	Controller, was Closedic C
109	E. Consideration of Resolution 2023-29, Adopting Uniform Method of Collection
110	2. Consideration of Resolution 2023-27, Adopting Children Method of Concetion
111	On MOTION by Mr. de la Ossa seconded by Mr. Dister with all
112	in favor, Resolution 2023-29, Adopting Uniform Method of
113	Collection, was adopted. 5-0
114	Concerton, was adopted. 5 0
	CEVENTH ODDED OF DICINESS Dublic Heaving on Adouting Uniform Dubes of
115	SEVENTH ORDER OF BUSINESS Public Hearing on Adopting Uniform Rules of
116	Procedure
117	A. Open the Public Hearing on Adopting Uniform Rules of Procedure
118	
119	On MOTION by Mr. de la Ossa seconded by Mr. Motko, with
120	all in favor, Resolution 2023-29, Adopting Uniform Method of
121	Collection, was opened. 5-0
122	
123	B. Staff Presentations
124	C. Public Comment
125	There being none, the next item followed.
126	
127	D. Close the Public Hearing on Adopting Uniform Rules of Procedure
128	
129	On MOTION by Mr. de la Ossa seconded by Mr. Dister with all
130	in favor, Public Hearing on Adopting Uniform Rules of
131	Procedure, was closed. 5-0
132	
133	E. Consideration of Resolution 2023-30, Adopting Uniform Rules of Procedure
134	

135	On MOTION by Mr. Motko seconded by Mr. de la Ossa, with
136	all in favor, Resolution 2023-30, Adopting Uniform Rules of
137	Procedure, was adopted. 5-0
138	
139	EIGHTH ORDER OF BUSINESS Return and Proceed to Regular Meeting
140	Ms. Grunwald requested the Board return to regular meeting.
141	
142	NINTH ORDER OF BUSINESS Business Items
143	A. Consideration of Master Engineer's Report
144	
145	On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all
146	in favor, Master Engineers Report, was approved. 5-0
147	
148	B. Consideration of Master Assessment Methodology Report
149	
150	On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all
151	in favor, Master Assessments Methodology Report, was
152	approved. 5-0
153	
154	C. Consideration of Resolution 2023-31, Declaring Special Assessments
155	
156	On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all
157	in favor, Resolution 2023-31, Declaring Special Assessments,
158	was adopted. 5-0
159	
160	D. Consideration of Resolution 2023-32, Setting Public Hearing to Levy Special
161	Assessments
162	
163	On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all
164	in favor, Resolution 2023-32, Setting Public Hearing to Levy
165	Special Assessments, was adopted. 5-0
166	
167	E. Consideration of Resolution 2023-33, Extending the Board Terms to
168	Coincide with the General Elections
169	
170	On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all
171	in favor, Resolution 2023-33, Extending the Board Terms to
172	Coincide with the General Elections, was adopted. 5-0
173	
174	F. Consideration of Resolution 2023-34, Setting Fiscal Year 2023/2024 Meeting
175	Schedule
176	

177	On MOTION by Mr. de la Ossa	seconded by Mr. Dister, with
178		, Setting Fiscal Year 2023/2024
179	Meeting Schedule, was adopted	
180		
181	G. General Matters of the District	
182	There being none, the next order of b	usiness followed.
183	2	
184	TENTH ORDER OF BUSINESS	Consent Agenda Items
185	A. Consideration of the Board of Su	
186	Organizational Meeting June 20	5, 2023
187		pervisors' Minutes of the Continued Special
188	Organizational Meeting June 27	
189 190		ipervisors' Minutes of the Landowners Election
190	Meeting August 3, 2023 D. Consideration of the Board of S	unervisors' Minutes of the Regular
192	Meeting August 3, 2023	uper visors withutes of the Regular
193		
194	On MOTION by Mr. de la Ossa	seconded by Mr. Dister, with
195	all in favor, the Consent Agend	·
196		
197	ELEVENTH ORDER OF BUSINESS	Staff Reports
198	A. District Counsel	
199	Validation hearing was discussed.	
200	B. District Manager	
201	C. District Engineer	
202	There being no reports, the next or	rder of business followed.
203		
204	TWELFTH ORDER OF BUSINESS	Board Members' Comments
205	There being none, the next order of business for	ollowed.
206		
207	THIRTEENTH ORDER OF BUSINESS	Public Comments
208	There being none, the next order of business for	ollowed.
209		
210	FOURTEENTH ORDER OF BUSINESS	Adjournment
211	There being no further business,	
212		
213	On MOTION by Mr. de la Ossa	seconded by Mr. Dister, with
214	all in favor, the meeting was ad	· · · · · · · · · · · · · · · · · · ·
215		
216		
217		
218		
219	Angie Grunwald	-
220	District Manager	Chairperson/Vice Chairperson

7B.

TWO RIVERS SOUTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		\$0.00		
Monthly Contract Subtotal		\$0.00		
Variable Contract				
ALBERTO VIERA	AV 090723	\$200.00		SUPERVISOR FEE 09/07/23
CARLOS DE LA OSSA	CDLO 090723	\$200.00		SUPERVISOR FEE 09/07/23
NICHOLAS J. DISTER	ND 090723	\$200.00		SUPERVISOR FEE 09/07/23
RYAN MOTKO	RM 090723	\$200.00		SUPERVISOR FEE 09/07/23
Variable Contract Subtotal		\$800.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
STRALEY ROBIN VERICKER	22644	\$106.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/15/23
TIMES PUBLISHING COMPANY	329021 083023	\$1,670.00		UNIFORM COLLECTION METHOD AD
Regular Services Subtotal		\$1,776.50		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$2.576.50		
TOTAL		\$2,576.50		

Approved (with any necessary revisions noted): Signature:	
Cimpativa	
Signature.	
Title (Check one):	

TWO RIVERS SOUTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[] Chariman [] Vice Chariman [] Assistant Secretary

MEETING PATE: September 7, 2023

DMS: And bul

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa		Salary accepted	\$200.00
Nick Dister	1	Salary Accepted	\$200.00
Tom Spence		Salary Accepted	\$200.00
Ryan Motko	· ·····	Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

AV090723

MEETING PATE: September 7, 2023

DMS: Ange mul

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa		Salary accepted	\$200.00
Nick Dister	1000	Salary Accepted	\$200.00
Tom Spence		Salary Accepted	\$200.00
Ryan Motko	· ·	Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

Cd10 090723

MEETING PATE: September 7, 2023

DMS: Angel

SUPPRVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa		Salary accepted	\$200.00
Nick Dister	1 2	Salary Accepted	\$200.00
Tom Spence		Salary Accepted	\$200.00
Ryan Motko	L	Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

ND 090723

MEETING PATE: September 7, 2023

DMS: Ange Orm

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa		Salary accepted	\$200.00
Nick Dister	1/	Salary Accepted	\$200.00
Tom Spence		Salary Accepted	\$200.00
Ryan Motko	L	Salary Accepted	\$200.00
Albert Viera		Salary Accepted	\$200.00

RM 090723

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606 Telephone (813) 223-9400 Federal Tax Id. - 20-1778458

Two Rivers South Community Development District 2005 Pan Am, Ste. 300 Tampa, FL 33607

January 27, 2023

Client: 001585 Matter: 000001 Invoice #: 22644

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
1/13/2023	VKB	PREPARE FOR AND ATTEND OPS MEETING WITH INFRAMARK, C. DE LA OSSA, AND PROJECT MANAGER.	0.3	\$106.50
		Total Professional Services	0.3	\$106.50
		Total Services	\$106.50	
		Total Disbursements	\$0.00	
		Total Current Charges		\$106.50
		PAY THIS AMOUNT		\$106.50



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name		
08/09/23 - 08/30/23	TWO RIVERS SOUT	TH CDD		
Billing Date	Sales Rep	Customer Account		
08/30/2023	Deirdre Bonett	329021		
Total Amount !	Due	Ad Number		
\$1,670.00		0000297163		

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/09/23	08/30/23	0000297163	Times	Legals CLS	Uniform Collection Method	4	2x50 L	\$1,666.00
08/09/23 08/09/23	08/30/23	0000297163	Tampabay.com	Legals CLS	Uniform Collection Method AffidavitMaterial	4	2x50 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times tampabay.com

DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

TWO RIVERS SOUTH CDD C/O INFRAMARK 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607

Advertising Run Dates	Advertiser Name		
08/09/23 - 08/30/23	TWO RIVERS SOUTH C	DD	
Billing Date	Sales Rep	Customer Account	
08/30/2023	Deirdre Bonett	329021	
Total Amount Due		Ad Number	
\$1,670.00		0000297163	

DO NOT SEND CASH BY MAIL

REMIT TO:

RECEIVED

TIMES PUBLISHING COMPANY

SEP 0 5 2023

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 0000297163-01

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE**: **Uniform Collection Method** was published in said newspaper by print in the issues of: 8/9/23, 8/16/23, 8/23/23, 8/30/23 or by publication on the newspaper's website, if authorized, on

Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant		
Sworn to and subscribed before m	ne this .08/30/2023	
Judy (Allen	
Signature of Notary Poblic		
Personally known	X	or produced identification

Expires 8/17/2026

Notary Public State of Florida Judy Allen My Commission HH 302167

Type of identification produced

The Two Rivers South Community Development District Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments

The Board of Supervisors ("Board") of the Two Rivers South Community Development District ("District") will hold a public hearing and a regular Board meeting on September 7, 2023, at 2:00 p.m., at the Offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 to consider the Board's Intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Hillsborough County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 873-7300 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Brian Lamb, District Manager August 9, 16, 23 & 30 2023

0000297163-1

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C

Two Rivers South Community Development District

Financial Statements (Unaudited)

Period Ending September 30, 2023

Prepared by:



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

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2023 (In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL	
<u>ASSETS</u>			
Cash - Operating Account	\$	4,207	
TOTAL ASSETS	\$	4,207	
FUND BALANCES			
Unassigned:		4,207	
TOTAL FUND BALANCES		4.207	

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2023 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO		VARIANCE (\$) FAV(UNFAV)		YTD ACTUAL AS A % OF ADOPTED BUD	
REVENUES							
Developer Contribution	\$ -	\$	18,175	\$	18,175	0.00%	
TOTAL REVENUES	-		18,175		18,175	0.00%	
<u>EXPENDITURES</u>							
<u>Administration</u>							
Supervisor Fees	-		2,412		(2,412)	0.00%	
District Counsel	-		4,532		(4,532)	0.00%	
Website Compliance	-		2,900		(2,900)	0.00%	
Legal Advertising	-		4,122		(4,122)	0.00%	
Total Administration	-		13,966		(13,966)	0.00%	
Other Physical Environment							
Mileage Reimbursement	-		3		(3)	0.00%	
Total Other Physical Environment	-		3		(3)	0.00%	
TOTAL EXPENDITURES	-		13,969		(13,969)	0.00%	
Excess (deficiency) of revenues							
Over (under) expenditures			4,206		4,206	0.00%	
FUND BALANCE, BEGINNING (OCT 1, 2022)			1				
FUND BALANCE, ENDING		\$	4,207				

TWO RIVERS SOUTH CDD

Bank Reconciliation

Bank Account No. 9148 Truist - GF

 Statement No.
 09-23

 Statement Date
 9/30/2023

4,513.06	Statement Balance	4,206.56	G/L Balance (LCY)
0.00	Outstanding Deposits	4,206.56	G/L Balance
		0.00	Positive Adjustments
4,513.06	Subtotal		
306.50	Outstanding Checks	4,206.56	Subtotal
0.00	Differences	0.00	Negative Adjustments
4,206.56	Ending Balance	4,206.56	Ending G/L Balance

Difference 0.00

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/17/2023	Payment	1006	RYAN MOTKO	200	200.00	0.00
8/29/2023	Payment	1011	TIMES PUBLISHING COMPANY	888	888.00	0.00
9/8/2023	Payment	1012	STRALEY ROBIN VERICKER	884.64	884.64	0.00
9/14/2023	Payment	1013	TIMES PUBLISHING COMPANY	1670	1,670.00	0.00
9/21/2023	Payment	1014	ALBERTO VIERA	200	200.00	0.00
9/21/2023	Payment	1015	CARLOS DE LA OSSA	200	200.00	0.00
9/21/2023	Payment	1016	NICHOLAS J. DISTER	200	200.00	0.00
Total Checl	ks			4,242.64	4,242.64	0.00
Outstandir	ng Checks					
9/21/2023	Payment	1017	RYAN MOTKO	200.00	0.00	200.00
9/28/2023	Payment	1018	STRALEY ROBIN VERICKER	106.50	0.00	106.50
Tota	al Outstanding	Checks		306.50		306.50