

Two Rivers South Community Development District

June 04, 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



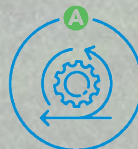
COLLABORATION



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
Brooke (Chapman) Jones, District Manager

Regular Meeting Agenda

Thursday, June 04, 2026, at 2:00 p.m.

The Regular Meeting of the **Two Rivers South Community Development District** will be held on **June 04, 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 May 07, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance for April 2026
- C. Acceptance of the Financials and Approval of the Check Register for April 2026

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

47 **C. Consideration of Resolution 2026-05; Setting Landowners Election and Meeting**

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On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-05; Setting Landowners Election and Meeting, for Thursday November 5th 2026 at 2:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa FL 33607, was adopted. 4-0

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D. Annual Notice of Qualified Electors – 0

56

Ms. Chapman informed the Board, as of this date, there are zero qualified electors.

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FOURTH ORDER OF BUSINESS

Consent Agenda

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A. Approval of Minutes of April 02, 2025, Regular Meeting

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B. Consideration of Operation and Maintenance for March 2026

61

C. Acceptance of the Financials and Approval of the Check Register for March 2026

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D. Ratification of Brown & Brown Insurance Proposal

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

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FIFTH ORDER OF BUSINESS

Staff Reports

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A. District Counsel

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B. District Engineer

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C. District Manager

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

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SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and

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Comments

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There being none, the next order of business followed.

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SEVENTH ORDER OF BUSINESS

Adjournment

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There being no further business,

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On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 3:27 p.m. 4-0

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Jayna Cooper/Brooke Chapman
District Manager

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Carlos de la Ossa
Chairperson

TWO RIVERS SOUTH CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services						
ALBERTO VIERA	4/2/2026	AV-040226	\$200.00			BOARD 04/02/26
CARLOS DE LA OSSA	4/2/2026	CO-040226	\$200.00			BOARD 04/02/26
IPFS CORPORATION	4/13/2026	041326-GAA-D81352	\$278.59			APRIL 2026 - INSURANCE MONTHLY PAYMENT
IPFS CORPORATION	4/13/2026	041326-GAA-D81352	\$195.61	\$474.20	\$474.20	APRIL 2026-INSURANCE MONTHLY PAYMENTS
NICHOLAS J. DISTER	4/2/2026	ND-040226	\$200.00			BOARD 04/02/26
RYAN MOTKO	4/2/2026	RM-040226	\$200.00			BOARD 04/02/26
Regular Services Subtotal			\$1,274.20			
TOTAL			\$1,274.20			

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: April 02, 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

April 02, 2026
Date

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

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for
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Board Meeting Date: April 02, 2026

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Jayna Cooper
District Manager Signature

April 02, 2026
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
04/13/26	GAA-D81352	05/01/26

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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365003 0.4800 0414 1457 5169 1/1 BIN:0



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

CURRENT BALANCE	PAYMENT DUE
\$2,371.00	\$474.20

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 **L99JGXFCD** to register.

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 To ensure proper credit, include coupon with payment.

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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



PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
7	GAA-D81352	05/01/26

PAYMENT DUE: \$474.20
 OUTSTANDING FEES DUE: \$0.00
 PAST DUE AMOUNT: \$0.00

PAYMENT DUE: \$474.20

IF RECEIVED AFTER 05/06/26
 5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY \$23.71
 PLEASE PAY THIS AMOUNT \$497.91

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



GAA0D813522 00000497910

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: April 02, 2026

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4 Thomas Spence		
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Approved for payment:

Jayna Cooper
District Manager Signature

April 02, 2026
Date

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April 02, 2026
Date

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*Two Rivers South
Community
Development
District*

Financial Report

April 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2026

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash In Bank	\$ 2,018
Accounts Receivable	30,000
TOTAL ASSETS	\$ 32,018
<u>LIABILITIES</u>	
Accounts Payable	\$ 19,099
TOTAL LIABILITIES	19,099
<u>FUND BALANCES</u>	
Unassigned:	12,919
TOTAL FUND BALANCES	12,919
 TOTAL LIABILITIES & FUND BALANCES	 \$ 32,018

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 98	\$ 98	0.00%
Developer Estimated Contribution	118,425	58,500	(59,925)	49.40%
TOTAL REVENUES	118,425	58,598	(59,827)	49.48%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,800	7,200	40.00%
ProfServ - Info Technology	600	633	(33)	105.50%
Recording Secretary	2,400	1,400	1,000	58.33%
ProfServ - Tax Collector	600	-	600	0.00%
Trustees Fees	6,500	-	6,500	0.00%
District Counsel	9,500	8,363	1,137	88.03%
District Engineer	9,500	-	9,500	0.00%
Administration	4,500	2,598	1,902	57.73%
District Management	25,000	14,581	10,419	58.32%
Accounting Services	9,000	5,625	3,375	62.50%
Auditing Services	6,000	3,600	2,400	60.00%
Website ADA Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	10	490	2.00%
Rentals and Leases	600	117	483	19.50%
General Liability	3,718	2,651	1,067	71.30%
Public Officials Insurance	2,663	1,861	802	69.88%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	1,544	(1,344)	772.00%
Financial/Revenue Collections	1,200	700	500	58.33%
Meeting Expense	10,000	-	10,000	0.00%
Website Admin Services	1,200	700	500	58.33%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	111,156	52,483	58,673	47.22%
<u>Contingency</u>				
Contingency Fund	7,269	-	7,269	0.00%
Total Contingency	7,269	-	7,269	0.00%
TOTAL EXPENDITURES	118,425	52,483	65,942	44.32%
Excess (deficiency) of revenues Over (under) expenditures	-	6,115	6,115	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		6,804		
FUND BALANCE, ENDING		\$ 12,919		

Bank Account Statement

Two Rivers South CDD

Tuesday, May 5, 2026

Page 1

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Bank Account No. 9334

Statement No. 04-26

Statement Date

04/30/2026

G/L Account No. 101002 Balance	2,017.96	Statement Balance	2,417.96
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	2,417.96
Subtotal	2,017.96	Outstanding Checks	-400.00
Negative Adjustments	0.00	Ending Balance	2,017.96
Ending G/L Balance	2,017.96		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/30/2026		JE000061	Interest - Investments	Interest Revenue 04/26	4.10	4.10	0.00
Total Deposits					4.10	4.10	0.00
Checks							
							0.00
03/11/2026	Payment	1104	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00	-200.00	0.00
04/06/2026	Payment	1111	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
04/06/2026	Payment	1112	CARLOS DE LA OSSA	Check for Vendor V00010	-200.00	-200.00	0.00
04/06/2026	Payment	1113	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00	-200.00	0.00
04/23/2026	Payment	1115	IPFS CORPORATION	Check for Vendor V00021	-474.20	-474.20	0.00
04/21/2026		JE000060	Bank Fees	Service Charge 04/26	-223.45	-223.45	0.00
Total Checks					-1,497.65	-1,497.65	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
03/11/2026	Payment	1105	RYAN MOTKO	Check for Vendor V00008			-200.00
04/06/2026	Payment	1114	RYAN MOTKO	Check for Vendor V00008			-200.00
Total Outstanding Checks							-400.00
Outstanding Deposits							
Total Outstanding Deposits							

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2026 to 04/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1111	04/06/26	ALBERTO VIERA	AV-040226	BOARD 04/02/26	Supervisor Fees	511100-51301	\$200.00
001	1112	04/06/26	CARLOS DE LA OSSA	CO-040226	BOARD 04/02/26	Supervisor Fees	511100-51301	\$200.00
001	1113	04/06/26	NICHOLAS J. DISTER	ND-040226	BOARD 04/02/26	Supervisor Fees	511100-51301	\$200.00
001	1114	04/06/26	RYAN MOTKO	RM-040226	BOARD 04/02/26	Supervisor Fees	511100-51301	\$200.00
001	1115	04/23/26	IPFS CORPORATION	041326-GAA-D81352	APRIL 2026-INSURANCE MONTHLY PAYMENTS	General Liability	545002-51325	\$278.59
001	1115	04/23/26	IPFS CORPORATION	041326-GAA-D81352	APRIL 2026-INSURANCE MONTHLY PAYMENTS	Public Officials Insurance	545008-51325	\$195.61
							Fund Total	<u>\$1,274.20</u>

Total Checks Paid **\$1,274.20**