TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

FEBRUARY 01, 2024 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

Regular Meeting Agenda

Thursday, February 01, 2024, at 2:00 p.m.

The Regular Meeting of Two Rivers South Community Development District will be held on February 01, 2024, 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

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.

REGULAR MEETING 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. BUSINESS ITEMS
 - A. Discussion on 2024 Board Supervisors Ethics Training Requirement
- 4. CONSENT AGENDA
 - A. Approval of Minutes of the November 02, 2023; Public Hearing & Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures October December 2023
 - C. Acceptance of the Financials and Approval of the Check Register for December 2023
- 5. STAFF REPORTS
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS
- 7. ADJOURNMENT

*The next regularly scheduled meeting is March 07, 2024, at 2:00 p.m.

MINUTES OF MEETING TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

1 2	The Public Hearings and regular meeti	ng of the Board of Supervisors of Two Rivers			
3	South Community Development District was held on Thursday, November 2, 2023, and called to				
4	order at 2:53 p.m. at the Offices of Inframark l	ocated 2005 Pan Am Circle Suite 300 Tampa FL			
5	33607.				
6					
7	Present and constituting a quorum were	e;			
8	1				
9	Carlos de la Ossa	Chairperson			
10	Nick Dister	Vice Chairperson			
11	Ryan Motko	Assistant Secretary			
12	Albert Viera	Assistant Secretary			
13					
14 15	Also present were:				
16	Bryan Radcliff	District Manager			
17	Brian Lamb	District Secretary			
18	Angie Grunwald	District Manager			
19	John Vericker	District Counsel			
20	Kathryn Hopkinson	District Counsel			
21	J 1				
22	The following is a summary of the dis	cussions and actions taken.			
23					
24	FIRST ORDER OF BUSINESS	Call to Order/Roll Call			
25	Ms. Grunwald called the meeting to order, and	l a quorum was established.			
26					
27	SECOND ORDER OF BUSINESS	Public Comment on Agenda Items			
28	There being no public comments, the next ord	er of business followed.			
29					
30	THIRD ORDER OF BUSINESS	Recess to Public Hearing			
31	Ms. Grunwald requested the Board recess to the	ne public hearing.			
32					
33	FOURTH ORDER OF BUSINESS	Public Hearing on Levying Special Debt			
34		Assessments			
35	A. Open the Public Hearing on Levy	ing Special Debt Assessments			
36	O MOTIONA M 1 1 0	1 11 27 27 4 24			
37	On MOTION by Mr. de la Ossa	• • • • • • • • • • • • • • • • • • •			
38	all in favor, Public Hearing on	Levying Special Debt			
39	Assessments, was opened. 4-0				
40	D C4 CC D				
41	B. Staff Presentations				
42	C. Public Comments	1			
43	There being none, the next item follow	ea.			

44	
45 46	D. Close the Public Hearing on Levying Special Debt Assessments
4 0 47	On MOTION by Mr. Motko seconded by Mr. de la Ossa, with
48	all in favor, Public Hearing on Levying Special Debt
49	Assessments, was closed. 4-0
50	Assessments, was crosed. 4-0
51	E. Consideration of Resolution 2024-01, Levying Special Debt Assessments
52	E. Consideration of Resolution 2024-01, Levying Special Debt Assessments
53	On MOTION by Mr. Motko seconded by Mr. de la Ossa, with
54	all in favor, Resolution 2024-01, Levying Special Debt
55	Assessments, was adopted. 4-0
56	, 1
57	FIFTH ORDER OF BUSINESS Return and Proceed to Regular Meeting
58	Ms. Grunwald requested the Board return to the regular meeting.
59	
60	SIXTH ORDER OF BUSINESS Business Items
61	A. Ratification of Fiscal Year 2024 Developer Funding Agreement
62	
63	On MOTION by Mr. do la Ossa seconded by Mr. Motice, with
64	On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Fiscal Year 2024 Developer Funding Agreement,
65	was ratified. 4-0
66	was fatfied. 4-0
67	B. Discussion of Website Requirements
	•
68	 Ms. Grunwald assured the Board that website requirements are being updated
69	with the web developer.
70	
71	SEVENTH ORDER OF BUSINESS Consent Agenda
72	A. Approval of Minutes of the September 07, 2023, Public Hearing & Regular
73	Meeting
74	B. Consideration of Operation and Maintenance Expenditures September 2023
75	C. Acceptance of the Financials and Approval of the Check Register for
76	September 2023
77	-
78	On MOTION by Mr. de la Ossa seconded by Mr. Motko, with
79	all in favor, the Consent Agenda, was approved. 4-0
80	
81	EIGHTH ORDER OF BUSINESS Staff Reports
82	A. District Counsel
83	B. District Engineer
84	C. District Manager
85	There being no reports, the next order of business followed.

86

87 88	NINTH ORDER OF BUSINESS	Board of Supervisors' Requests and Comments
89	There being none, the next order of business follow	wed.
90		
91	TENTH ORDER OF BUSINESS	Adjournment
92	There being no further business,	
93		
94	On MOTION by Mr. de la Ossa se	econded by Mr. Motko, with
95	all in favor, the meeting was adjou	arned. 4-0
96	-	
97		
98		
99		
100	Angie Grunwald	
101	District Manager	Chairperson/Vice Chairperson

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		
Veriable Contract		\$0.00		
Variable Contract Variable Contract Subtotal		\$0.00 \$0.00		
Variable Contract Subtotal		\$0.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
FLORIDA DEPT OF ECONOMIC OPPORTUNITY	DEO 100223 ACH	\$175.00		FY 24 SPECIAL DISTRICT FEE
STRALEY ROBIN VERICKER	23632	\$2,569.80		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 09/15/23
TIMES PUBLISHING COMPANY	308190 101123	\$480.00		MEETING SCHEDULE AD
TIMES PUBLISHING COMPANY	309119 100423	\$3,421.00		DEBT ASSESSMENT AD
TIMES PUBLISHING COMPANY	309119 101123	\$3,417.00	\$7,318.00	DEBT ASSESSMENT AD
Regular Services Subtotal		\$10,062.80		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$10,062.80		

Approved (with any necessary revisions noted):					
Signature:					
Title (Check one):					
[] Chariman [] Vice Chariman [] Assistant Secretary					

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023	11		Invoice No: 89629
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Total Due, Postmarked by 12/01/2023:
	·		\$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

813-873-7300 Ext:

001771

2. Telephone:

Two Rivers South Community Development District

Mr. Brian Lamb Inframark

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607



3. Fax: 813-873-7070 Brian.Lamb@Inframark.com 4. Email: 5. Status: Independent 6. Governing Body: Elected Not on file - Due by the end of the first fiscal year after creation. 7. Website Address: 8. County(ies): Hillsborough 9. Special Purpose(s): Community Development 06/21/2023 10. Boundary Map on File: 06/21/2023 11. Creation Document on File: 12. Date Established: 06/13/2023 Local Ordinance 13. Creation Method: 14. Local Governing Authority: Hillsborough County County Ordinance 23-9 15. Creation Document(s): Chapter 190, Florida Statutes 16. Statutory Authority: 17. Authority to Issue Bonds: Yes 18. Revenue Source(s): Assessments STEP 2: Sign and date to certify accuracy and completeness. By signing and dating below, I do hereby certify that he profile above (changes noted if necessary) is accurate and complete: Registered Agent's Signature: STEP 3: Pay the annual state fee or certify eligibility for zero annual fee. a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable

STEP 4: Make a copy of this document for your records.

Department Use Only: Approved: Denied: Reason:

to the Florida Department of Economic Opportunity.

Public Accountant; and,

current fiscal year.

complete, and made in good faith. I understand that any information I give may be verified.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, BOTH of the following statements and those on any submissions to the Department are true, correct,

1.___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified

2.___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the

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

October 04, 2023

Client: 001585 Matter: 000001 Invoice #: 23632

Page: 1

RE: General

For Professional Services Rendered Through September 15, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
8/21/2023	LB	RESEARCH RE PUBLICATIONS FOR RULES OF PROCEDURE, BUDGETS AND UNIFORM METHOD OF COLLECTION; PREPARE CORRESPONDENCE TO M. ALVAREZ RE SAME; PREPARE DRAFT RESOLUTION ADOPTING FY 2023 BUDGET, DRAFT BUDGET FUNDING AGREEMENT FOR SAME, DRAFT RESOLUTION ADOPTING FY 2024 BUDGET, DRAFT BUDGET FUNDING AGREEMENT FOR SAME, RESOLUTION ADOPTING RULES OF PROCEDURE, AND RESOLUTION ADOPTING UNIFORM METHOD OF COLLECTION; WORK ON RULES OF PROCEDURE.	3.2	\$560.00
8/24/2023	LB	FINALIZE RESOLUTIONS ADOPTING FY 2023 AND FY 2024 BUDGETS, BUDGET FUNDING AGREEMENTS, RULES OF PROCEDURE AND UNIFORM METHOD OF COLLECTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TRANSMITTING SAME.	0.6	\$105.00
8/25/2023	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.1	\$412.50
9/2/2023	JMV	REVIEW COMMUNICATION FROM L. POPELKA; PREPARE FUNDING AGREEMENT.	0.9	\$337.50
9/6/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; PREPARE RESOLUTIONS FOR CDD BOARD MEETING; REVIEW EMAILS FROM C. DE LA OSSA AND L. POPELKA.	1.8	\$675.00
9/7/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
9/7/2023	МВ	PREPARATION FOR AND ATTENDANCE AT DISTRICT BOARD MEETING.	0.4	\$130.00
		Total Professional Services	8.6	\$2,445.00

October 04, 2023

Client: 001585 Matter: 000001 Invoice #: 23632

Page: 2

\$4,532.24

DISBURSEMENTS

Date	Description of Disbursements			Amount
9/15/2023	Photocopies			\$124.80
		Total Disbursements		\$124.80
		Total Services	\$2,445.00	
		Total Disbursements	\$124.80	
		Total Current Charges		\$2,569.80

Previous Balance

 Less Payments
 (\$4,425.74)

 PAY THIS AMOUNT
 \$2,676.30

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Numbe	r Invoice Date	Services	Disbursements	Interest	Tax	Total
22644	January 27, 2023	\$106.50	\$0.00	\$0.00	\$0.00	\$2,676.30
			Total	Remaining Bala	ance Due	\$2,676.30

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,569.80	\$0.00	\$0.00	\$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			
10/11/23	TWO RIVERS	TWO RIVERS SOUTH CDD		
Billing Date	Sales	Sales Rep Customer Ad		
10/11/2023	Deirdre Bonett		329021	
Total Amount Due		Ad Number		
\$480.00			0000308190	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/11/23	10/11/23	0000308190	Tampabay.com	Legals CLS	Meeting Schedule	1	2x57 L	\$480.00

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.

Advertising Run Dates	Advertiser Name				
10/11/23	TWO RIVERS	SOUTH CDD			
Billing Date	Sales Rep		Customer Account		
10/11/2023	Deirdre Bonett		329021		
Total Amount Du	e	Ad Number			
\$480.00			0000308190		

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

TWO RIVERS SOUTH CDD C/O INFRAMARK 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607 0000308190-01

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: Meeting Schedule was published in said newspaper by print in the issues of: 10/11/23 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 me this .10/11/2023

Signature of Notary Public

Personally known X or produced identification

Type of identification produced



NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2024 TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Two Rivers South Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2024 to be held at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 on the following dates at 2:00 p.m.:

2:00 p.m. November 02, 2023 December 07, 2023 2:00 p.m. January 04, 2024 2:00 p.m. February 01, 2024. 2:00 p.m. March 07, 2024 2:00 p.m. April 04, 2024 May 02, 2024 2:00 p.m. 2:00 p.m. June 06, 2024 2:00 p.m. July 04, 2024 2:00 p.m. August 01, 2024 2:00 p.m. September 05, 2024 2:00 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location, there will be a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meetings.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Angie Grunwald District Manager Run Date: 10/11/2023

}_{ss}

0000308190



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					
10/ 4/23	TWO RIVERS SO	TWO RIVERS SOUTH CDD				
Billing Date	Sales Rep		Customer Account			
10/04/2023	Deirdre Bonett		329021			
Total Amount Du	е	Ad Number				
\$3,421.00			0000309119			

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/04/23	10/04/23	0000309119	Times	Legals CLS	Debt Assessments	1	4x15,00 IN	\$3,417.00
10/04/23	10/04/23	0000309119	Tampabay.com	Legals CLS	Debt Assessments AffidavitMaterial	1	4x15.00 IN	\$0.00 \$4.00
								l a
æ								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

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

ADVERTISING INVOICE

Thank you for your business.

 Advertising Run Dates
 Advertiser Name

 10/ 4/23
 TWO RIVERS SOUTH CDD

 Billing Date
 Sales Rep
 Customer Account

 10/04/2023
 Deirdre Bonett
 329021

 Total Amount Due
 Ad Number

 \$3,421.00
 0000309119

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Hillsborough

 $}_{ss}$

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**: **Debt Assessments** was published in said newspaper by print in the issues of:

10/4/23, 10/11/23 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 me this .10/11/2023

Signature of Ntary Public

Personally known X or produced identification

Type of identification produced



LEGAL NOTICE

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Two Rivers South Community Development District

The Board of Supervisors ("Board") of the Two Rivers South Community Development District ("District") will hold a regular meeting and public hearing on November 2, 2023, at 2:00 p.m., at the Offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Tampa, Florida 33607.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments? ("Debt Assessments") that will secure the proposed special assessments of the secure that the proposed special assessments of the secure that the proposed series assessment to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report dated September 7, 2023. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer dated August 16, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to refire no more than \$90,425,000 principal in debt, excluding interest, collection costs and discounts or early payment. The proposed schedule of assessments is as falloue.

Preliminary Assessment Roll

TADAZA SANA ZE WATENIA TADA PASE ANTANA DALEMET TADAZA SANA TANA									
		ALL	OCATION	ME PHOPS	DLOGY - LONG TI	BM BONDS 14			
					PRUDU	CLIME	PERI	CNIE	
PRODUCT	UNIT	EAL's	S, OF EAU's	USITS	PRINCIPAL	ASSME.13	PRINCIPAL	ANNUAL ASSML	
Stagle Emmly 15	250	14394	13.5%	275	312 247 49)	9135/334	559744	15 646	
Sough Excell (A)	100	452.00	44.6%	462	\$40\$17.955	saves east	\$80,900	58 282	
Stock Facult 93	U)	66,38	619	5-9	\$5,762,995	5545 000	SOV ES	59258	
Stock Femily IOO	125	245,25	215%	257	\$25744550	\$2,432,733	\$8/8 625	\$30,761	
Single Evendy 15 Acce	150	7500	7.2%	N.	M-31/-300	5615 967	96 98 758	56L 589	
TOTAL		1,040.70	100	97100	90,425,000.00	0,544,91560			

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to linance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public 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 public 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.

evidentice 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 afficient (813) 87-730 meets bound control to the control of the

Brian Lamb, District Manager

RESOLUTION NO. 2023-31

RESOLUTION NO. 2023-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; SHALL BE MADE; IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Two Rivers South Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer dated August 16, 2023 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated September 7, 2023, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

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

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- 2. The Debt Assessments shall be levied to defray all of the costs of the Project.
- costs of the Project.

 3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, water management and control systems, potable water distribution and fire protection, sever and wastewater management, recreational amenities, parks, landscaping, hardscaping and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$58,380,000 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$90,425,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
 - 7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report, As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- 10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- 11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- Assessment Report which is on file at the District Office.

 2. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-advalorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on September 7, 2023.

Two Rivers South Community Development District Ruje Gronovald Carles de la Ossa Printed Name: Carlos de la Ossa Printed Name: Angle Grunnald Chair/Vice Chair of the Board of Supervisors Secretary / Assistant Secretary





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					
10/11/23	TWO RIVERS	TWO RIVERS SOUTH CDD				
Billing Date	Sales Rep		Customer Account			
10/11/2023	Deirdre Bonett		329021			
Total Amount Due	9	Ad Number				
\$3,417.00	-		0000309119			

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/11/23	10/11/23	0000309119	Tampabay.com	Legals CLS	Debt Assessments	1	4x15.00 IN	\$3,417.00

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.

Advertising Run Dates		Advertiser Name				
10/11/23	TWO RIVERS	SOUTH CDD				
Billing Date	Sales Rep		Customer Account			
10/11/2023	Deirdre Bonett		329021			
Total Amount Du	e	Ad Number				
\$3,417.00			0000309119			

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

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

Tampa Bay Times Published Daily

STATE OF FLORIDA COUNTY OF Hillsborough

 $}_{ss}$

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**: **Debt Assessments** was published in said newspaper by print in the issues of:

10/4/23, 10/11/23 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 me this .10/11/2023

Signature of Ntary Public

Personally known X or produced identification

Type of identification produced



LEGAL NOTICE

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Two Rivers South Community Development District

The Board of Supervisors ("Board") of the Two Rivers South Community Development District ("District") will hold a regular meeting and public hearing on November 2, 2023, at 2:00 p.m., at the Offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Tampa, Florida 33607.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments? ("Debt Assessments") that will secure the proposed special assessments of the secure that the proposed special assessments of the secure that the proposed series assessment to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Master Assessment Methodology Report dated September 7, 2023. The proposed bonds will fund of the public improvements described in the Master Report of the District Engineer dated August 16, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to refire no more than \$90,425,000 principal in debt, excluding interest, collection costs and discounts or early payment. The proposed schedule of assessments is as falloue.

Preliminary Assessment Roll

TADAZA SANA ZE WATENIA TADA PASE ANTANA DALEMET TADAZA SANA TANA									
		ALL	OCATION	ME PHOPS	DLOGY - LONG TI	BM BONDS 14			
					PRUDU	CLIME	PERI	CNIE	
PRODUCT	UNIT	EAL's	S, OF EAU's	USITS	PRINCIPAL	ASSME.13	PRINCIPAL	ANNUAL ASSML	
Stagle Emmly 15	250	14394	13.5%	275	312 247 49)	9135/334	559744	15 646	
Sough Excell (A)	100	452.00	44.6%	462	\$40\$17.955	saves east	\$80,900	58 282	
Stock Facult 93	U)	66,38	619	5-9	\$5,762,995	5545 000	SOV ES	59258	
Stock Femily IOO	125	245,25	215%	257	\$25744550	\$2,432,733	\$8/8 625	\$30,761	
Single Evendy 15 Acce	150	7500	7.2%	N.	M-31/-300	5615 967	96 98 758	56L 589	
TOTAL		1,040.70	100	97100	90,425,000.00	0,544,91560			

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Hillsborough County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to linance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public 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 public 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.

evidentice 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 afficient (813) 87-730 meets bound control to the control of the

Brian Lamb, District Manager

RESOLUTION NO. 2023-31

RESOLUTION NO. 2023-31

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; SHALL BE MADE; IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Two Rivers South Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer dated August 16, 2023 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated September 7, 2023, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

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

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- 2. The Debt Assessments shall be levied to defray all of the costs of the Project.
- costs of the Project.

 3. The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, water management and control systems, potable water distribution and fire protection, sever and wastewater management, recreational amenities, parks, landscaping, hardscaping and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$58,380,000 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$90,425,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
 - 7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report, As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- 10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- 11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- Assessment Report which is on file at the District Office.

 2. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-advalorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on September 7, 2023.

Two Rivers South Community Development District Ruje Gronovald Carles de la Ossa Printed Name: Carlos de la Ossa Printed Name: Angle Grunnald Chair/Vice Chair of the Board of Supervisors Secretary / Assistant Secretary



TWO RIVERS SOUTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK	103691	\$2,000.00		DISTRICT INVOICE JULY 2023
INFRAMARK	103692	\$2,000.00		DISTRICT INVOICE AUGUST 2023
INFRAMARK	103693	\$2,000.00		DISTRICT INVOICE SEPTEMBER 2023
INFRAMARK	103694	\$2,000.00		DISTRICT INVOICE OCTOBER 2023
INFRAMARK	104286	\$8,000.00	\$16,000.00	DISRICT SERVICES OCTOBER 2023
Monthly Contract Subtotal		\$16,000.00		
Variable Contract				
ALBERTO VIERA	AV 110223	\$200.00		SUPERVISOR FEE 11/02/23
CARLOS DE LA OSSA	CDLO 110223	\$200.00		SUPERVISOR FEE 11/02/23
NICHOLAS J. DISTER	ND 110223	\$200.00		SUPERVISOR FEE 11/02/23
RYAN MOTKO	RM 110223	\$200.00		SUPERVISOR FEE 11/02/23
STRALEY ROBIN VERICKER	23794	\$487.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 10/15/23
Variable Contract Subtotal		\$1,287.50		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Demoles Comices		\$0.00		
Regular Services		*		
Regular Services Subtotal		\$0.00		
Additional Services		\$0.00	_	
Additional Services Subtotal	_	\$0.00		
TOTAL		\$17,287.50		

Approved (with	any necessary	revisions	noted):
----------------	---------------	-----------	---------

Signature:

TWO RIVERS SOUTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Title (Check one):

[] Chariman [] Vice Chariman [] Assistant Secretary



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Two Rivers South Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: July 2023

#103691

CUSTOMER ID

C3059

PO#

DATE
10/31/2023
NET TERMS
Net 30
DUE DATE

11/30/2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.66		1,166.66
Accounting Services	1	Ea	375.00		375.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Rental & Leases	1	Ea	16.67		16.67
Subtotal					2,000.00

Subtotal	\$2,000.00
Tax	\$0.00
Total Due	\$2,000.00

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

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

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



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Two Rivers South Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States #103692

CUSTOMER ID

C3059

PO#

DATE
10/31/2023
NET TERMS
Net 30
DUE DATE
11/30/2023

Services provided for the Month of: August 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.66		1,166.66
Accounting Services	1	Ea	375.00		375.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Rental & Leases	1	Ea	16.67		16.67
Subtotal					2,000.00

Subtotal	\$2,000.00
Tax	\$0.00
Total Due	\$2,000.00

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

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

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



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Two Rivers South Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States #103693 CUSTOMER ID C3059

PO#

DATE
10/31/2023
NET TERMS
Net 30
DUE DATE
11/30/2023

Services provided for the Month of: September 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.66		1,166.66
Accounting Services	1	Ea	375.00		375.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Rental & Leases	1	Ea	16.67		16.67
Subtotal					2,000.00

,000.00	\$2,00	Subtotal
\$0.00	\$	Tax
,000.00	\$2,00	Total Due

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

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

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



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Two Rivers South Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States #103694 CUSTOMER ID C3059

PO#

DATE
10/31/2023
NET TERMS
Net 30
DUE DATE
11/30/2023

Services provided for the Month of: October 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.66		1,166.66
Accounting Services	1	Ea	375.00		375.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Rental & Leases	1	Ea	16.67		16.67
Subtotal					2,000.00

Subtotal	\$2,000.00
Тах	\$0.00
Total Due	\$2,000.00

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

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

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



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Two Rivers South Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States #104286

CUSTOMER ID

C3059

PO#

DATE
10/31/2023
NET TERMS
Net 30
DUE DATE
11/30/2023

Services provided for the Month of: October 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Creation of District Website	1	Ea	3,500.00		3,500.00
Preparation and conduction of Organizational Meeting	1	Ea	4,500.00		4,500.00
Subtotal					8,000.00

\$8,000.00	Subtotal
\$0.00	Tax
\$8,000.00	Total Due

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

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

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

MEETING DATE: November 02, 2023

DMS: _____

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

AU 110223

MEETING DATE: November 02, 2023

DMS: _____

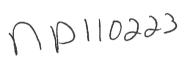
SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa		Salary accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Tom Spence		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Albert Viera	V	Salary Accepted	\$200.00

Cd10 110223

MEETING DATE: November 02, 2023

DMS: _____

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



MEETING DATE: November 02, 2023

DMS: _____

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

AM 110223

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

November 02, 2023

Client: 001585 Matter: 000001 Invoice #: 23794

Page: 1

RE: General

For Professional Services Rendered Through October 15, 2023

SERVICES

Date	Person	Description of Services		Hours	Amount
9/18/2023	JMV	PREPARE LEGAL NOTICES		1.3	\$487.50
			Total Professional Services	1.3	\$487.50
		To	otal Services	\$487.50	
		To	otal Disbursements	\$0.00	
		To	otal Current Charges		\$487.50
		Pı	revious Balance		\$2,676.30
			Less Payments		(\$106.50)
		P	AY THIS AMOUNT		\$3 057 30

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Numbe	r Invoice Date	Services	Disbursements	Interest	Tax	Total
23632	October 04, 2023	\$2,445.00	\$124.80	\$0.00	\$0.00	\$3,057.30
			Total	Remaining Bal	ance Due	\$3,057.30

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,057.30	\$0.00	\$0.00	\$0.00

TWO RIVERS SOUTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK	107159	\$2,000.01		DISRICT INVOICE DECEMBER 2023
Monthly Contract Subtotal		\$2,000.01		
Variable Contract				
STRALEY ROBIN VERICKER	23996	\$1,786.30		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 12/08/23
Variable Contract Subtotal		\$1,786.30		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
TIMES PUBLISHING COMPANY	BULK TRS	\$2,375.00		AD SERVICES
Regular Services Subtotal		\$2,375.00		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$6,161.31		

Approved (wit	th any necessary re	visions noted):
Signature:		
Title (Check o	ne):	
[] Chariman	[] Vice Chariman	[] Assistant Secretary



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Two Rivers South Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States #107159

CUSTOMER ID

C3059

PO#

DATE
12/21/2023
NET TERMS
Net 30
DUE DATE
1/20/2024

Services provided for the Month of: December 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Administration	1	Ea	166.67		166.67
Accounting Services	1	Ea	375.00		375.00
District Management	1	Ea	1,166.67		1,166.67
Subtotal					2,000.01

Subtotal	\$2,000.01
Tax	\$0.00
Total Due	\$2,000.01

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

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

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

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

December 20, 2023 Client: 001585 Matter: 000001

Invoice #: 23996

Page: 1

RE: General

For Professional Services Rendered Through December 08, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
10/23/2023	JMV	PREPARE MEMO FROM B. RADCLIFF RE: STATUTORY REQUIREMENTS FOR CDD WEBSITES; TELEPHONE CALL WITH B. RADCLIFF.	0.4	\$150.00
10/27/2023	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	2.3	\$862.50
11/1/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
11/2/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$150.00
11/2/2023	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.5	\$162.50
11/12/2023	LB	PREPARE MASTER DECLARATION OF CONSENT FOR THE DISTRICT.	0.8	\$140.00
11/13/2023	JMV	PREPARE DECLARATION OF CONSENT.	0.3	\$112.50
		Total Professional Services	5.0	\$1,690.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/17/2023	Postage	\$1.26
11/15/2023	Photocopies	\$0.15
11/17/2023	Simplefile E-Recording- Filing Fee- Filing fee	\$32.25
11/30/2023	XPRESS DELIVERIES, LLC- Courier Service-	\$62.64
	Total Disbursements	\$96.30

December 20, 2023 Client: 001585 Matter: 000001 Invoice #: 23996

Page: 2

Total Services \$1,690.00
Total Disbursements \$96.30

 Total Current Charges
 \$1,786.30

 Previous Balance
 \$3,057.30

 Less Payments
 (\$2,569.80)

 PAY THIS AMOUNT
 \$2,273.80

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Numbe	r Invoice Date	Services	Disbursements	Interest	Tax	Total
23794	November 02, 2023	\$487.50	\$0.00	\$0.00	\$0.00	\$2,273.80
			Total	Remaining Bal	ance Due	\$2,273.80

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,786.30	\$487.50	\$0.00	\$0.00



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			
07/12/23 - 07/19/23	TWO RIVERS SOL	TWO RIVERS SOUTH CDD			
Billing Date	Sales Rep	Customer Account			
07/19/2023	Deirdre Bonett	329021			
Total Amount D	ue	Ad Number			
\$1,194.00		0000296121			

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/12/23	07/19/23	0000296121	Times	Legals CLS	Landowner's Election	2	2x71 L	\$1,190,00
07/12/23	07/19/23	0000296121	Tampabay.com	Legals CLS	Landowner's Election AffidavitMaterial	2	2x71 L	\$0.00 \$4.00
		=	i .		-			
						,		

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.

Advertising Run Dates		Advertiser Name				
07/12/23 - 07/19/23	TWO RIVERS SC	OUTH CDD				
Billing Date	Sales Re	ep e	Customer Account			
07/19/2023	Deirdre Bonett		329021			
Total Amount Due	•	Ad Number				
\$1,194.00	0000296121		0000296121			

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

TWO RIVERS SOUTH CDD C/O INFRAMARK 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607 0000296121-01

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: Landowner's Election was published in said newspaper by print in the issues of: 7/12/23, 7/19/23 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.

DB

Signature Affiant

Type of identification produced

Sworn to and subscribed before me this .07/19/2023

Signature of Notary Public

Personally known X or produced identification

JEAN M. MITOTES
MY COMMISSION # GG 980397
EXPIRES: July 6, 2024
Bonded Thru Notary Public Underwriters

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Two Rivers South Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 1,957.686 acres more or less, generally located west of US 301, east of Morris Bridge Road, south of the Pasco County line and north of Ranch Road in Hillsborough County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE:

August 3, 2023 2:00 P.M

PLACE:

The Offices of Inframark

2005 Pan Am Circle, Suite 300

Tampa, Florida 33607

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

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

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

Brian Lamb, District Manager

Run Date(s): July 12 and 19, 2023

0000296121

Tampa Bay Times tampabay.com

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/ 2/23	TWO RIVERS	SOUTH CDD_			
Billing Date	Sales	s Rep	Customer Account		
08/02/2023	Deirdre Bonett		329021		
Total Amount D)ue		Ad Number		
\$369.50			0000297155		

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/02/23	08/02/23	0000297155	Times	Legals CLS	Rule Development	1	2x43 L	\$365.50
08/02/23	08/02/23	0000297155	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x43 L	\$0.00 \$4.00
						:		
				:				

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

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/ 2/23	TWO RIVERS	TWO RIVERS SOUTH CDD				
Billing Date	Sales	Sales Rep Customer Acco				
08/02/2023	Deirdre Bonett		329021			
Total Amount	Due		Ad Number			
\$369.50		0000297155				

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company DEPT 3396 PO BOX 123396 DALLAS, TX 75312-3396 0000297155-01

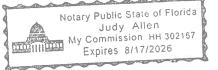
Tampa Bay Times Published Daily

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: Rule Development was published in said newspaper by print in the issues of: 8/2/23 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.

133	
Signature Affiant	
Sworn to and subscribed before me this .08/02/2023	
Signature of Notary Public Personally known X	or produced identification
Type of identification produced	



NOTICE OF RULE DEVELOPMENT BY THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Two Rivers South Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

}_{SS}

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.005, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(1), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by calling (813) 873-7300.

Two Rivers South Community Development District Brian Lamb, District Manager

Run Date: August 2, 2023

0000297155-1



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/ 9/23	TWO RIVERS SOUTH CDD			
Billing Date	Sales Rep Customer Accoun			
08/09/2023	Deirdre Bonett		329021	
Total Amount Due	•	Ad Number		
\$811.50			0000297158	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
08/09/23	08/09/23	0000297158	Times	Legals CLS	RULEMAKING	1	2x96 L	\$807.50
08/09/23	08/09/23	0000297158	Tampabay.com	Legals CLS Legals CLS	RULEMAKING AffidavitMaterial	1	2x96 L 2x96 L	\$807.50 \$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.

Advertising Run Dates		Advertiser Name			
08/ 9/23	TWO RIVERS	SOUTH CDD			
Billing Date	Sales	Rep	Customer Account		
08/09/2023	Deirdre Bonett		329021		
Total Amount Du	Total Amount Due		Ad Number		
\$811.50			0000297158		

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

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

TWO RIVERS SOUTH CDD C/O INFRAMARK 2005 PAN AM CIRCLE SUITE 300 TAMPA, FL 33607 0000297158-01

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: RULEMAKING was published in said newspaper by print in the issues of: 8/9/23 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 me this .08/09/2023

Signature of Notaly Public

Personally known X or produced identification

Type of identification produced

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Two Rivers South Community Development District on September 7, 2023, at 11:00 a.m. at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

In accord with Chapter 190, Florida Statutes, the Two Rivers South Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Tampa Bay Times on August 2, 2023.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(1), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: September 7, 2023

TIME: 2:00 p.m. PLACE: The Offic

E: The Offices of Inframark

2005 Pan Am Circle, Suite 30

Tampa, Florida 33607

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Managera t Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and received within twenty one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public 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. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two 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.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, via email at brian.lamb@inframark.com or by calling (813) 873-7300

Two Rivers South Community Development District Brian Lamb, District Manager

Run Date: August 9, 2023

0000297158

}ss

Two Rivers South Community Development District

Financial Statements (Unaudited)

Period Ending December 31, 2023

Prepared by:



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

Balance Sheet

As of December 31, 2023 (In Whole Numbers)

ACCOUNT DESCRIPTION	1	OTAL
<u>ASSETS</u>		
Cash - Operating Account	\$	1,710
Cash In Bank		5,625
TOTAL ASSETS	\$	7,335
LIABILITIES		
Accounts Payable	\$	13,786
Accounts Payable - Other		2,000
TOTAL LIABILITIES		15,786
FUND BALANCES		
Unassigned:		(8,451)
TOTAL FUND BALANCES		(8,451)
TOTAL LIABILITIES & FUND BALANCES	\$	7,335

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2023 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Developer Contribution	431,475	19,991	(411,484)	4.63%
TOTAL REVENUES	431,475	19,991	(411,484)	4.63%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Info Technology	600	75	525	12.50%
ProfServ-Recording Secretary	2,400	300	2,100	12.50%
ProfServ-Tax Collector	1,200	200	1,000	16.67%
District Counsel	8,500	1,786	6,714	21.01%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	500	4,000	11.11%
District Manager	25,000	3,500	21,500	14.00%
Accounting Services	9,000	1,225	7,775	13.61%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	17	583	2.83%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	7,318	(3,818)	209.09%
Bank Fees	200	-	200	0.00%
Meeting Expense	4,000	4,500	(500)	112.50%
Website Administration	1,200	3,650	(2,450)	304.17%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	208	(33)	118.86%
Total Administration	87,525	24,079	63,446	27.51%
Electric Utility Services				
Utility - Electric	15,000	-	15,000	0.00%
Utility - StreetLights	75,000	-	75,000	0.00%
Total Electric Utility Services	90,000		90,000	0.00%
Garbage/Solid Waste Services				
Garbage - Recreation Facility	1,500		1,500	0.00%
Total Garbage/Solid Waste Services	1,500		1,500	0.00%
Water-Sewer Comb Services				
Utility - Water	7,500		7,500	0.00%
Total Water-Sewer Comb Services	7,500		7,500	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2023 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Stormwater Control				
R&M-Stormwater System	15,000	-	15,000	0.00%
Wetland Maintenance	6,500	-	6,500	0.00%
Annual Stormwater Report	3,500		3,500	0.00%
Total Stormwater Control	25,000		25,000	0.00%
Other Physical Environment				
Insurance - General Liability	3,200	-	3,200	0.00%
Insurance -Property & Casualty	12,500	-	12,500	0.00%
Landscape - Annuals	5,000	-	5,000	0.00%
Landscape - Mulch	5,000	-	5,000	0.00%
Landscape Maintenance	125,000	-	125,000	0.00%
Entry/Gate/Walls Maintenance	5,000	-	5,000	0.00%
Plant Replacement Program	5,000	-	5,000	0.00%
Landscape Miscellaneous	1,000	-	1,000	0.00%
Irrigation Maintenance	12,000	-	12,000	0.00%
Total Other Physical Environment	173,700	-	173,700	0.00%
Road and Street Facilities				
Pavement & Signage Repairs	1,000	_	1,000	0.00%
Total Road and Street Facilities	1,000	<u> </u>	1,000	0.00%
Parks and Recreation				
Field Services	12,000	-	12,000	0.00%
Clubhouse - Facility Janitorial Service	6,000	-	6,000	0.00%
Telephone, Cable & Internet Service	750	=	750	0.00%
Building Utilities-Other	14,000	=	14,000	0.00%
R&M-Facility	5,000	-	5,000	0.00%
Facility A/C & Heating Maintenance & Repair	600	-	600	0.00%
Pool & Spa Repairs	500	-	500	0.00%
Playground Equipment and Maintenance	500	-	500	0.00%
Access Control Maintenance & Repair	750	-	750	0.00%
Pool and Spa Permits	500	-	500	0.00%
Facility Supplies	1,500	-	1,500	0.00%
Dog Waste Station Service & Supplies	650		650	0.00%
Total Parks and Recreation	42,750		42,750	0.00%

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending December 31, 2023 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contingency				
Misc-Contingency	2,500		2,500	0.00%
Total Contingency	2,500		2,500	0.00%
TOTAL EXPENDITURES	431,475	24,079	407,396	5.58%
Excess (deficiency) of revenues				
Over (under) expenditures		(4,088)	(4,088)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(4,363)		
FUND BALANCE, ENDING		\$ (8,451)		

TWO RIVERS SOUTH CDD

Bank Reconciliation

Bank Account No. 9148 Truist - GF

 Statement No.
 12-23

 Statement Date
 12/31/2023

1,709.86	Statement Balance	1,709.86	G/L Balance (LCY)
0.00	Outstanding Deposits	1,709.86	G/L Balance
	_	0.00	Positive Adjustments
1,709.86	Subtotal		=
0.00	Outstanding Checks	1,709.86	Subtotal
0.00	Differences	0.00	Negative Adjustments
	_		=
1,709.86	Ending Balance	1,709.86	Ending G/L Balance

Difference 0.00

	Document Гуре	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/21/2023 P	Payment	1017	RYAN MOTKO	200	200.00	0.00
11/8/2023 P	Payment	1025	RYAN MOTKO	200	200.00	0.00
11/22/2023 P	Payment	1026	INFRAMARK	6000	6,000.00	0.00
12/11/2023		JE000015	Transfer 9148 to 9334	8000	8,000.00	0.00
Total Checks				14,400.00	14,400.00	0.00

TWO RIVERS SOUTH CDD

Bank Reconciliation

Bank Account No. 9334 Truist - GF

 Statement No.
 12-23

 Statement Date
 12/31/2023

Statement Balance	5,625.00	G/L Balance (LCY)
Outstanding Deposits	5,625.00	G/L Balance
	0.00	Positive Adjustments
Subtotal		
Outstanding Checks	5,625.00	Subtotal
Differences	0.00	Negative Adjustments
Ending Balance	5,625.00	Ending G/L Balance
its tal ks	Outstanding Deposi Subtor Outstanding Chec Difference	5,625.00 Outstanding Deposit

Difference 0.00

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
Checks							
12/22/2023	Payment	1001	TIMES PUBLISHING COMPANY		2,375.00	2,375.00	0.00
Total Check	« S				2,375.00	2,375.00	0.00
Deposits							
12/11/2023		JE000015	Transfer 9148 to 9334	G/L Ac	8,000.00	8,000.00	0.00
Total Depos	sits				8,000.00	8,000.00	0.00