

**TWO RIVERS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 04, 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
Rollamay Turkoane, District Manager

Regular Meeting Agenda

Thursday, December 04, 2025, at 2:00 p.m.

The Regular Meeting of the **Two Rivers South Community Development District** will be held on **December 04, 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: 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

- A. Consideration of School-Now CDD Website Proposal
- B. Report of FY 2025 Goals & Objectives
- C. Consideration of Resolution 2026-02; Designation of Officers

4. CONSENT AGENDA

- A. Approval of Minutes of November 06, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance for October 2025
- C. Acceptance of the Financials and Approval of the Check Register for October 2025

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Bill To:

Two Rivers South CDD
Brittney Carpio
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Shipping To:

Two Rivers South CDD
Jayna Cooper
2005 Pan Am Circle Ste 300
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-12-05	2026-12-04	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-12-05	2026-12-04	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-12-05	2026-12-04	1	Number of Schools	\$615.00	\$0.00	\$615.00
							\$1,613.00
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							\$1,512.00

Subtotal **\$3,125.00**

Contract Total Value \$3,125.00

Term Summary	
Total Years	Autorenew Term
1.00	12

Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice

Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote

Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Authorized Representative: Jayna Cooper**Signature:****Title:** _____**Date:** _____

**Two Rivers South Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes No

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes No

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes No

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes No *Not applicable

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes No *Not applicable

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year. *(or other deadline, as appropriate)*

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes No

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes No

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes No

SIGNATURES:

Chair/Vice Chair

Printed Name: Carlos de la Ossa

Two Rivers South Community Development District

Date: 9/15/24

District Manager:

Printed Name: Jayna Cooper

Two Rivers South Community Development District

Date: 9/15/24

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes* _____, **the Board of Supervisors (“Board ”)**, shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. District Officers. The District officers are as follows:

- Carlos de la Ossa _____ is appointed Chairperson.
- Nicholas Dister _____ is appointed Vice-Chairperson.
- Brian Lamb _____ is appointed Secretary.
- Alberto Viera _____ is appointed Assistant Secretary.
- Ryan Motko _____ is appointed Assistant Secretary.
- Thomas Spence _____ is appointed Assistant Secretary.
- Jayna Cooper _____ is appointed Assistant Secretary.
- Rollamay Turkoane _____ is appointed Assistant Secretary.
- Eric Davidson _____ is appointed Treasurer.

2. Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

3. Effective Date. This Resolution shall become effective immediately upon its adoption. Adopted this 4th

day of December 2025.

Attest:

Two Rivers South Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

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	10/8/2025	160743	\$375.00		ACCOUNTING SVCS
INFRAMARK LLC	10/8/2025	160743	\$166.67		ADMIN SVCS
INFRAMARK LLC	10/8/2025	160743	\$1,166.67		DISTRICT MANAGER
INFRAMARK LLC	10/8/2025	160743	\$16.67		RENTAL & LEASES
INFRAMARK LLC	10/8/2025	160743	\$25.00		TECH/DATA STORAGE
INFRAMARK LLC	10/8/2025	160743	\$50.00		WEB MAINT
INFRAMARK LLC	10/8/2025	160743	\$100.00		RECORDING SECRETARY
INFRAMARK LLC	10/8/2025	160743	\$100.00	\$2,000.01	FINANCIAL & REVENUE COLLECTION
Monthly Contract Subtotal			\$2,000.01	\$2,000.01	
Variable Contract					
STRALEY ROBIN VERICKER	10/7/2025	27278	\$3,099.51	\$3,099.51	DISTRICT COUNSEL SERVICES
Variable Contract Subtotal			\$3,099.51	\$3,099.51	
Regular Services					
ALBERTO VIERA	10/2/2025	AV-100225	\$200.00	\$200.00	BOARD 10/02/25
CARLOS DE LA OSSA	10/2/2025	CO-100225	\$200.00	\$200.00	BOARD 10/02/25
EGIS INSURANCE ADVISORS	9/26/2025	30154	\$505.01	\$505.01	INSURANCE
FLORIDA COMMERCE	10/1/2025	93734	\$175.00	\$175.00	DISTRICT FILING FEES
INFRAMARK LLC	9/22/2025	159319	\$4,200.00		DISSEMINATION SERVICES & POSTAGE 09/22/25
INFRAMARK LLC	9/22/2025	159319	\$0.74	\$4,200.74	POSTAGE
NICHOLAS J. DISTER	10/2/2025	ND-100225	\$200.00	\$200.00	BOARD 10/02/25
RYAN MOTKO	10/2/2025	RM-100225	\$200.00	\$200.00	BOARD 10/02/25
Regular Services Subtotal			\$5,680.75	\$5,680.75	
TOTAL			\$10,780.27	\$10,780.27	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160743

DATE

10/8/2025

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**

10/8/2025

Services provided for the Month of: October 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	1,166.67		1,166.67
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					2,000.01

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

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

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

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

October 07, 2025

Client: 001585

Matter: 000001

Invoice #: 27278

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/3/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
9/3/2025	LC	CORRESPONDENCE FROM AND TO J. COOPER RE DEVELOPER BUDGET FUNDING AGREEMENTS; WORK ON DEVELOPER FUNDING AGREEMENT AND AFFIDAVIT OF ANTI-HUMAN TRAFFICKING FOR FY 2026 BUDGET; PREPARE CORRESPONDENCE TO J. COOPER RE SAME.	0.4	\$78.00
9/3/2025	KCH	REVIEW DRAFT DEVELOPER FUNDING AGREEMENT.	0.3	\$112.50
9/4/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	\$162.00
9/4/2025	AM	REVIEW STATUES FOR 2026 GENERAL ELECTIONS FOR QUALIFIED ELECTORS.	0.2	\$39.00
9/4/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.4	\$150.00
9/16/2025	WAS	REVIEW COMMUNICATIONS FROM R. FERMO REQUESTING ADDITIONAL INFORMATION FOR ZIP CODE PETITION.	0.4	\$134.00
9/18/2025	WAS	REVIEW ZIP CODE BOUNDARY SUPPORTING DOCUMENTS.	0.4	\$134.00
9/19/2025	WAS	REVIEW AND ASSEMBLE SUPPORTING DOCUMENTATION REQUESTED FOR ZIP CODE CHANGE PETITION, DRAFT COVER LETTER TO TRANSMIT ADDITIONAL DOCUMENTATION, COMMUNICATIONS WITH PLANNING, ENGINEERING AND MANAGEMENT FOR SUPPORTING DOCUMENTATION.	2.0	\$670.00

SERVICES

Date	Person	Description of Services	Hours	Amount
9/19/2025	MS	REVIEW MULTIPLE ADDRESS LISTS FOR ZIP CODE PETITION; CREATE MASTER ADDRESS LIST PER THE POST OFFICE STANDARDS.	1.5	\$292.50
9/19/2025	KCH	ATTEND EPG OPERATIONS MEETING VIA MICROSOFT TEAMS.	0.3	\$112.50
9/19/2025	KCH	REVIEW ZIP CODE PETITION ADDITIONAL EXHIBITS AND PLATS; DISCUSS SAME WITH W. SOUSA; REVIEW COVER LETTER TO USPS DISTRICT MANAGER R. FERMO.	0.5	\$187.50
9/22/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE PETITION AND REVIEW MASTER ADRESS LIST.	0.3	\$100.50
9/22/2025	MS	REVIEW ADDRESS LISTS FOR ZIP CODE PETITION FROM VARIOUS PROJECT PHASES; UPDATE AND COMPILE MASTER ADDRESS LIST PER POST OFFICE STANDARDS.	2.0	\$390.00
9/24/2025	WAS	REVIEW UPDATED MASTER SITE PLAN AND PREPARE DOCUMENTS SUP0PORTING ZIP CODE PETITION TO USPS.	0.4	\$134.00
9/26/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE PETITION.	0.1	\$33.50
9/26/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
9/29/2025	WAS	COMMUNICATIONS REGARDING ZIP CODE PETITION.	0.1	\$33.50
Total Professional Services			10.5	\$3,075.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/30/2025	Photocopies	\$18.75
9/30/2025	Postage	\$5.26
Total Disbursements		\$24.01

October 07, 2025
Client: 001585
Matter: 000001
Invoice #: 27278

Page: 3

Total Services	\$3,075.50	
Total Disbursements	\$24.01	
Total Current Charges		\$3,099.51
Previous Balance		\$7,084.54
PAY THIS AMOUNT		\$10,184.05

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26647	June 10, 2025	\$2,059.00	\$0.00	\$0.00	\$0.00	\$5,158.51
26814	July 09, 2025	\$3,219.50	\$2.04	\$0.00	\$0.00	\$6,321.05
26976	August 15, 2025	\$929.50	\$0.00	\$0.00	\$0.00	\$4,029.01
27136	September 16, 2025	\$874.50	\$0.00	\$0.00	\$0.00	\$3,974.01
Total Remaining Balance Due						\$10,184.05

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,974.01	\$929.50	\$3,221.54	\$2,059.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South
Board Meeting Date: October 02, 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

10/02/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: October 02, 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

10/02/2025
Date

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

INVOICE



Customer	Two Rivers South Community Development District
Acct #	1471
Date	09/26/2025
Customer Service	Christina Wood
Page	1 of 1

Two Rivers South Community Development District
 c/o Inframark Tampa
 2005 Pan Am Circle, Ste 300
 Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 505.01
Payment Amount	
Payment for:	Invoice#30154
1001251100	

Thank You

Please detach and return with payment



Customer: Two Rivers South Community Development District

Invoice	Effective	Transaction	Description	Amount
30154	10/01/2025	Renew policy	Policy #1001251100 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy PF - FC pays Company - Renew policy Due Date: 9/26/2025	6,012.00 -5,506.99

Total
\$ 505.01

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555 Atlanta, GA 30374-8555	accounting@egisadvisors.com	09/26/2025

GAA.PROCESSING@IPFS.COM
 400 NORTHRIDGE ROAD SUITE 450
 ATLANTA, GA 30350
 (877)513-9487 FAX: (770)225-2866
 CUSTOMER SERVICE: (800)584-9969

PREMIUM FINANCE AGREEMENT

IPFS CORPORATION

A	CASH PRICE (TOTAL PREMIUMS)	\$6,012.00	AGENT (Name & Place of business) EGIS INSURANCE & RISK ADVISORS 150 E PALMETTO PARK RD SUITE 705 BOCA RATON, FL 33432-4827 (561)693-4515 FAX:	INSURED (Name & Residence or business) Two Rivers South CDD Inframark 2005 Pan Am Cir Ste 300 Tampa, FL 33607-6008
B	CASH DOWN PAYMENT	\$505.01		
C	PRINCIPAL BALANCE (A MINUS B)	\$5,506.99		
D	DOC STAMP	\$19.60		

Commercial

Account #: _____

LOAN DISCLOSURE

Quote Number: 32328365

ANNUAL PERCENTAGE RATE The cost of your credit as a yearly rate.	FINANCE CHARGE The dollar amount the credit will cost you.	AMOUNT FINANCED The amount of credit provided to you or on your behalf.	TOTAL OF PAYMENTS The amount you will have paid after you have made all payments as scheduled
13.650%	\$384.26	\$5,526.59	\$5,910.85

YOUR PAYMENT SCHEDULE WILL BE

Number Of Payments	Amount Of Payments	When Payments Are Due	Beginning:
11	\$537.35	MONTHLY	11/01/2025

ITEMIZATION OF THE AMOUNT FINANCED: THE AMOUNT FINANCED IS FOR APPLICATION TO THE PREMIUMS SET FORTH IN THE SCHEDULE OF POLICIES UNLESS OTHERWISE NOTED.

Security: Refer to paragraph 1 below for a description of the collateral assigned to Lender to secure this loan.

Late Charges: A late charge will be imposed on any installment in default 5 days or more. This late charge will be 5.00% of the installment due.

Prepayment: If you pay your account off early, you may be entitled to a refund of a portion of the finance charge in accordance with Rule of 78's or as otherwise allowed by law. The finance charge includes a predetermined interest rate plus a non-refundable service/origination fee of \$20.00. See the terms below and on the next page for additional information about nonpayment, default and penalties.


POLICY PREFIX AND NUMBER	EFFECTIVE DATE OF POLICY	SCHEDULE OF POLICIES INSURANCE COMPANY AND GENERAL AGENT	COVERAGE	MINIMUM EARNED PERCENT	POL TERM	PREMIUM
1001251900	10/01/2025	LLOYD'S LONDON - CERTAIN UNDERWRITE FLORIDA INSURANCE ALLIANCE	PACKAGE	0.000%	12	6,012.00
Broker Fee:						\$0.00
TOTAL:						\$6,012.00

The undersigned insured directs IPFS Corporation (herein, "Lender") to pay the premiums on the policies described on the Schedule of Policies. In consideration of such premium payments, subject to the provisions set forth herein, the insured agrees to pay Lender at the branch office address shown above, or as otherwise directed by Lender, the amount stated as Total of Payments in accordance with the Payment Schedule, in each case as shown in the above Loan Disclosure. The named insured(s), on a joint and several basis if more than one, hereby agree to the following provisions set forth on pages 1 and 2 of this Agreement: **1.**

SECURITY: To secure payment of all amounts due under this Agreement, insured assigns Lender a security interest in all right, title and interest to the scheduled policies, including (but only to the extent permitted by applicable law): (a) all money that is or may be due insured because of a loss under any such policy that reduces the unearned premiums (subject to the interest of any applicable mortgagee or loss payee), (b) any unearned premium under each such policy, (c) dividends which may become due insured in connection with any such policy and (d) interests arising under a state guarantee fund. **2. POWER OF ATTORNEY:** Insured irrevocably appoints its Lender attorney-in-fact with full power of substitution and full authority upon default to cancel all policies above identified. The insured agrees that Lender may endorse the insured's name on any check or draft received from the insuring company and apply the same as payment of this Agreement, returning any excess to the insured only if such excess is equal to or greater than \$1.00.


NOTICE: A. Do not sign this agreement before you read it or if it contains any blank space. B. You are entitled to a completely filled in copy of this agreement. C. Under the law, you have the right to pay in advance the full amount due and under certain conditions to obtain a partial refund of the finance charge. D. Keep your copy of this agreement to protect your legal rights.

The undersigned hereby warrants and agrees to Agent's Representations set forth herein.

Signed by:


 CC0CB251E795481...
 Signature of Insured or Authorized Agent 9/26/2025

 DATE

Signed by:


 C3B6B944D09A40B...
 Signature of Agent 9/26/2025

 DATE

insured and Lender further agree that: **3. POLICY EFFECTIVE DATES:** The finance charge begins to accrue as of the earliest policy effective date. **4.**

AGREEMENT EFFECTIVE DATE: This Agreement shall be effective when written acceptance is mailed to the insured by Lender. **5. DEFAULT AND DELINQUENT PAYMENTS:** Insured will be in default if a payment is not made when it is due. The acceptance by Lender of one or more late payments from the insured shall not estop Lender or be a waiver of the rights of Lender to exercise all of its rights hereunder or under applicable law in the event of any subsequent late payment. **6. CANCELLATION:** Lender may cancel the scheduled policies after providing at least 10 days notice of its intent to cancel or any other required statutory notice if the insured does not pay any installment according to the terms of this Agreement or transfers any of the scheduled policies to a third party and the unpaid balance due to Lender shall be immediately due and payable by the insured. Lender at its option may enforce payment of this debt without recourse to the security given to Lender. **7. CANCELLATION CHARGES:** If cancellation occurs, the insured agrees to pay a finance charge on the outstanding indebtedness at the maximum rate authorized by applicable state law in effect on the date of cancellation until the outstanding indebtedness is paid in full or until such other date as required by law. **8. INSUFFICIENT FUNDS (NSF) CHARGES:** If an insured's payment is dishonored for any reason, the insured will pay to Lender a fee, if permitted by law, equal to \$15.00 or the maximum amount permitted by law. **9. MONEY RECEIVED AFTER CANCELLATION:** Any payments made to Lender after Lender's Notice of Cancellation of the insurance policy(ies) has been mailed may be credited to the insured's account without any obligation on the part of Lender to request reinstatement of any policy. Any money Lender receives from an insurance company shall be credited to the balance due Lender with any surplus refunded to whomever is entitled to the money. In the event that Lender does request a reinstatement of the policy(ies) on behalf of the insured, such a request does not guarantee that coverage under the policy(ies) will be reinstated or continued. Only the insurance company has authority to reinstate the policy (ies). The insured agrees that Lender has no liability to the insured if the policy(ies) is not reinstated. **10. ASSIGNMENT:** The insured agrees not to assign this Agreement or any policy listed hereon or any interest therein (except for the interest of mortgagees or loss payees), without the written consent of Lender, and that Lender may sell, transfer and assign its rights hereunder or under any policy without the consent of the insured, and that all agreements made by the insured hereunder and all rights and benefits conferred upon Lender shall inure to the benefit of Lender's successors and assigns (and any assignees thereof). **11. INSURANCE AGENT OR BROKER:** The insured agrees that the insurance agent or broker soliciting the policies or through whom the policies were issued is not the agent of Lender; and the agent or broker named on the front of this Agreement is neither authorized by Lender to receive installment payments under this Agreement nor to make representations, orally or in writing, to the insured on Lender's behalf (except to the extent expressly required by applicable law). As and where permissible by law, Lender may compensate your agent/broker for assisting in arranging the financing of your insurance premiums. If you have any questions about this compensation you should contact your agent/broker. **12. FINANCING NOT A CONDITION:** The law does not require a person to enter into a premium finance agreement as a condition of the purchase of insurance. **13. COLLECTION COSTS:** Insured agrees to pay attorney fees and other collection costs to Lender, not to exceed 20% of the amount due, if this Agreement is referred to an attorney or collection agency who is not a salaried employee of Lender, to collect any money insured owes under this Agreement. **14. LIMITATION OF LIABILITY:** The insured agrees that Lender's liability to the insured, any other person or entity for breach of any of the terms of this Agreement for the wrongful or improper exercise of any of its powers under this Agreement shall be limited to the amount of the principal balance outstanding, except in the event of Lender's gross negligence or willful misconduct. Insured recognizes and agrees that Lender is a lender only and not an insurance company and that in no event does Lender assume any liability as an insurer hereunder or otherwise. **15. CLASSIFICATION AND FORMATION OF AGREEMENT:** This Agreement is and will be a general intangible and not an instrument (as those terms are used in the Uniform Commercial Code) for all purposes. Any electronic signature or electronic record may be used in the formation of this Agreement, and the signatures of the insured and agent and the record of this Agreement may be in electronic form (as those terms are used in the Uniform Electronic Transactions Act). A photocopy, a facsimile or other paper or electronic record of this Agreement shall have the same legal effect as a manually signed copy. **16. REPRESENTATIONS AND WARRANTIES:** The insured represents that (a) the insured is not insolvent or presently the subject of any insolvency proceeding (or if the insured is a debtor of bankruptcy, the bankruptcy court has authorized this transaction), (b) if the insured is not an individual, that the signatory is authorized to sign this Agreement on behalf of the insured, (c) all parties responsible for payment of the premium are named and have signed this Agreement, and (d) there is no term or provision in any of the scheduled policies that would require Lender to notify or get the consent of any third party to effect cancellation of any such policy. **17. ADDITIONAL PREMIUM FINANCING:** Insured authorizes Lender to make additional advances under this premium finance agreement at the request of either the Insured or the Insured's agent with the Insured's express authorization, and subject to the approval of Lender, for any additional premium on any policy listed in the Schedule of Policies due to changes in the insurable risk. If Lender consents to the request for an additional advance, Lender will send Insured a revised payment amount ("Revised Payment Amount"). Insured agrees to pay the Revised Payment Amount, which may include additional finance charges on the newly advanced amount, and acknowledges that Lender will maintain its security interest in the Policy with full authority to cancel all policies and receive all unearned premium if Insured fails to pay the Revised Payment Amount. **18. PRIVACY:** Our privacy policy may be found at <https://ipfs.com/Privacy>. **19. ENTIRE DOCUMENT / GOVERNING LAW:** This document is the entire Agreement between Lender and the insured and can only be changed in writing and signed by both parties except that the insured authorizes Lender to insert or correct on this Agreement, if omitted or incorrect, the insurer's name and the policy number(s). Lender is also authorized to correct patent errors and omissions in this Agreement. In the event that any provision of this Agreement is found to be illegal or unenforceable, it shall be deemed severed from the remaining provisions, which shall remain in full force and effect. The laws of the State of Florida will govern this Agreement. **20. AUTHORIZATION:** The insurance company(ies) and their agents, any intermediaries and the agent / broker named in this Agreement and their successors and assigns are hereby authorized and directed by insured to provide Lender with full and complete information regarding all financed insurance policy(ies), including without limitation the status and calculation of unearned premiums, and Lender is authorized and directed to provide such parties with full and complete information and documentation regarding the financing of such insurance policy(ies), including a copy of this Agreement and any related notices. **21. WAIVER OF SOVEREIGN IMMUNITY:** The insured expressly waives any sovereign immunity available to the insured, and agrees to be subject to the laws as set forth in this Agreement (and the jurisdiction of federal and/or state courts) for all matters relating to the collection and enforcement of amounts owed under this Agreement and the security interest in the scheduled policies granted hereby.

AGENT/BROKER REPRESENTATIONS

The agent/broker executing this, and any future, agreements represents, warrants and agrees: (1) installment payments totaling \$0.00 and all applicable down payment(s) have been received from the insured in immediately available funds, (2) the insured has received a copy of this Agreement; if the agent/broker has signed this Agreement on the insured's behalf, the insured has expressly authorized the agent/broker to sign this Agreement on its behalf or, if the insured has signed, to the best of the undersigned's knowledge and belief such signature is genuine, (3) the policies are in full force and effect and the information in the Schedule of Policies including the premium amounts is correct, (4) no direct company bill, audit, or reporting form policies or policies subject to retrospective rating or to minimum earned premium are included, except as indicated, and the deposit of provisional premiums is not less than anticipated premiums to be earned for the full term of the policies, (5) the policies can be cancelled by the insured or Lender (or its successors and assigns) on 10 days notice and the unearned premiums will be computed on the standard short rate or pro rata table except as indicated, (6) there are no bankruptcy, receivership, or insolvency proceedings affecting the insured, (7) to hold Lender, its successors and assigns harmless against any loss or expense (including attorney fees) resulting from these representations or from errors, omissions or inaccuracies of agent/broker in preparing this Agreement, (8) to pay the down payment and any funding amounts received from Lender under this Agreement to the insurance company or general agent (less any commissions where applicable), (9) to hold in trust for Lender or its assigns any payments made or credited to the insured through or to agent/broker directly or indirectly, actually or constructively by the insurance companies and to pay the monies, as well as the unearned commissions to Lender or its assigns upon demand to satisfy the outstanding indebtedness of the insured, (10) all material information concerning the insured and the financed policies necessary for Lender to cancel such policies and receive the unearned premium has been disclosed to Lender, (11) no term or provision of any financed policy requires Lender to notify or get the consent of any third party to effect cancellation of such policy, and (12) to promptly notify Lender in writing if any information on this Agreement becomes inaccurate.

AutoPay

Enroll in AutoPay on ipfs.com

IPFS Corporation® has made it easier than ever to pay your insurance coverages with AutoPay. Enrolling in AutoPay is easy and provides peace of mind by allowing you to set up recurring ACH or credit card payments to make your monthly installment payment automatically. After you have received your web access code, visit ipfs.com, view your account status page, and select Set Up to get started with AutoPay*!

Getting signed up is as easy as clicking the words **Set Up on your Account Status page in column labeled the AutoPay Method.**

AutoPay Method

Set Up

Set Up

Set Up

Set Up



*Fees may apply.

AutoPay Benefits:



Easily maintain coverage



No risk of forgetting to make a payment



Less paperwork

Please visit ipfs.com for more information



*Our payment processing service provider may charge a technology fee, where allowed by law, related to processing a payment. IPFS's payment processing service provider may charge a fee to set up AutoPay on behalf of a borrower. Imperial PFS® is a trade name affiliated with IPFS Corporation (IPFS®), a premium finance company. Loans remain subject to acceptance by IPFS in its sole discretion; issuance of a quote does not constitute an offer to lend. Access to products and services described herein may be subject to change and is subject to IPFS's standard terms and conditions in all respects, including the terms and conditions specifically applicable to use the of IPFS's website and mobile applications, as applicable, and IPFS's eForms Disclosure and Consent Agreement. IPFS is not responsible for insufficient funds or overdraft fees. Copyright © 2023 IPFS Corporation. All rights reserved.

AUTOMATIC DEBIT AUTHORIZATION

Name & Address of Insured/Borrower: Two Rivers South CDD	
2005 Pan Am Cir Ste 300 Tampa, FL 33607-6008	
Telephone Number: N/A	
Name & Address of Account Holder (If different from above):	
Telephone Number: () -	Email Address:
IPFS Use Only: Quote No.: <u>GAA-32328365</u>	Debit Begins: <u>11/01/2025</u>

Please verify with your bank that the bank routing number for ACH transactions is the same as listed on your check or deposit slip.

Bank Account Title(Name): _____ [<input type="checkbox"/>] Checking or [<input type="checkbox"/>] Savings
Financial Institution: _____ ABA #/Routing #: _____
Address (City, State, ZIP): _____ Acct No: _____
Number of Payments: <u>11</u> Payment Amount: <u>\$537.35</u> First Payment Due: <u>11/01/2025</u>

AGREEMENT

I hereby authorize IPFS Corporation (IPFS) to initiate electronic debit entries to the account indicated on this form, from the financial institution identified above (BANK). I authorize BANK to honor the debit entries initiated by IPFS and debit the same to such account. This authority pertains to all financial obligations existing from time to time under the Premium Finance Agreement (PFA) I enter into with IPFS, including but not limited to scheduled payments and the cash down payment described in the PFA (or) revised payment amounts resulting from revisions to the PFA or otherwise, and applicable fees and charges. I understand and agree that enrollment for the IPFS AutoPay program is available at no cost if completed from my account at ipfs.com. I further understand and agree that I can print this form and send to IPFS at the address below, and that the electronic payment processor for IPFS, AndDone, will assess a \$10.00 fee for setting up the enrollment into the IPFS program which will be processed at the time the enrollment is completed, or a \$0.00 per transaction technology fee.

The debits for scheduled payments will be in accordance with the schedule of payments disclosed in the PFA, with a debit occurring on the First Payment Due Date, and on the subsequent same day of each month (or per the PFA Schedule of payments if different) thereafter, until all scheduled payments have been made. **If the payment due date falls on a weekend or holiday, IPFS will debit the account on the following business day.** I understand that funds must be available in the account on the date the debit is made.

I understand and agree that each time the BANK rejects a debit entry for Non-Sufficient Funds (NSF) or Account Closed, my account with IPFS will be assessed the maximum NSF fee permitted by law not to exceed \$40.00. The NSF Fee may be electronically debited from my BANK account indicated on this form. I also understand and agree that IPFS may re-initiate a debit returned NSF up to two more times, and the re-initiated debit may occur on a date other than my regular payment due date.

I also understand and agree that this authorization is to remain in force until (1) IPFS receives from me a signed written notice of revocation, sent to the IPFS address set forth below by first class mail postage prepaid in such time and manner as to afford IPFS a reasonable opportunity to act on it; OR (2) I have received written notification from IPFS that this authorization and agreement is terminated for any reason.

By: _____ Date _____
 (Account Holder or Authorized Signatory of Account Holder)

Printed or Typed Name: _____ DBA _____

ACH (Automated Clearing House) GUIDELINES & PROCEDURES

1. For an account to be set up on ACH, insured needs to sign an automatic debit authorization form.
 - 1a. If form is electronically signed, keep for your records only and do not mail to IPFS.

2. IPFS Needs authorization at least two business days before the next payment due date. If authorization is received less than two business days before the next payment due date, insured has to send in a payment for that period and (IPFS) will initiate debit transactions for the following installment due date.

****Send back to:**

IPFS Corporation
GAA.PROCESSING@IPFS.COM ATLANTA, GA 30350
Phone: (877)513-9487
FAX: (770)225-2866

FloridaCommerce, Special District Accountability Program

check mailed Separately

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

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

Date Invoiced: 10/01/2025				Invoice No: 93734
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

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

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

Two Rivers South Community Development District
 Mr. Brian Lamb
 Inframark
 2005 Pan Am Circle, Suite 300
 Tampa, Florida 33607



- 2. Telephone:** 813-873-7300 Ext:
- 3. Fax:** 813-873-7070
- 4. Email:** Brian.Lamb@Inframark.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** tworiverssouthcdd.com
- 8. County(ies):** Hillsborough
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 06/21/2023
- 11. Creation Document on File:** 06/21/2023
- 12. Date Established:** 06/13/2023
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** Hillsborough County
- 15. Creation Document(s):** County Ordinance 23-9
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature:  Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

- a. Pay the Annual Fee:** Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.
- b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

- 1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,
- 2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

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

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159319

DATE

9/22/2025

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**

9/22/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	4,200.00		4,200.00
Postage	1	Ea	0.74		0.74
Subtotal					4,200.74

Subtotal	\$4,200.74
Tax	\$0.00
Total Due	\$4,200.74

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: October 02, 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

10/02/2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: October 02, 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

10/02/2025
Date

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

Two Rivers South Community Development District

Financial Statements
(Unaudited)

Period Ending
October 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 October 31, 2025

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 14,857
Accounts Receivable	13,500
TOTAL ASSETS	\$ 28,357
<u>LIABILITIES</u>	
Accounts Payable	\$ 15,765
TOTAL LIABILITIES	15,765
<u>FUND BALANCES</u>	
Unassigned:	12,592
TOTAL FUND BALANCES	12,592
TOTAL LIABILITIES & FUND BALANCES	\$ 28,357

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 44	\$ 44	0.00%
Developer Estimated Contribution	118,425	13,500	(104,925)	11.40%
TOTAL REVENUES	118,425	13,544	(104,881)	11.44%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	800	11,200	6.67%
ProfServ - Info Technology	600	25	575	4.17%
Recording Secretary	2,400	100	2,300	4.17%
ProfServ - Tax Collector	600	-	600	0.00%
Trustees Fees	6,500	-	6,500	0.00%
District Counsel	9,500	4,364	5,136	45.94%
District Engineer	9,500	-	9,500	0.00%
Administration	4,500	167	4,333	3.71%
District Management	25,000	1,167	23,833	4.67%
Accounting Services	9,000	375	8,625	4.17%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals and Leases	600	17	583	2.83%
General Liability	3,718	612	3,106	16.46%
Public Officials Insurance	2,663	430	2,233	16.15%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	200	-	100.00%
Financial/Revenue Collections	1,200	100	1,100	8.33%
Meeting Expense	10,000	-	10,000	0.00%
Website Admin Services	1,200	50	1,150	4.17%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	111,156	8,582	102,574	7.72%
Contingency				
Contingency Fund	7,269	-	7,269	0.00%
Total Contingency	7,269	-	7,269	0.00%
TOTAL EXPENDITURES	118,425	8,582	109,843	7.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,962	4,962	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		7,630		
FUND BALANCE, ENDING		\$ 12,592		

Bank Account Statement

Two Rivers South CDD

Bank Account No. 9334
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101002 Balance	14,857.18	Statement Balance	19,278.72
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	19,278.72
Subtotal	14,857.18	Outstanding Checks	-4,421.54
Negative Adjustments	0.00	Ending Balance	14,857.18
Ending G/L Balance	14,857.18		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/07/2025		JE000031	Developer	EPG Investments - Ck			
			Estimated	#1875 - 09/15/2025 -	23,547.00	23,547.00	0.00
			Contribution	TRS07312025-FR			
10/07/2025		JE000035	Accounts	EPG Investments - Ck			
			Receivable	#1875 - 09/15/2025 - TRSO	23,547.00	23,547.00	0.00
10/31/2025		JE000039	Interest -	Interest income for the			
			Investments	month of 09/25	43.12	43.12	0.00
Total Deposits					47,137.12	47,137.12	0.00
Checks							
							0.00
09/17/2025	Payment	1067	BUSINESS	Check for Vendor V00016	-96.25	-96.25	0.00
			OBSERVER				
10/02/2025	Payment	1068	EGIS INSURANCE	Check for Vendor V00014	-505.01	-505.01	0.00
			ADVISORS				
10/07/2025		JE000031	Developer	EPG Investments - Ck			
			Estimated	#1875 - 09/15/2025 -	-23,547.00	-23,547.00	0.00
			Contribution	TRS07312025-FR			
10/13/2025	Payment	1069	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
10/13/2025	Payment	1070	CARLOS DE LA	Check for Vendor V00010	-200.00	-200.00	0.00
			OSSA				
10/17/2025	Payment	1073	STRALEY ROBIN	Check for Vendor V00005	-2,059.00	-2,059.00	0.00
			VERICKER				
10/22/2025	Payment	1074	FLORIDA	Check for Vendor V00013	-175.00	-175.00	0.00
			COMMERCE				
10/22/2025	Payment	1075	IPFS	Check for Vendor V00021	-537.35	-537.35	0.00
			CORPORATION				
10/24/2025	Payment	1076	INFRAMARK LLC	Check for Vendor V00006	-4,003.50	-4,003.50	0.00
10/24/2025	Payment	1077	STRALEY ROBIN	Check for Vendor V00005	-1,804.00	-1,804.00	0.00
			VERICKER				
10/30/2025	Payment	1078	INFRAMARK LLC	Check for Vendor V00006	-4,000.00	-4,000.00	0.00
10/21/2025		JE000038	Bank Fees	Bank Fees (Truist Service	-199.65	-199.65	0.00
Total Checks					-37,326.76	-37,326.76	0.00
Adjustments							

Bank Account Statement

Two Rivers South CDD

Bank Account No. 9334

Statement No. 10-25

Statement Date

10/31/2025

Total Adjustments

Outstanding Checks

10/13/2025	Payment	1071	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00
10/13/2025	Payment	1072	RYAN MOTKO	Check for Vendor V00008	-200.00
10/30/2025	Payment	1079	STRALEY ROBIN VERICKER	Check for Vendor V00005	-3,221.54
10/22/2025	Payment	1080	ALBERTO VIERA	Check for Vendor V00009	-200.00
10/22/2025	Payment	1081	CARLOS DE LA OSSA	Check for Vendor V00010	-200.00
10/22/2025	Payment	1082	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00
10/22/2025	Payment	1083	RYAN MOTKO	Check for Vendor V00008	-200.00

Total Outstanding Checks

-4,421.54

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1068	10/02/25	V00014	EGIS INSURANCE ADVISORS	30154	INSURANCE-POLICY# 1001251100 10/01/25-10/01/26	INSURANCE	155100-51301	\$505.01
001	1069	10/13/25	V00009	ALBERTO VIERA	AV-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1070	10/13/25	V00010	CARLOS DE LA OSSA	CO-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1071	10/13/25	V00007	NICHOLAS J. DISTER	ND-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1072	10/13/25	V00008	RYAN MOTKO	RM-100225	BOARD 10/02/25	Supervisor Fees	511100-51101	\$200.00
001	1073	10/17/25	V00005	STRALEY ROBIN VERICKER	26647	District Counsel May 2025	District Counsel	531146-51401	\$2,059.00
001	1074	10/22/25	V00013	FLORIDA COMMERCE	93734	FY 26-DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
001	1075	10/22/25	V00021	IPFS CORPORATION	092925-1352	INSURANCE MONTHLY PAYMENT	Public Officials Insurance	545008-51325	\$537.35
001	1076	10/24/25	V00006	INFRAMARK LLC	144985	Management Contract	ACCOUNTING SVCS	532001-51301	\$375.00
001	1076	10/24/25	V00006	INFRAMARK LLC	144985	Management Contract	ADMIN SVCS	531148-51301	\$166.67
001	1076	10/24/25	V00006	INFRAMARK LLC	144985	Management Contract	DISTRICT MANAGER	531150-51301	\$1,166.66
001	1076	10/24/25	V00006	INFRAMARK LLC	144985	Management Contract	RENTAL & LEASES	544025-51301	\$16.67
001	1076	10/24/25	V00006	INFRAMARK LLC	144985	Management Contract	TECH/DATA STORAGE	531020-51301	\$25.00
001	1076	10/24/25	V00006	INFRAMARK LLC	144985	Management Contract	WEB MAINT	549936-51301	\$50.00
001	1076	10/24/25	V00006	INFRAMARK LLC	144985	Management Contract	FINANCIAL AND REVENUE	549150-51301	\$100.00
001	1076	10/24/25	V00006	INFRAMARK LLC	144985	Management Contract	RECORDING SECRETARY	531036-51301	\$100.00
001	1076	10/24/25	V00006	INFRAMARK LLC	147154	Management Contract	ACCOUNTING SVCS	532001-51301	\$375.00
001	1076	10/24/25	V00006	INFRAMARK LLC	147154	Management Contract	ADMIN SVCS	531148-51301	\$166.67
001	1076	10/24/25	V00006	INFRAMARK LLC	147154	Management Contract	DISTRICT MANAGER	531150-51301	\$1,166.66
001	1076	10/24/25	V00006	INFRAMARK LLC	147154	Management Contract	RENTAL & LEASES	544025-51301	\$16.67
001	1076	10/24/25	V00006	INFRAMARK LLC	147154	Management Contract	TECH/DATA STORAGE	531020-51301	\$25.00
001	1076	10/24/25	V00006	INFRAMARK LLC	147154	Management Contract	WEB MAINT	549936-51301	\$50.00
001	1076	10/24/25	V00006	INFRAMARK LLC	147154	Management Contract	FINANCIAL AND REVENUE	544025-51301	\$100.00
001	1076	10/24/25	V00006	INFRAMARK LLC	147154	Management Contract	RECORDING SECRETARY	531036-51301	\$100.00
001	1076	10/24/25	V00006	INFRAMARK LLC	151876	Postage	Postage, Phone, Faxes, Copies	541024-51301	\$2.76
001	1076	10/24/25	V00006	INFRAMARK LLC	157214	POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$0.74
001	1077	10/24/25	V00005	STRALEY ROBIN VERICKER	26976	GENERAL COUNSEL JULY 2025	DISTRICT COUNSEL	531146-51401	\$929.50
001	1077	10/24/25	V00005	STRALEY ROBIN VERICKER	27136	DISTRICT COUNSEL THROUGH 08/31/25	District Counsel	531146-51401	\$874.50
001	1078	10/30/25	V00006	INFRAMARK LLC	149104	Management Contract May 2025	ACCOUNTING SVCS May 2025	532001-51301	\$375.00
001	1078	10/30/25	V00006	INFRAMARK LLC	149104	Management Contract May 2025	ADMIN SVCS May 2025	531148-51301	\$166.67
001	1078	10/30/25	V00006	INFRAMARK LLC	149104	Management Contract May 2025	DISTRICT MANAGER May 2025	531150-51301	\$1,166.66
001	1078	10/30/25	V00006	INFRAMARK LLC	149104	Management Contract May 2025	RENTAL & LEASES May 2025	544025-51301	\$16.67
001	1078	10/30/25	V00006	INFRAMARK LLC	149104	Management Contract May 2025	TECH/DATA STORAGE May 2025	531020-51301	\$25.00
001	1078	10/30/25	V00006	INFRAMARK LLC	149104	Management Contract May 2025	WEB MAINT May 2025	549936-51301	\$50.00
001	1078	10/30/25	V00006	INFRAMARK LLC	149104	Management Contract May 2025	FINANCIAL AND REVENUE May 2025	549150-51301	\$100.00
001	1078	10/30/25	V00006	INFRAMARK LLC	149104	Management Contract May 2025	RECORDING SECRETARY May 2025	531036-51301	\$100.00
001	1078	10/30/25	V00006	INFRAMARK LLC	150845	Management Contract June 2025	Accounting Services June 2025	532001-51301	\$375.00
001	1078	10/30/25	V00006	INFRAMARK LLC	150845	Management Contract June 2025	Administrative Services June 2025	531148-51301	\$166.67
001	1078	10/30/25	V00006	INFRAMARK LLC	150845	Management Contract June 2025	District Management June 2025	531150-51301	\$1,166.66
001	1078	10/30/25	V00006	INFRAMARK LLC	150845	Management Contract June 2025	Rental & Leases	544025-51301	\$16.67
001	1078	10/30/25	V00006	INFRAMARK LLC	150845	Management Contract June 2025	Technology/Data Storage	531020-51301	\$25.00
001	1078	10/30/25	V00006	INFRAMARK LLC	150845	Management Contract June 2025	Website Maintenance June 2025	549936-51301	\$50.00
001	1078	10/30/25	V00006	INFRAMARK LLC	150845	Management Contract June 2025	Financial & Revenue Collection June 2025	549150-51301	\$100.00
001	1078	10/30/25	V00006	INFRAMARK LLC	150845	Management Contract June 2025	Recording Secretary June 2025	531036-51301	\$100.00
001	1079	10/30/25	V00005	STRALEY ROBIN VERICKER	26814	PROFESSIONAL SERVICES THROUGH 06/30/25	PROF SVCS	531146-51401	\$3,221.54
001	1080	10/22/25	V00009	ALBERTO VIERA	AV-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1081	10/22/25	V00010	CARLOS DE LA OSSA	CO-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1082	10/22/25	V00007	NICHOLAS J. DISTER	ND-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	1083	10/22/25	V00008	RYAN MOTKO	RM-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00

Fund Total

\$17,905.40

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Checks Paid	\$17,905.40
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