

Two Rivers South Community Development District

March 05, 2026

Agenda Package

TEAMS MEETING INFORMATION

[Join the meeting now](#)

Meeting ID: 240 062 334 037 6 **Passcode:** wU2Sy36X

Dial-in by phone +1 646-838-1601 **Pin:** 311 963 193#

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
Rollamay Turkoane, District Manager

Regular Meeting Agenda

Thursday, March 05, 2026, at 2:00 p.m.

The Regular Meeting of the **Two Rivers South Community Development District** will be held on **March 05, 2026 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: 240 062 334 037 6 **Passcode:** wU2Sy36X

Dial-in by phone +1 646-838-1601 **Pin:** 311 963 193#

THE 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. BUSINESS ITEMS

4. CONSENT AGENDA

- A. Approval of Minutes of January 08, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance for December 2025 & January 2026
- C. Acceptance of the Financials and Approval of the Check Register for December 2025 & January 2026

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

40 **FIFTH ORDER OF BUSINESS** **Staff Reports**

41 **A. District Counsel**

42 **B. District Engineer**

43 **C. District Manager**

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

45
46 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
47 **Comments**

48 There being none, the next order of business followed.

49
50 **SEVENTH ORDER OF BUSINESS** **Adjournment**

51 There being no further business,

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53

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in
favor, the meeting was adjourned at 2:48 p.m. 4-0

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59

Jayna Cooper/Rollamay Turkoane

Carlos de la Ossa
60 District Manager Chairperson

TWO RIVERS SOUTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	12/1/2025	165697	\$750.00			ACCOUNTING SVCS
INFRAMARK LLC	12/1/2025	165697	\$370.83			ADMIN SVCS
INFRAMARK LLC	12/1/2025	165697	\$2,083.33			DISTRICT MANAGER
INFRAMARK LLC	12/1/2025	165697	\$16.67			RENTAL & LEASES
INFRAMARK LLC	12/1/2025	165697	\$50.00			TECH/DATA STORAGE
INFRAMARK LLC	12/1/2025	165697	\$100.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	12/1/2025	165697	\$33.33			RECORD STORAGE FEE
INFRAMARK LLC	12/1/2025	165697	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	12/1/2025	165697	\$100.00	\$3,704.16	\$3,704.16	FINANCIAL & REVENUE COLLECTION
Monthly Contract Subtotal			\$3,704.16			
Variable Contract						
STRALEY ROBIN VERICKER	12/15/2025	27627	\$468.00			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$468.00			
Regular Services						
ALBERTO VIERA	12/4/2025	AV-120425	\$200.00			BOARD 12/04/25
CARLOS DE LA OSSA	12/4/2025	CO-120425	\$200.00			BOARD 12/04/25
IPFS CORPORATION	11/11/2025	111125-1352	\$315.69			INSURANCE MONTHLY PAYMENT
IPFS CORPORATION	11/11/2025	111125-1352	\$221.66	\$537.35		INSURANCE MONTHLY PAYMENT
IPFS CORPORATION	12/12/2025	121225-GAA-D81352	\$315.69			INSURANCE MONTHLY PAYMENT
IPFS CORPORATION	12/12/2025	121225-GAA-D81352	\$221.66	\$537.35	\$1,074.70	INSURANCE MONTHLY PAYMENT
NICHOLAS J. DISTER	12/4/2025	ND-120425	\$200.00			BOARD 12/04/25
RYAN MOTKO	12/4/2025	RM-120425	\$200.00			BOARD 12/04/25
Regular Services Subtotal			\$1,874.70			
Additional Services						
INFRAMARK LLC	11/25/2025	164590	\$3.70			POSTAGE
Additional Services Subtotal			\$3.70			

TWO RIVERS SOUTH CDD Summary of Operations and Maintenance Invoices
--

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TOTAL			\$6,050.56			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

165697

DATE

12/1/2025

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

Due On Receipt

PO#**DUE DATE**

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	370.83		370.83
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Record Storage Fee	1	Ea	33.33		33.33
Subtotal					3,704.16

Subtotal	\$3,704.16
Tax	\$0.00
Total Due	\$3,704.16

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: December 04, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nicholas Dister	X	\$200
3 Ryan Motko	X	\$200
4 Thomas Spence		
5 Albert Viera	X	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

December 04, 2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South
 Board Meeting Date: December 04, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nicholas Dister	X	\$200
3 Ryan Motko	X	\$200
4 Thomas Spence		
5 Albert Viera	X	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

December 04, 2025
Date

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

IPFS CORPORATION
P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9969 - FAX: (770)225-2866
ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
11/11/25	GAA-D81352	12/01/25

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

337271 0.4800 1112 10914 33447 1/1 BIN:0



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

CURRENT BALANCE	PAYMENT DUE
\$5,373.50	\$537.35

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99JGXFC**D to register.

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Written notations on this coupon will NOT be received.
To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

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



PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
2	GAA-D81352	12/01/25

For any overnight or priority delivery,
please mail to:
IPFS CORPORATION
1055 BROADWAY
11TH FLOOR
KANSAS CITY, MO 64105

PAYMENT DUE: \$537.35
OUTSTANDING FEES DUE: \$0.00
PAST DUE AMOUNT: \$0.00

PAYMENT DUE: \$537.35

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223

IF RECEIVED AFTER 12/06/25
5:00 PM CENTRAL TIME
A LATE FEE WILL APPLY \$26.87
PLEASE PAY THIS AMOUNT \$564.22



GAA0D813522 00000564229

306 8549482 337271 33447 1/1

IPFS CORPORATION
 P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866
 ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
12/12/25	GAA-D81352	01/01/26

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

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342556 0.4800 1212 7578 25027 1/1 BIN:0



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

CURRENT BALANCE	PAYMENT DUE
\$4,836.15	\$537.35

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Make payments, view account information or register for eForms at ipfs.com.
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DETACH HERE

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PREBIL (10/16) Copyright 2018 IPFS Corporation

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



PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
3	GAA-D81352	01/01/26

PAYMENT DUE: \$537.35
 OUTSTANDING FEES DUE: \$0.00
 PAST DUE AMOUNT: \$0.00

PAYMENT DUE: \$537.35

IF RECEIVED AFTER 01/06/26
 5:00 PM CENTRAL TIME
 A LATE FEE WILL APPLY \$26.87
 PLEASE PAY THIS AMOUNT \$564.22

For any overnight or priority delivery, please mail to:
 IPFS CORPORATION
 1055 BROADWAY
 11TH FLOOR
 KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223



GAA0D813522 00000564229

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: December 04, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nicholas Dister	X	\$200
3 Ryan Motko	X	\$200
4 Thomas Spence		
5 Albert Viera	X	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

December 04, 2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South
 Board Meeting Date: December 04, 2025

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Jayna Cooper
District Manager Signature

December 04, 2025
Date

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INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

164590

DATE

11/25/2025

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

Due On Receipt

PO#**DUE DATE**

11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	5	Ea	0.74		3.70
Subtotal					3.70

Subtotal	\$3.70
Tax	\$0.00
Total Due	\$3.70

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.

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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
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	1/2/2026	167820	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	1/2/2026	167820	\$370.83			ADMINISTRATION
INFRAMARK LLC	1/2/2026	167820	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	1/2/2026	167820	\$100.00			FINANCAIL & REVENUE COLLECTION
INFRAMARK LLC	1/2/2026	167820	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	1/2/2026	167820	\$16.67			RENTAL & LEASES
INFRAMARK LLC	1/2/2026	167820	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	1/2/2026	167820	\$100.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	1/2/2026	167820	\$33.33	\$3,704.16		RECORD STORAGE FEE
INFRAMARK LLC	1/20/2026	169081	\$1.48		\$3,705.64	POSTAGE
STRALEY ROBIN VERICKER	1/14/2026	27845	\$1,053.00			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$4,758.64			
Regular Services						
ALBERTO VIERA	1/8/2026	AV-010826	\$200.00			BOARD 01/08/26
CARLOS DE LA OSSA	1/8/2026	CO-010826	\$200.00			BOARD 01/08/26
IPFS CORPORATION	1/1/2026	GAA-D81352-010126	\$278.59			INSURANCE MONTHLY PAYMENT
IPFS CORPORATION	1/1/2026	GAA-D81352-010126	\$195.61	\$474.20		INSURANCE MONTHLY PAYMENT
IPFS CORPORATION	1/6/2026	010626-GAA-D81352	\$292.52			INSURANCE MONTHLY PAYMENT
IPFS CORPORATION	1/6/2026	010626-GAA-D81352	\$205.39	\$497.91	\$972.11	INSURANCE MONTHLY PAYMENT
NICHOLAS J. DISTER	1/8/2026	ND-010826	\$200.00			BOARD 01/08/26
RYAN MOTKO	1/8/2026	RM-010826	\$200.00			BOARD 01/08/26
Regular Services Subtotal			\$1,772.11			
TOTAL			\$6,530.75			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167820

DATE

1/2/2026

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

Due On Receipt

PO#**DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	370.83		370.83
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Record Storage Fee	1	Ea	33.33		33.33
Subtotal					3,704.16

Subtotal	\$3,704.16
Tax	\$0.00
Total Due	\$3,704.16

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

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169081

DATE

1/20/2026

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

Due On Receipt

PO#**DUE DATE**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.74		1.48
Subtotal					1.48

Subtotal	\$1.48
Tax	\$0.00
Total Due	\$1.48

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.

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Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South
Board Meeting Date: January 08, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nicholas Dister	X	\$200
3 Ryan Motko	X	\$200
4 Thomas Spence		
5 Albert Viera	X	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South
 Board Meeting Date: January 08, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nicholas Dister	X	\$200
3 Ryan Motko	X	\$200
4 Thomas Spence		
5 Albert Viera	X	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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

IPFS CORPORATION
 (IPFS)
 GAA.PROCESSING@IPFS.COM
 400 NORTHRIDGE ROAD SUITE 450
 ATLANTA, GA 30350
 PHONE: (877)513-9487 - FAX: (770)225-2866

PAYMENT REVISION LETTER	
REFER TO THIS ACCOUNT NO. IN ALL CORRESPONDENCE	ACCOUNT NUMBER GAA-D81352

IF YOU HAVE ANY QUESTIONS, PLEASE CALL: (877)513-9487

DATE MAILED: 01/05/26

1-0.1600 00000D9RPEDY9 1/4 BIN:0 0-493

AGENT
 EGIS INSURANCE & RISK ADVISORS
 150 E PALMETTO PARK RD
 SUITE 705
 BOCA RATON, FL 33432-4827

INSURED
 TWO RIVERS SOUTH CDD
 INFRAMARK
 2005 PAN AM CIR STE 300
 TAMPA, FL 33607-6008



1-0.1600 00000D9RPEDY9 1/4 BIN:0 0-493

IPFS received instructions to alter your payment schedule for the following reason:

Return Premium Received: \$537.35
First Revised Installment Due: 01/01/2026

First Revised Installment Amount:	\$474.20
Outstanding Fees Due:	\$0.00
Past Due Amount:	\$0.00
CURRENT PAYMENT DUE*:	\$474.20

* Because your First Revised Installment Amount is due in less than 30 days from today, it is included in the CURRENT PAYMENT DUE.

Please continue to make your current installment payments until the First Revised Installment due date.

IPFS received return premium funds that have been applied to your account and revised your payment schedule accordingly. Your future invoices or revised payment coupons (either enclosed with this letter or under separate cover) will reflect this revised payment schedule and should be used for all of your future payments.

If you have any questions, please feel free to contact either your insurance agent or IPFS.

Make online payments or view account information at ipfs.com.
Please use access code L99CUT6 to register (first time users).

IPFS CORPORATION
 (IPFS)
 P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866

NOTICE OF INTENT TO CANCEL		
DATE OF NOTICE	ACCOUNT NUMBER	PAYMENT NO.
01/06/26	GAA-D81352	3

IF ANY QUESTIONS, PLEASE CALL: (800)584-9969

AMOUNT OF CURRENT PAYMENT	LATE CHARGE	PREVIOUS FEES NOT PAID	OTHER AMOUNTS	PLEASE PAY THIS AMOUNT
\$474.20	\$23.71	\$0.00	\$0.00	\$497.91

346464 0.8000 0106 1334 6597 1/3 BIN:0



INSURED

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

AGENT

EGIS INSURANCE & RISK ADVISORS
 150 E PALMETTO PARK RD
 SUITE 705
 BOCA RATON, FL 33432-4827

Your payment is now due. If IPFS does not receive the amount due on or before 01/24/26, 5:00 PM Central Time your financed insurance policies will be cancelled. (KINDLY DISREGARD THIS NOTICE IF YOU HAVE ALREADY MAILED YOUR PAYMENT) MAKE YOUR PAYMENT NOW TO KEEP YOUR INSURANCE IN FORCE. THIS IS THE ONLY NOTICE YOU WILL RECEIVE BEFORE CANCELLATION IS MADE.

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Make online payments or view account information at ipfs.com.
 Please use access code L99JGXFC D to register (first time users).

NY, SC, FL & MD INSURED: SEE LAST PAGE

DETACH HERE

Written notations on this coupon will NOT be received.
 To ensure proper credit, include coupon with payment.

INSURED
 TWO RIVERS SOUTH CDD
 INFRAMARK
 2005 PAN AM CIR STE 300
 TAMPA, FL 33607-6008

For any overnight or priority delivery, please mail to: IPFS CORPORATION 1055 BROADWAY 11TH FLOOR KANSAS CITY, MO 64105 For questions, please call (800)584-9969	Make online payments or view account information at www.ipfs.com . Please use access code L99JGXFC D to register (first time users).
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INTENT (07/16) Copyright 2016 IPFS Corporation

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
3	GAA-D81352	01/01/26

PAYMENT DUE	\$474.20
LATE FEE	\$23.71
OTHER FEES DUE	\$0.00
OTHER AMOUNTS DUE	\$0.00

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
 P.O. BOX 730223
 DALLAS, TX 75373-0223

IF RECEIVED AFTER 01/06/26 5:00 PM CENTRAL TIME PLEASE PAY THIS AMOUNT	\$497.91
--	----------

GAA0D813522 00000497910



IPFS CORPORATION
 (IPFS)
 P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866

NOTICE OF INTENT TO CANCEL	
REFER TO THIS ACCOUNT NO. IN ALL CORRESPONDENCE	ACCOUNT NUMBER
	GAA-D81352

SCHEDULE A

INSURED
 TWO RIVERS SOUTH CDD
 INFRAMARK
 2005 PAN AM CIR STE 300
 TAMPA, FL 33607-6008

AGENT
 EGIS INSURANCE & RISK ADVISORS
 150 E PALMETTO PARK RD
 SUITE 705
 BOCA RATON, FL 33432-4827

SCHEDULE OF POLICIES

POLICY PREFIX AND NUMBER	EFFECTIVE DATE	FULL NAME OF INSURER AND GENERAL AGENT OTHER THAN SUBMITTING PRODUCER TO WHOM COPY OF THIS NOTICE WAS SENT	<u>COVERAGE</u>	<u>POLICY</u>	PREMIUM FINANCED
			FIRE, AUTO MAR, I.M., CAS	TERM IN MONTHS COVERED BY PREM.	
1001251900	10/01/25	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PKG	12	\$6,012.00

316 8811029 346464 6599 2/3



IPFS CORPORATION
(IPFS)
P.O. BOX 412086
KANSAS CITY, MO 64141-2086
PHONE: (800)584-9969 - FAX: (770)225-2866

NOTICE OF INTENT TO CANCEL		
DATE OF NOTICE	ACCOUNT NUMBER	PAYMENT NO.
01/06/26	GAA-D81352	3

FOR FLORIDA ONLY
NOTICE:

IF THIS INSURANCE CONTRACT OR CONTRACTS PROVIDE MOTOR VEHICLE LIABILITY INSURANCE REQUIRED BY THE FINANCIAL RESPONSIBILITY LAW, PROOF OF FINANCIAL RESPONSIBILITY IS REQUIRED TO BE MAINTAINED CONTINUOUSLY FOR A PERIOD OF THREE (3) YEARS PURSUANT TO CHAPTER 324, FLORIDA STATUTES AND THE OPERATION OF A VEHICLE WITHOUT SUCH FINANCIAL RESPONSIBILITY IS UNLAWFUL.

316 8811029 346464 6601 3/3



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: January 08, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nicholas Dister	X	\$200
3 Ryan Motko	X	\$200
4 Thomas Spence		
5 Albert Viera	X	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South
 Board Meeting Date: January 08, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	X	\$200
2 Nicholas Dister	X	\$200
3 Ryan Motko	X	\$200
4 Thomas Spence		
5 Albert Viera	X	\$200

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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

***Two Rivers South
Community
Development
District***

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 4,944
TOTAL ASSETS	\$ 4,944
<u>LIABILITIES</u>	
Accounts Payable	\$ 5,437
TOTAL LIABILITIES	5,437
<u>FUND BALANCES</u>	
Unassigned:	(493)
TOTAL FUND BALANCES	(493)
 TOTAL LIABILITIES & FUND BALANCES	 \$ 4,944

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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
REVENUES				
Interest - Investments	\$ -	\$ 77	\$ 77	0.00%
Developer Estimated Contribution	118,425	13,500	(104,925)	11.40%
TOTAL REVENUES	118,425	13,577	(104,848)	11.46%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	2,400	9,600	20.00%
ProfServ - Info Technology	600	267	333	44.50%
Recording Secretary	2,400	600	1,800	25.00%
ProfServ - Tax Collector	600	-	600	0.00%
Trustees Fees	6,500	-	6,500	0.00%
District Counsel	9,500	4,832	4,668	50.86%
District Engineer	9,500	-	9,500	0.00%
Administration	4,500	1,114	3,386	24.76%
District Management	25,000	6,248	18,752	24.99%
Accounting Services	9,000	2,625	6,375	29.17%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	4	496	0.80%
Rentals and Leases	600	50	550	8.33%
General Liability	3,718	1,244	2,474	33.46%
Public Officials Insurance	2,663	873	1,790	32.78%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	668	(468)	334.00%
Financial/Revenue Collections	1,200	300	900	25.00%
Meeting Expense	10,000	-	10,000	0.00%
Website Admin Services	1,200	300	900	25.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	111,156	21,700	89,456	19.52%
Contingency				
Contingency Fund	7,269	-	7,269	0.00%
Total Contingency	7,269	-	7,269	0.00%
TOTAL EXPENDITURES	118,425	21,700	96,725	18.32%
Excess (deficiency) of revenues Over (under) expenditures	-	(8,123)	(8,123)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		7,630		
FUND BALANCE, ENDING		\$ (493)		

Bank Account Statement

Two Rivers South CDD

Bank Account No. 9334
Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101002 Balance	4,944.20	Statement Balance	8,781.06
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	8,781.06
Subtotal	4,944.20	Outstanding Checks	-3,836.86
Negative Adjustments	0.00	Ending Balance	4,944.20
Ending G/L Balance	4,944.20		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/18/2025		JE000045	Accounts Receivable	EPG Investment Co., LLC - Ck #1989 12/10/2025 - TRS	13,500.00	13,500.00	0.00
12/31/2025		JE000046	Interest - Investments	Interest Income	11.28	11.28	0.00
Total Deposits					13,511.28	13,511.28	0.00
Checks							
							0.00
12/03/2025	Payment	1084	INFRAMARK LLC	Check for Vendor V00006	-10,200.74	-10,200.74	0.00
12/03/2025	Payment	1085	IPFS CORPORATION	Check for Vendor V00021	-537.35	-537.35	0.00
12/09/2025	Payment	1086	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
12/09/2025	Payment	1087	CARLOS DE LA OSSA	Check for Vendor V00010	-200.00	-200.00	0.00
12/09/2025	Payment	1088	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00	-200.00	0.00
12/10/2025	Payment	1090	INFRAMARK LLC	Check for Vendor V00006	-2,003.71	-2,003.71	0.00
12/19/2025	Payment	1091	INFRAMARK LLC	Check for Vendor V00006	-5,799.91	-5,799.91	0.00
12/22/2025		JE000047	Bank Fees	Bank Fees	-225.31	-225.31	0.00
Total Checks					-19,367.02	-19,367.02	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
12/09/2025	Payment	1089	RYAN MOTKO	Check for Vendor V00008			-200.00
12/19/2025	Payment	1092	STRALEY ROBIN VERICKER	Check for Vendor V00005			-3,099.51
12/30/2025	Payment	1093	IPFS CORPORATION	Check for Vendor V00021			-537.35
Total Outstanding Checks							-3,836.86
Outstanding Deposits							

Bank Account Statement

Two Rivers South CDD

Bank Account No. 9334

Statement No. 12-25

Statement Date

12/31/2025

Total Outstanding Deposits

***Two Rivers South
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 2,950
TOTAL ASSETS	\$ 2,950
<u>LIABILITIES</u>	
Accounts Payable	\$ 10,194
TOTAL LIABILITIES	10,194
<u>FUND BALANCES</u>	
Unassigned:	(7,244)
TOTAL FUND BALANCES	(7,244)
 TOTAL LIABILITIES & FUND BALANCES	 \$ 2,950

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 83	\$ 83	0.00%
Developer Estimated Contribution	118,425	13,500	(104,925)	11.40%
TOTAL REVENUES	118,425	13,583	(104,842)	11.47%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	3,200	8,800	26.67%
ProfServ - Info Technology	600	350	250	58.33%
Recording Secretary	2,400	800	1,600	33.33%
ProfServ - Tax Collector	600	-	600	0.00%
Trustees Fees	6,500	-	6,500	0.00%
District Counsel	9,500	5,885	3,615	61.95%
District Engineer	9,500	-	9,500	0.00%
Administration	4,500	1,485	3,015	33.00%
District Management	25,000	8,331	16,669	33.32%
Accounting Services	9,000	3,375	5,625	37.50%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	5	495	1.00%
Rentals and Leases	600	67	533	11.17%
General Liability	3,718	1,815	1,903	48.82%
Public Officials Insurance	2,663	1,274	1,389	47.84%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	895	(695)	447.50%
Financial/Revenue Collections	1,200	400	800	33.33%
Meeting Expense	10,000	-	10,000	0.00%
Website Admin Services	1,200	400	800	33.33%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	111,156	28,457	82,699	25.60%
Contingency				
Contingency Fund	7,269	-	7,269	0.00%
Total Contingency	7,269	-	7,269	0.00%
TOTAL EXPENDITURES	118,425	28,457	89,968	24.03%
Excess (deficiency) of revenues Over (under) expenditures	-	(14,874)	(14,874)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		7,630		
FUND BALANCE, ENDING		\$ (7,244)		

Bank Account Statement

Two Rivers South CDD

Bank Account No. 9334
Statement No. 01-26

Statement Date 01/31/2026

G/L Account No. 101002 Balance	2,950.41	Statement Balance	3,448.32
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	3,448.32
Subtotal	2,950.41	Outstanding Checks	-497.91
Negative Adjustments	0.00	Ending Balance	2,950.41
Ending G/L Balance	2,950.41		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/30/2026		JE000049	Interest - Investments	Interest Income	6.59	6.59	0.00
Total Deposits					6.59	6.59	0.00
Checks							
							0.00
12/09/2025	Payment	1089	RYAN MOTKO	Check for Vendor V00008	-200.00	-200.00	0.00
12/19/2025	Payment	1092	STRALEY ROBIN VERICKER	Check for Vendor V00005	-3,099.51	-3,099.51	0.00
12/30/2025	Payment	1093	IPFS CORPORATION	Check for Vendor V00021	-537.35	-537.35	0.00
01/15/2026	Payment	1094	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
01/15/2026	Payment	1095	CARLOS DE LA OSSA	Check for Vendor V00010	-200.00	-200.00	0.00
01/15/2026	Payment	1096	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00	-200.00	0.00
01/15/2026	Payment	1097	RYAN MOTKO	Check for Vendor V00008	-200.00	-200.00	0.00
01/16/2026	Payment	1098	IPFS CORPORATION	Check for Vendor V00021	-474.20	-474.20	0.00
01/27/2026	Payment	1099	INFRAMARK LLC	Check for Vendor V00006	-1.48	-1.48	0.00
01/21/2026		JE000050	Bank Fees	Bank Fees (Service Charges)	-226.79	-226.79	0.00
Total Checks					-5,339.33	-5,339.33	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
01/27/2026	Payment	1100	IPFS CORPORATION	Check for Vendor V00021			-497.91
Total Outstanding Checks							-497.91
Outstanding Deposits							

Bank Account Statement

Two Rivers South CDD

Bank Account No. 9334

Statement No. 01-26

Statement Date

01/31/2026

Total Outstanding Deposits

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 1084							
001	12/03/25	INFRAMARK LLC	153048	DISTRICT MANAGEMENT JULY 2025	ACCOUNTING SVCS	532001-51301	\$375.00
001	12/03/25	INFRAMARK LLC	153048	DISTRICT MANAGEMENT JULY 2025	ADMIN SVCS	531148-51301	\$166.67
001	12/03/25	INFRAMARK LLC	153048	DISTRICT MANAGEMENT JULY 2025	DISTRICT MANAGER	531150-51301	\$1,166.66
001	12/03/25	INFRAMARK LLC	153048	DISTRICT MANAGEMENT JULY 2025	RENTAL & LEASES	544025-51301	\$16.67
001	12/03/25	INFRAMARK LLC	153048	DISTRICT MANAGEMENT JULY 2025	TECH/DATA STORAGE	531020-51301	\$25.00
001	12/03/25	INFRAMARK LLC	153048	DISTRICT MANAGEMENT JULY 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$50.00
001	12/03/25	INFRAMARK LLC	153048	DISTRICT MANAGEMENT JULY 2025	FINANCIAL AND REVENUE COLLECTION	549150-51301	\$100.00
001	12/03/25	INFRAMARK LLC	153048	DISTRICT MANAGEMENT JULY 2025	RECORDING SECRETARY	531036-51301	\$100.00
001	12/03/25	INFRAMARK LLC	155338	DISTRICT MANAGEMENT AUGUST 2025	ACCOUNTING SVCS	532001-51301	\$375.00
001	12/03/25	INFRAMARK LLC	155338	DISTRICT MANAGEMENT AUGUST 2025	ADMIN SVCS	531148-51301	\$166.67
001	12/03/25	INFRAMARK LLC	155338	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGER	531150-51301	\$1,166.66
001	12/03/25	INFRAMARK LLC	155338	DISTRICT MANAGEMENT AUGUST 2025	RENTAL & LEASES	544025-51301	\$16.67
001	12/03/25	INFRAMARK LLC	155338	DISTRICT MANAGEMENT AUGUST 2025	TECH/DATA STORAGE	531020-51301	\$25.00
001	12/03/25	INFRAMARK LLC	155338	DISTRICT MANAGEMENT AUGUST 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$50.00
001	12/03/25	INFRAMARK LLC	155338	DISTRICT MANAGEMENT AUGUST 2025	FINANCIAL AND REVENUE COLLECTION	549150-51301	\$100.00
001	12/03/25	INFRAMARK LLC	155338	DISTRICT MANAGEMENT AUGUST 2025	RECORDING SECRETARY	531036-51301	\$100.00
001	12/03/25	INFRAMARK LLC	158194	DISTRICT MANAGEMENT SEPTEMBER 2025	ACCOUNTING SVCS	532001-51301	\$375.00
001	12/03/25	INFRAMARK LLC	158194	DISTRICT MANAGEMENT SEPTEMBER 2025	ADMIN SVCS	531148-51301	\$166.67
001	12/03/25	INFRAMARK LLC	158194	DISTRICT MANAGEMENT SEPTEMBER 2025	DISTRICT MANAGER	531150-51301	\$1,166.66
001	12/03/25	INFRAMARK LLC	158194	DISTRICT MANAGEMENT SEPTEMBER 2025	RENTAL & LEASES	544025-51301	\$16.67
001	12/03/25	INFRAMARK LLC	158194	DISTRICT MANAGEMENT SEPTEMBER 2025	TECH/DATA STORAGE	531020-51301	\$25.00
001	12/03/25	INFRAMARK LLC	158194	DISTRICT MANAGEMENT SEPTEMBER 2025	WEB MAINT	549936-51301	\$50.00
001	12/03/25	INFRAMARK LLC	158194	DISTRICT MANAGEMENT SEPTEMBER 2025	FINANCIAL AND REVENUE COLLECTION	549150-51301	\$100.00
001	12/03/25	INFRAMARK LLC	158194	DISTRICT MANAGEMENT SEPTEMBER 2025	RECORDING SECRETARY	531036-51301	\$100.00
001	12/03/25	INFRAMARK LLC	159319	Dissemination Services & Postage 09/25	DISSEMINATION SERVICES & POSTAGE 09/22/25	531012-51301	\$4,200.00
001	12/03/25	INFRAMARK LLC	159319	Dissemination Services & Postage 09/25	POSTAGE	541024-51301	\$0.74
Check Total							\$10,200.74
CHECK # 1085							
001	12/03/25	IPFS CORPORATION	111125-1352	INSURANCE MONTHLY PAYMENT	General Liability	545002-51325	\$315.69
001	12/03/25	IPFS CORPORATION	111125-1352	INSURANCE MONTHLY PAYMENT	Public Officials Insurance	545008-51325	\$221.66
Check Total							\$537.35
CHECK # 1086							
001	12/09/25	ALBERTO VIERA	AV-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00
CHECK # 1087							
001	12/09/25	CARLOS DE LA OSSA	CO-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00
CHECK # 1088							
001	12/09/25	NICHOLAS J. DISTER	ND-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00
Check Total							\$200.00
CHECK # 1089							
001	12/09/25	RYAN MOTKO	RM-120425	BOARD 12/04/25	Supervisor Fees	511100-51301	\$200.00

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							Check Total	<u>\$200.00</u>
CHECK # 1090								
001	12/10/25	INFRAMARK LLC	160743	OCT 25-DISTRICT MANAGEMENT	ACCOUNTING SVCS	532001-51301	\$375.00	
001	12/10/25	INFRAMARK LLC	160743	OCT 25-DISTRICT MANAGEMENT	ADMIN SVCS	531148-51301	\$166.67	
001	12/10/25	INFRAMARK LLC	160743	OCT 25-DISTRICT MANAGEMENT	DISTRICT MANAGER	531150-51301	\$1,166.67	
001	12/10/25	INFRAMARK LLC	160743	OCT 25-DISTRICT MANAGEMENT	RENTAL & LEASES	544025-51301	\$16.67	
001	12/10/25	INFRAMARK LLC	160743	OCT 25-DISTRICT MANAGEMENT	TECH/DATA STORAGE	531020-51301	\$25.00	
001	12/10/25	INFRAMARK LLC	160743	OCT 25-DISTRICT MANAGEMENT	WEB MAINT	549936-51301	\$50.00	
001	12/10/25	INFRAMARK LLC	160743	OCT 25-DISTRICT MANAGEMENT	RECORDING SECRETARY	531036-51301	\$100.00	
001	12/10/25	INFRAMARK LLC	160743	OCT 25-DISTRICT MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$100.00	
001	12/10/25	INFRAMARK LLC	164590	OCT 25-POSTAGE	POSTAGE	541024-51301	\$3.70	
							Check Total	<u>\$2,003.71</u>
CHECK # 1091								
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	ACCOUNTING SVCS	532001-51301	\$750.00	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	ADMIN SVCS	531148-51301	\$370.83	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	DISTRICT MANAGER	531150-51301	\$2,083.33	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	RENTAL & LEASES	544025-51301	\$16.67	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	TECH/DATA STORAGE	531020-51301	\$50.00	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	WEBSITE ADMIN	549936-51301	\$100.00	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$200.00	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES-RETRO BILLING OCTOBER	532001-51301	\$750.00	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	ADMINISTRATION-RETRO BILLING OCTOBER	531148-51301	\$206.01	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT-RETRO BILLING OCTOBER	531150-51301	\$914.74	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$100.00	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY -RETRO BILLING OCTOBER	531036-51301	\$100.00	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	RECORD STORAGE FEE	531020-51301	\$33.33	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	WEBSITE ADMIN-RETRO BILLING OCTOBER	549936-51301	\$50.00	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	TECHNOLOGY/DATA STORAGE-RETRO BILLING OCTOBER	531020-51301	\$25.00	
001	12/19/25	INFRAMARK LLC	163571	NOV 25-INFRAMARK MANAGEMENT	RECORD STORAGE FEE-RETRO BILLING OCTOBER	531020-51301	\$50.00	
							Check Total	<u>\$5,799.91</u>
CHECK # 1092								
001	12/19/25	STRALEY ROBIN VERICKER	27278	SEPT 25-DISTRICT COUNSEL	DISTRICT COUNSEL SERVICES	531146-51301	\$3,099.51	
							Check Total	<u>\$3,099.51</u>
CHECK # 1093								
001	12/30/25	IPFS CORPORATION	121225-GAA-D81352	INSURANCE MONTHLY PAYMENT	General Liability	545002-51325	\$315.69	
001	12/30/25	IPFS CORPORATION	121225-GAA-D81352	INSURANCE MONTHLY PAYMENT	Public Officials Insurance	545008-51325	\$221.66	
							Check Total	<u>\$537.35</u>
Fund Total							Fund Total	<u>\$22,978.57</u>
							Total Checks Paid	<u>\$22,978.57</u>

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
GENERAL FUND - 001								
CHECK # 1094								
001	01/15/26	ALBERTO VIERA	AV-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00	
							Check Total	<u>\$200.00</u>
CHECK # 1095								
001	01/15/26	CARLOS DE LA OSSA	CO-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00	
							Check Total	<u>\$200.00</u>
CHECK # 1096								
001	01/15/26	NICHOLAS J. DISTER	ND-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00	
							Check Total	<u>\$200.00</u>
CHECK # 1097								
001	01/15/26	RYAN MOTKO	RM-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00	
							Check Total	<u>\$200.00</u>
CHECK # 1098								
001	01/16/26	IPFS CORPORATION	GAA-D81352-010126	INSURANCE INSTALLMENT PAYMENT	INSURANCE MONTHLY PAYMENT	545002-51325	\$278.59	
001	01/16/26	IPFS CORPORATION	GAA-D81352-010126	INSURANCE INSTALLMENT PAYMENT	INSURANCE MONTHLY PAYMENT	545008-51325	\$195.61	
							Check Total	<u>\$474.20</u>
CHECK # 1099								
001	01/27/26	INFRAMARK LLC	169081	DEC 25-POSTAGE & MISC CHARGES	POSTAGE	541024-51301	\$1.48	
							Check Total	<u>\$1.48</u>
CHECK # 1100								
001	01/27/26	IPFS CORPORATION	010626-GAA-D81352	INSURANCE INSTALLMENT	INSURANCE MONTHLY PAYMENT	545002-51325	\$292.52	
001	01/27/26	IPFS CORPORATION	010626-GAA-D81352	INSURANCE INSTALLMENT	INSURANCE MONTHLY PAYMENT	545008-51325	\$205.39	
							Check Total	<u>\$497.91</u>
							Fund Total	<u>\$1,773.59</u>

Total Checks Paid	\$1,773.59
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