

**TWO RIVERS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 10, 2025

REGULAR MEETING

AGENDA



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Two Rivers South Community Development District

Agenda Page 2

Board of Supervisors

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

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, July 10, 2025, at 2:00 p.m.

The Regular Meeting of Two Rivers South Community Development District will be held on **July 10, 2025, 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 Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

[Join the meeting now](#)

Meeting ID: 263 935 216 491 **Passcode:** Sd7Lo6KB

Dial-in by phone +1 646-838-1601 **Pin:** 151 133 964#

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-08; Adopting a No Fishing Policy
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the June 5, 2025 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures May 2025
 - C. Acceptance of the Financials and Approval of the Check Register for May 2025
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

Next regularly scheduled meeting is August 7, 2025 at 2:00 p.m.

Third Order of Business

RESOLUTION NO. 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NO FISHING POLICY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, ponds, wetlands, upland buffer areas, and mitigation and conservation areas within the District (the “**District-Owned Property**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of stormwater ponds, natural areas, and conservation areas within the District;

WHEREAS, the District-Owned Property was not designed for fishing or other recreational activities; and

WHEREAS, in an effort to reduce damage to the District-Owned Property and to reduce harm to residents and guests, the District desires to adopt a policy governing the activities on these areas.

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

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of No Fishing Policy.** The Board hereby adopts the No Fishing Policy attached hereto as **Exhibit “A”**.
3. **Conflicts.** This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
4. **Severability.** If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, 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 part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

PASSED AND ADOPTED THIS 10TH DAY OF JULY, 2025.

Attest:

**Two Rivers South
Community Development District**

Name: _____
Title: Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Two Rivers South Community Development District

Introduction

The Two Rivers South Community Development District (the “**District**”) owns and maintains various common areas including, but not limited to, stormwater ponds and stormwater drainage areas within the District.

These areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state). Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Violators of this policy are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

Please be advised that SWFWMD may levy fines for violations of their rules and regulations, up to \$10,000 per offense per day, pursuant to Section 373.430, Florida Statutes.

No Fishing Policy

1. No fishing or swimming is permitted in any District stormwater ponds.
2. No other use (including any recreational or simply walking on pond banks) of the ponds is authorized.
3. The stormwater ponds within the District are not natural lakes and were constructed for storm water management purposes.
4. The ponds are not maintained to state code for consumption of the fish found in the ponds.
5. Some of the fish found in the ponds assist in keeping mosquito and midge fly populations under control and assist in maintaining the water quality by mixing the water table.
6. This policy is adopted to support public health, safety, and welfare, by encouraging the avoidance of natural or animal hazards, and potentially avoid exacerbation of any erosion issues (which are usually very costly) due to vehicles, people, or animals standing on pond banks.
7. Violators are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

Fourth Order of Business

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

The regular meeting of the Board of Supervisors of Two Rivers South Community Development District was held on Thursday, June 5, 2025, and called to order at 3:57 pm, at the Offices of Inframark located 2005 Pan Am Circle, Suite 300, Tampa Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson <i>(via phone)</i>
Ryan Motko	Assistant Secretary
Albert Viera	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Michael Perez	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments**

There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2025-05; Authorizing Zip Code Boundary Review for the District

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-05; Authorizing Zip Code Boundary Review for the District, was adopted. 4-0

B. Consideration of Resolution 2025-06; Authorizing Spending Authority for District Manager and Chair of the Board

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-06; Authorizing Spending Authority for District Manager and Chair of the Board, was adopted. 4-0

C. Acceptance of Fiscal Year 2024 Final Audit Report

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Fiscal Year 2024 Final Audit Report, was approved. 4-0

D. Report on Number of Registered Voters (0)

Ms. Cooper reported that presently there are zero (0) District registered voters.

E. Discussion of Fiscal Year 2026 Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Fiscal Year 2026 Budget, was approved. 4-0

F. Consideration of Resolution 2025-07; Approving Budget and Setting Public Hearing for Fiscal Year 2025-2026

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-07; Approving Budget and Setting Public Hearing for Fiscal Year 2025-2026 for Thursday August 7, 2025 at 2:00 pm at the Offices of Inframark located 2005 Pan Am Circle, Suite 300, Tampa Florida 33607, was adopted. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the May 1, 2025; Regular Meeting

B. Consideration of Operation and Maintenance Expenditures April 2025

C. Acceptance of the Financials and Approval of the Check Register for April 2025

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Zip code review discussion ensued.

B. District Engineer

C. District Manager

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

SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in
favor, the meeting was adjourned at 4:01 pm. 4-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS SOUTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	5/2/2025	149104	\$375.00		ACCOUNTING SVCS May 2025
INFRAMARK LLC	5/2/2025	149104	\$166.67		ADMIN SVCS May 2025
INFRAMARK LLC	5/2/2025	149104	\$1,166.66		DISTRICT MANAGER May 2025
INFRAMARK LLC	5/2/2025	149104	\$16.67		RENTAL & LEASES May 2025
INFRAMARK LLC	5/2/2025	149104	\$25.00		TECH/DATA STORAGE May 2025
INFRAMARK LLC	5/2/2025	149104	\$50.00		WEB MAINT May 2025
INFRAMARK LLC	5/2/2025	149104	\$100.00		FINANCIAL AND REVENUE May 2025
INFRAMARK LLC	5/2/2025	149104	\$100.00	\$2,000.00	RECORDING SECRETARY May 2025
Monthly Contract Subtotal			\$2,000.00	\$2,000.00	
Variable Contract					
STRALEY ROBIN VERICKER	5/6/2025	26487	\$2,405.00	\$2,405.00	District Counsel April 2025
Variable Contract Subtotal			\$2,405.00	\$2,405.00	
Regular Services					
ALBERTO VIERA	5/1/2025	AV-050125	\$200.00	\$200.00	BOARD 5/1/25
CARLOS DE LA OSSA	5/1/2025	CO-050125	\$200.00	\$200.00	BOARD 5/1/25
GRAU & ASSOCIATES	5/1/2025	27562	\$3,000.00	\$3,000.00	Audit FY24
NICHOLAS J. DISTER	5/1/2025	ND-050125	\$200.00	\$200.00	BOARD 5/1/25
RYAN MOTKO	5/1/2025	RM-050125	\$200.00	\$200.00	BOARD 5/1/25
Regular Services Subtotal			\$3,800.00	\$3,800.00	
TOTAL			\$8,205.00	\$8,205.00	



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

INVOICE#

149104

CUSTOMER ID

C3059

PO#**DATE**

5/2/2025

NET TERMS

Net 30

DUE DATE

6/1/2025

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.66		1,166.66
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
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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Two Rivers South CDD
 2005 Pan Am, Ste. 300
 Tampa, FL 33607

May 06, 2025

Client: 001585

Matter: 000001

Invoice #: 26487

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/2/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/2/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/2/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
4/3/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
4/3/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW AND REVISE FORM FOOD TRUCK AGREEMENT; DISCUSS SAME FOOD TRUCK AGREEMENT AND VENDOR REQUIREMENTS WITH B.CHAPMAN.	0.4	\$130.00
4/11/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.8	\$315.00
4/11/2025	KCH	REVIEW LANDSCAPE MAINTENANCE AGREEMENT; EMAILS WITH J.COOPER REGARDING SAME.	0.2	\$65.00
4/18/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	0.2	\$65.00
4/21/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE LETTER.	1.0	\$375.00
4/21/2025	MS	RECEIVE, REVIEW, AND PROCESS AUDIT REQUEST; PREPARE RESPONSE; FINALIZE AND TRANSMIT THE SAME.	0.5	\$87.50
4/22/2025	WAS	RESEARCH REGARDING PROCESS FOR ZIP CODE BOUNDARY AMENDMENT.	0.4	\$130.00

SERVICES

Date	Person	Description of Services	Hours	Amount
4/23/2025	WAS	CONTINUE RESEARCH REGARDING ZIP CODE BOUNDARY AMENDMENT.	0.2	\$65.00
4/24/2025	WAS	DRAFT RESOLUTION AUTHORIZING ZIP CODE BOUNDARY REVIEW WITH UNITED STATES POSTAL SERVICE.	0.4	\$130.00
4/25/2025	WAS	COMMUNICATIONS REGARDING RESOLUTION AUTHORIZING ZIP CODE AMENDMENT PROCESS.	0.2	\$65.00
4/25/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$97.50
4/28/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE BOUNDARY AMENDMENT.	0.2	\$65.00
4/29/2025	WAS	RESEARCH ARGUMENTS TO SUPPORT ZIP CODE BOUNDARY AMENDMENT.	0.2	\$65.00
4/29/2025	KCH	TEAMS CALL WITH INFRAMARK TEAM (B.LAMB) REGARDING BOUNDARY AMENDMENTS AND BOND ISSUENCES.	0.2	\$65.00
4/30/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
Total Professional Services			8.4	\$2,405.00
Total Services				\$2,405.00
Total Disbursements				\$0.00
Total Current Charges				\$2,405.00
Previous Balance				\$8,217.50
Less Payments				(\$7,082.50)
PAY THIS AMOUNT				\$3,540.00

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26318	April 08, 2025	\$1,135.00	\$0.00	\$0.00	\$0.00	\$3,540.00
Total Remaining Balance Due						\$3,540.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,540.00	\$0.00	\$0.00	\$0.00

Two Rivers South CDD
MEETING DATE: May 1, 2025

DMS: *Jayna Cooper*

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

Two Rivers South CDD
MEETING DATE: May 1, 2025

DMS: *Jayna Cooper*

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

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

*Two Rivers South Community Development District
2654 Cypress Ridge Blvd, Suite 101
Wesley Chapel, FL 33544*

*Invoice No. 27562
Date 05/01/2025*

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>3,000.00</u>
Current Amount Due	\$ <u><u>3,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	500.00	0.00	0.00	0.00	3,500.00

Payment due upon receipt.

Two Rivers South CDD
MEETING DATE: May 1, 2025

DMS: *Jayna Cooper*

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

Two Rivers South CDD
MEETING DATE: May 1, 2025

DMS: *Jayna Cooper*

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

Two Rivers South Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2025

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 May 31, 2025
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 1,528
TOTAL ASSETS	\$ 1,528
<u>LIABILITIES</u>	
Accounts Payable	\$ 15,340
TOTAL LIABILITIES	15,340
<u>FUND BALANCES</u>	
Unassigned:	(13,812)
TOTAL FUND BALANCES	(13,812)
TOTAL LIABILITIES & FUND BALANCES	\$ 1,528

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Developer Contribution	\$ 118,425	\$ 25,877	\$ (92,548)	21.85%
TOTAL REVENUES	118,425	25,877	(92,548)	21.85%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	4,800	(1,800)	160.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	4,000	225	3,775	5.63%
ProfServ-Recording Secretary	2,400	900	1,500	37.50%
ProfServ-Tax Collector	600	-	600	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	9,623	(123)	101.29%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	1,500	3,000	33.33%
District Manager	25,000	10,500	14,500	42.00%
Accounting Services	9,000	3,475	5,525	38.61%
Auditing Services	6,000	3,500	2,500	58.33%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	2	498	0.40%
Rentals & Leases	600	650	(50)	108.33%
Public Officials Insurance	2,500	2,500	-	100.00%
Legal Advertising	3,500	859	2,641	24.54%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	300	900	25.00%
Meeting Expense	10,000	-	10,000	0.00%
Website Administration	1,200	450	750	37.50%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	115,225	39,459	75,766	34.25%

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 2025
General Fund (001)
(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
<u>Other Physical Environment</u>				
Insurance - General Liability	3,200	2,700	500	84.38%
Total Other Physical Environment	3,200	2,700	500	84.38%
TOTAL EXPENDITURES	118,425	42,159	76,266	35.60%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(16,282)	(16,282)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,470		
FUND BALANCE, ENDING		\$ (13,812)		

Two Rivers South CDD

Statement Date 05/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
04/17/2025	Payment	1047	INFRAMARK LLC	Check for Vendor V00006	-12,002.07	-12,002.07	0.00
04/17/2025	Payment	1048	NICHOLAS J. DISTER	Check for Vendor V00007	-800.00	-800.00	0.00
04/30/2025	Payment	1053	STRALEY ROBIN VERICKER	Check for Vendor V00005	-1,945.00	-1,945.00	0.00
Total Checks					-14,747.07	-14,747.07	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
04/17/2025	Payment	1049	RYAN MOTKO	Check for Vendor V00008			-800.00
04/30/2025	Payment	1052	GRAU & ASSOCIATES	Check for Vendor V00018			-500.00
Total Outstanding Checks							-1,300.00
Outstanding Deposits							
Total Outstanding Deposits							