

**TWO RIVERS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 7, 2025

AGENDA PACKAGE



2005 PAN AM CIRLE SUITE 300
TAMPA FL, 33607

Two Rivers South Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nick Dister, Vice Chairperson
Ryan Motko, Assistant Secretary
Alberto Viera, Assistant Secretary
Thomas Spence, Assistant Secretary

District Staff

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, August 07, 2025, at 2:00 p.m.

The Public Hearing and Regular Meeting of the **Two Rivers South Community Development District** will be held on **August 07, 2025 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for 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#

THE PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET

- A. Open Public Hearing on Adopting FY 2026 Final Budget
- B. Discussion on Fiscal Year 2026 Budget
- C. Close Public Hearing on Adopting FY 2026 Final Budget
- D. Consideration of Resolution 2025-09; Adopting the FY 2026 Budget

4. BUSINESS ITEMS

- A. Consideration of FY 2025-2026 Operations & Maintenance Budget Funding Agreement
- B. Consideration of Resolution 2025-10; Setting the FY 2026 Meeting Schedule

5. CONSENT AGENDA

- A. Approval of Minutes of July 10, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance for June 2025
- C. Acceptance of the Financials and Approval of the Check Register for June 2025

6. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

RESOLUTION 2025-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

WHEREAS, **EPG Two Rivers Hillsborough Development, LLC**, a Florida limited liability company (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative

figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Two Rivers South Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

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

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

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

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 7, 2025.

Attested By:

**Two Rivers South Community
Development District**

Print Name: _____
☐ Secretary / ☐ Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Exhibit B: Form of Budget Funding Agreement with Developer

Two Rivers South
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances

**General Fund
Fiscal Year 2026 Budget**

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
REVENUES		
Developer Contributions	118,425	118,425
TOTAL REVENUES	\$ 118,425	\$ 118,425
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	3,000	12,000
District Management	25,000	25,000
Administration	4,500	4,500
Recording Secretary	2,400	2,400
Construction Accounting	9,000	-
Financial/Revenue Collections	1,200	1,200
Rental and Leases	600	600
Accounting Services	9,000	9,000
Dissemination Agent/Reporting	4,200	-
Website Admin Services	1,200	1,200
District Engineer	9,500	9,500
District Counsel	9,500	9,500
Trustees Fees	6,500	6,500
Auditing Services	6,000	6,000
Postage, Phone, Faxes, Copies	500	500
Legal Advertising	3,500	3,500
Bank Fees	200	200
Dues, Licenses & Fees	175	175
Onsite Office Supplies	100	-
Website ADA Compliance	1,800	1,800
Misc Admin	250	-
ProfServ-Info Technology	4,000	600
ProfServ-Tax Collector	600	600
Meeting Expense	10,000	10,000
Total Financial and Administrative	\$ 112,725	\$ 104,775
Insurance		
General Liability	\$ 3,200	\$ 3,718
Public Officials Insurance	2,500	2,663
Total Insurance	\$ 5,700	\$ 6,381
Contingency		
Contingency Fund	-	7,269
Total Contingency	\$ -	\$ 7,269
TOTAL EXPENDITURES	\$ 118,425	\$ 118,425

Two Rivers South

Community Development District

All Funds

Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION								
Assessment Area One- Series 2022 Phases B1-B2, B3, B4, C1								
Product	DS Units	General Fund			Debt Service Series 2024		Total Assessments per Unit	
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	FY 2026	FY 2025
SF 55'	205	\$ 83.24	\$83.24	\$0.00	\$0.00	\$0.00	\$83.24	\$83.24
SF 80'	462	\$ 121.07	\$121.07	\$0.00	\$0.00	\$0.00	\$121.07	\$121.07
SF 90'	59	\$ 136.21	\$136.21	\$0.00	\$0.00	\$0.00	\$136.21	\$136.21
SF 100'	237	\$ 151.34	\$151.34	\$0.00	\$0.00	\$0.00	\$151.34	\$151.34
Single Family 1.5 Acre	10	\$ 908.05	\$908.05	\$0.00	\$0.00	\$0.00	\$908.05	\$908.05
	306							

**FY 2025-2026 Operations and Maintenance
Budget Funding Agreement
(Two Rivers South Community Development District)**

This FY 2025-2026 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 7, 2025, between the **Two Rivers South Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **EPG Two Rivers Hillsborough Development, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (collectively, the “**Developer**”).

Recitals

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

WHEREAS, the District is adopting its budget for fiscal year 2025-2026 as attached hereto as **Exhibit A** (the “**FY 2025-2026 Budget**”), which commences on October 1, 2025, and concludes on September 30, 2026;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2025-2026 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2025-2026 Budget so long as payment is timely provided;

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

WHEREAS, the Developer agrees that the activities of the District described in the FY 2025-2026 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2025-2026 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2025-2026 Budget.

Operative Provisions

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

- 1. Funding Obligations.** From time to time during the 2025-2026 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to ***[\$Insert Adopted 2025-2026 Budget Amount]*** in accordance with the FY 2025-2026 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2025-2026 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2025-2026, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2025-2026. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2025-2026. The District and Developer agree that the FY 2025-2026 Budget shall be revised at the end of the 2025-2026 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2025 and ending on September 30, 2026. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2025-2026 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2025-2026 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2025-2026 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
8. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
9. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2025-2026 fiscal year on September 30, 2026. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
10. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
11. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
12. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
13. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
14. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

Signature Page Follows

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

Passed and Adopted on August 7, 2025.

EPG Two Rivers Hillsborough Development, LLC, a Florida limited liability company

Two Rivers South Community Development District

By: **Eisenhower Management, Inc.**
a Florida corporation
Its Manager

Carlos de la Ossa
Chair of the Board of Supervisors

Name: _____
Title: _____

Exhibit A: FY 2025-2026 Budget

Affidavit for Anti-Human Trafficking
Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Two Rivers South Community Development District.
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2025.

Notary Public Signature

Notary Stamp

RESOLUTION 2025-10

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

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

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

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

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

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

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

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:

**TWO RIVERS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR – VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

**October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026**

**All meetings will convene at the Offices of Inframark
located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

**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, July 10, 2025, and called to order at 2:51 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
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

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 2025-08; Adopting a No Fishing Policy

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-08; Adopting a No Fishing Policy, was adopted. 4-0

FOURTH ORDER OF BUSINESS

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

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

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. Dister, with all in
favor, the meeting was adjourned at 2:52 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	6/1/2025	150845	\$375.00		Accounting Services June 2025
INFRAMARK LLC	6/1/2025	150845	\$166.67		Administrative Services June 2025
INFRAMARK LLC	6/1/2025	150845	\$1,166.66		District Management June 2025
INFRAMARK LLC	6/1/2025	150845	\$16.67		Rental & Leases
INFRAMARK LLC	6/1/2025	150845	\$25.00		Technology/Data Storage
INFRAMARK LLC	6/1/2025	150845	\$50.00		Website Maintenance June 2025
INFRAMARK LLC	6/1/2025	150845	\$100.00		Financial & Revenue Collection June 2025
INFRAMARK LLC	6/1/2025	150845	\$100.00	\$2,000.00	Recording Secretary June 2025
Monthly Contract Subtotal			\$2,000.00	\$2,000.00	
Regular Services					
ALBERTO VIERA	6/5/2025	AV-060525	\$200.00	\$200.00	BOARD 6/5/25
CARLOS DE LA OSSA	6/5/2025	CO-060525	\$200.00	\$200.00	BOARD 6/5/25
NICHOLAS J. DISTER	6/5/2025	ND-060525	\$200.00	\$200.00	BOARD 6/5/25
RYAN MOTKO	6/5/2025	RM-060525	\$200.00	\$200.00	BOARD 6/5/25
THOMAS R. SPENCE	6/5/2025	TS-060525	\$200.00	\$200.00	BOARD 6/5/25
Regular Services Subtotal			\$1,000.00	\$1,000.00	
Additional Services					
INFRAMARK LLC	6/17/2025	151876	\$2.76	\$2.76	Postage
Additional Services Subtotal			\$2.76	\$2.76	
TOTAL			\$3,002.76	\$3,002.76	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

150845

DATE

6/1/2025

BILL TO

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

CUSTOMER ID

C3059

NET TERMS

Net 30

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: June 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.

Two Rivers South CDD
MEETING DATE: June 5, 2025

DMS: *Jayna Cooper*

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

Two Rivers South CDD
MEETING DATE: June 5, 2025

DMS: *Jayna Cooper*

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

Two Rivers South CDD
MEETING DATE: June 5, 2025

DMS: *Jayna Cooper*

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

Two Rivers South CDD
MEETING DATE: June 5, 2025

DMS: *Jayna Cooper*

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

Two Rivers South CDD
MEETING DATE: June 5, 2025

DMS: *Jayna Cooper*

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

151876

DATE

6/17/2025

CUSTOMER ID

C3059

NET TERMS

Net 30

PO#**DUE DATE**

7/17/2025

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: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.69		2.76
Subtotal					2.76

Subtotal \$2.76

Tax \$0.00

Total Due \$2.76

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.

Two Rivers South Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 June 30, 2025

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 8,528
TOTAL ASSETS	\$ 8,528
<u>LIABILITIES</u>	
Accounts Payable	\$ 15,402
TOTAL LIABILITIES	15,402
<u>FUND BALANCES</u>	
Unassigned:	(6,874)
TOTAL FUND BALANCES	(6,874)
TOTAL LIABILITIES & FUND BALANCES	\$ 8,528

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ 35,877	\$ (82,548)	30.30%
TOTAL REVENUES	118,425	35,877	(82,548)	30.30%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	5,800	(2,800)	193.33%
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	11,682	(2,182)	122.97%
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	5	495	1.00%
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	42,521	72,704	36.90%
<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	45,221	73,204	38.19%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(9,344)	(9,344)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,470		
FUND BALANCE, ENDING		\$ (6,874)		

Bank Account Statement

Two Rivers South CDD

Bank Account No. 9334

Statement No. 06-25

Statement Date

06/30/2025

G/L Account No. 101002 Balance	8,527.93	Statement Balance	12,327.93
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	8,527.93	Subtotal	12,327.93
Negative Adjustments	0.00	Outstanding Checks	-3,800.00
Ending G/L Balance	8,527.93	Ending Balance	8,527.93

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/19/2025	Payment	BD00004	Developer Contribution	Deposit No. BD00004	10,000.00	10,000.00	0.00
Total Deposits					10,000.00	10,000.00	0.00
Checks							
							0.00
04/30/2025	Payment	1052	GRAU & ASSOCIATES	Check for Vendor V00018	-500.00	-500.00	0.00
Total Checks					-500.00	-500.00	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
04/17/2025	Payment	1049	RYAN MOTKO	Check for Vendor V00008			-800.00
06/25/2025	Payment	1054	GRAU & ASSOCIATES	Check for Vendor V00018			-3,000.00
Total Outstanding Checks							-3,800.00
Outstanding Deposits							
Total Outstanding Deposits							

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1054	06/25/25	GRAU & ASSOCIATES	27562	Audit FY24	Auditing Services	532002-51301	\$3,000.00
Fund Total								<u>\$3,000.00</u>

Total Checks Paid	\$3,000.00
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