

Two Rivers South Community Development District

July 02, 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



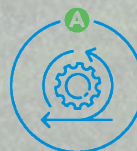
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Two Rivers South Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nicholas Dister, Vice Chairperson
Ryan Motko, Assistant Secretary
Alberto Viera, Assistant Secretary
Angie Grunwald, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Angel Montagna, District Manager
Kristee Cole, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, July 02, 2026, at 2:00 p.m.

The Regular Meeting of the **Two Rivers South Community Development District** will be held on **July 02, 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

A. Consideration of Resolution 2026-06; Designation of Officers

4. CONSENT AGENDA

A. Approval of Minutes of June 04, 2026, Regular Meeting

B. Consideration of Operation and Maintenance for May 2026

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

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-06

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.

Albert Viera _____ is appointed Assistant Secretary.

Ryan Motko _____ is appointed Assistant Secretary.

Angie Grunwald _____ is appointed Assistant Secretary.

Angel Montagna _____ is appointed Assistant Secretary.

Kristee Cole _____ 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 2nd

day of July 2026.

Attest:

Two Rivers South Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

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

The regular meeting of the Board of Supervisors of Two Rivers South Community Development District was held on Thursday, June 4, 2026, and called to order at 3:11p.m., at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Brooke Chapman	District Manager
Brian Lamb	VP Developer Services
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Acceptance of Tom Spence's Resignation

The Board accepted the resignation of Thomas Spence from Seat #3.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the resignation of Thomas Spence from the Board of Supervisors, was accepted. 4-0

B. Appointment to Vacant Seat

The Board appointed Angie Grunwald to Seat #3.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the appointment of Angie Grunwald to the Board of Supervisors, was approved. 4-0

Ms. Chapman, a commissioned Notary Public, for the State of Florida, administered the Oath of Office to Angie Grunwald. Ms. Grunwald accepted compensation.

FOURTH ORDER OF BUSINESS

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

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

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

i. Reminder of the Form 1 Submission

This item was not discussed.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the meeting was adjourned at 3:15 p.m. 4-0

Jayna Cooper/Brooke Chapman
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS SOUTH CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	4/1/2026	175461	\$750.00			ACCOUNTING SVCS
INFRAMARK LLC	4/1/2026	175461	\$370.83			ADMIN SVCS
INFRAMARK LLC	4/1/2026	175461	\$2,083.33			DISTRICT MANAGER
INFRAMARK LLC	4/1/2026	175461	\$16.67			RENTAL & LEASES
INFRAMARK LLC	4/1/2026	175461	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	4/1/2026	175461	\$100.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	4/1/2026	175461	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	4/1/2026	175461	\$100.00			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	4/1/2026	175461	\$50.00	\$3,720.83		RECORD STORAGE FEE
INFRAMARK LLC	5/1/2026	178500	\$750.00			ACCOUNTING SERVICES 05/26
INFRAMARK LLC	5/1/2026	178500	\$370.83			ADMINISTRATION 05/26
INFRAMARK LLC	5/1/2026	178500	\$2,083.33			DISTRICT MANAGEMENT 05/26
INFRAMARK LLC	5/1/2026	178500	\$100.00			FINANCIAL & REVENUE COLLECTION 05/26
INFRAMARK LLC	5/1/2026	178500	\$200.00			RECORDING SECRETARY 05/26
INFRAMARK LLC	5/1/2026	178500	\$16.67			RENTAL AND LEASES 05/26
INFRAMARK LLC	5/1/2026	178500	\$50.00			TECHNOLOGY/DATA STORAGE 05/26
INFRAMARK LLC	5/1/2026	178500	\$100.00			WEBSITE MAINTENANCE/ADMIN 05/26
INFRAMARK LLC	5/1/2026	178500	\$50.00	\$3,720.83	\$7,441.66	RECORD STORAGE FEE 05/26
STRALEY ROBIN VERICKER	4/17/2026	28251	\$1,116.00			MAR 2026-DISTRICT COUNSEL THRU 03/31/26
STRALEY ROBIN VERICKER	5/12/2026	28361	\$1,091.50		\$2,207.50	APRIL 2026-DISTRICT LEGAL COUNSEL
Monthly Contract Subtotal			\$9,649.16			
Variable Contract						
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24840690	\$2,053.00			Policy #PK FL 1 02494977 25-01 05/01/26-10/01/26
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24840690	\$210.00	\$2,263.00	\$2,263.00	Policy #PK FL 1 02494977 25-01 05/01/26-10/01/26
Variable Contract Subtotal			\$2,263.00			
Regular Services						
ALBERTO VIERA	5/7/2026	AV-050726	\$200.00			BOARD 05/07/2026
CARLOS DE LA OSSA	5/7/2026	CO-050726	\$200.00			BOARD 05/07/2026
INFRAMARK LLC	4/20/2026	177187	\$2.96			MARCH 2026-POSTAGE

TWO RIVERS SOUTH CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
IPFS CORPORATION	5/12/2026	051226-GAA-D81352	\$1,114.37			INSURANCE PAYOFF PAYMENT
IPFS CORPORATION	5/12/2026	051226-GAA-D81352	\$782.43	\$1,896.80	\$1,896.80	PAYOFF INSURANCE PAYMENT
NICHOLAS J. DISTER	5/7/2026	ND-050726	\$200.00			BOARD 05/07/2026
RYAN MOTKO	5/7/2026	RM-050726	\$200.00			BOARD 05/07/2026
SCHOOLSTATUS PARENT, INC	4/1/2026	INV-SS-6349	\$3,125.00			WEBSITE HOSTING SERVICES
Regular Services Subtotal			\$5,824.76			
TOTAL			\$17,736.92			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

175461

CUSTOMER ID

C3059

PO#

INVOICE

DATE

4/1/2026

NET TERMS

Due On Receipt

DUE DATE

4/1/2026

BILL TO

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

Services provided for the Month of: April 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	50.00		50.00
Subtotal					3,720.83

Subtotal

\$3,720.83

Tax

\$0.00

Total Due

\$3,720.83

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

178500

CUSTOMER ID

C3059

PO#

INVOICE

DATE

5/1/2026

NET TERMS

Due On Receipt

DUE DATE

5/1/2026

BILL TO

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

Services provided for the Month of: May 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	50.00		50.00
Subtotal					3,720.83

Subtotal	\$3,720.83
-----------------	------------

Tax	\$0.00
------------	--------

Total Due	\$3,720.83
------------------	------------

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

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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

April 17, 2026

Client: 001585

Matter: 000001

Invoice #: 28251

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/4/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH J. COOPER.	0.3	\$121.50
3/5/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
3/7/2026	KCH	REVISE WEBSITE IMPLEMENTATION AND MANAGEMENT SERVICES AGREEMENT WITH SCHOOLSTATUS.	0.2	\$75.00
3/16/2026	AM	DRAFT RESOLUTION SETTING LANDOWNER ELECTION AND SAMPLE PUBLICATION AD, INSTRUCTIONS, PROXY, AND BALLOT.	1.7	\$331.50
3/23/2026	AM	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$195.00
3/27/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			4.2	\$1,116.00

April 17, 2026
Client: 001585
Matter: 000001
Invoice #: 28251

Page: 2

Total Services	\$1,116.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,116.00
Previous Balance		\$4,147.00
Less Payments		(\$1,264.50)
PAY THIS AMOUNT		\$3,998.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27627	December 15, 2025	\$468.00	\$0.00	\$0.00	\$0.00	\$1,584.00
27845	January 14, 2026	\$1,053.00	\$0.00	\$0.00	\$0.00	\$2,169.00
27981	February 28, 2026	\$813.00	\$0.00	\$0.00	\$0.00	\$1,929.00
28027	March 18, 2026	\$548.50	\$0.00	\$0.00	\$0.00	\$1,664.50
Total Remaining Balance Due						\$3,998.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,664.50	\$813.00	\$0.00	\$1,521.00

INVOICE



Mail payment to:
Risk Management Associates, Inc.
P.O. Box 745959
Atlanta, GA 30374-5959

Overnight payment to:
Risk Management Associates, Inc.
Lockbox 745959
6000 Feldwood Road
College Park, GA 30349

Two Rivers South Community Development District
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Customer	Two Rivers South Community Development District
Acct #	930025
Date	05/12/2026
Customer Service	(386)252-6176
Page	1 of 1

Payment Information	
Invoice Summary	\$ 2,263.00
Payment Amount	
Payment for:	Invoice#24840690
PK FL1 0294977 25-01	

Thank You

Please detach and return with payment



Customer: Two Rivers South Community Development District

Invoice	Effective	Transaction	Description	Amount
24840690	05/01/2026	New business	Policy #PK FL1 0294977 25-01 05/01/2026-10/01/2026 Preferred Governmental Insurance Trust (PGIT)	
			General Liability - New business	838.00
			Crime - New business	209.00
			Commercial Cyber and Privacy Liability - New business	210.00
			Directors and Officers - New business	1,006.00
				Total
				\$ 2,263.00

Thank You

Please Remit Payment Upon Receipt

Risk Management Associates, Inc.	(386)252-6176	Date
P. O. Box 2416		05/12/2026
Daytona Beach, FL 32115		

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: May 07, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

May 07, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: May 07, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

May 07, 2026
Date

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2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

177187

CUSTOMER ID

C3059

PO#

INVOICE

DATE

4/20/2026

NET TERMS

Due On Receipt

DUE DATE

4/20/2026

BILL TO

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

Services provided for the Month of: March 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.74		2.96
Subtotal					2.96

Subtotal	\$2.96
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Tax	\$0.00
------------	--------

Total Due	\$2.96
------------------	--------

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

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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.

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
05/12/26	GAA-D81352	06/01/26

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

IMPORTANT

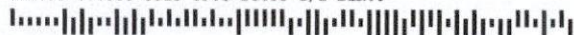
To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

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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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.

370400 0.4800 0513 8905 28453 1/1 BIN:0



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

CURRENT BALANCE	PAYMENT DUE
\$1,896.80	\$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.

DETACH HERE

Written notations on this coupon will NOT be received.
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

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

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
8	GAA-D81352	06/01/26

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

PAYMENT DUE: \$474.20

IF RECEIVED AFTER 06/06/26

5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY

PLEASE PAY THIS AMOUNT

\$23.71

\$497.91

GAA0D813522 00000497910

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: May 07, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

May 07, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: May 07, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

May 07, 2026
Date

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

Bill To

Two Rivers South CDD
2005 Pan Am Circle Ste 300
Tampa FL 33607
United States

Total Due: \$3,125.00**Due Date:** 5/1/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	5/1/2026		12/5/2025	12/4/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Server Fee Annual server fee for website hosting	\$615.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00

Subtotal \$3,125.00**Tax Total** \$0.00**Total** \$3,125.00**Amount Paid** \$0.00**Amount Due** \$3,125.00**For Payment by EFT:****Remittance Contact:** ar@schoolstatus.com**Bank Name:** Stifel Bank**Bank Address:** 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105**Routing #:** 081018998**Account #:** 16763806**SWIFT:** STLFUS44XXX**Please include the invoice number in the description if possible.****For Payment by Check:**

SchoolStatus, LLC

P.O. Box 771470

St. Louis, MO 63177-9816

United States

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

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

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of May 31, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 2,397
Accounts Receivable	15,000
TOTAL ASSETS	\$ 17,397
<u>LIABILITIES</u>	
Accounts Payable	\$ 12,322
TOTAL LIABILITIES	12,322
<u>FUND BALANCES</u>	
Unassigned:	5,075
TOTAL FUND BALANCES	5,075
TOTAL LIABILITIES & FUND BALANCES	\$ 17,397

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 104	\$ 104	0.00%
Developer Estimated Contribution	118,425	58,500	(59,925)	49.40%
TOTAL REVENUES	118,425	58,604	(59,821)	49.49%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	5,600	6,400	46.67%
ProfServ - Info Technology	600	733	(133)	122.17%
Recording Secretary	2,400	1,600	800	66.67%
ProfServ - Tax Collector	600	-	600	0.00%
Trustees Fees	6,500	-	6,500	0.00%
District Counsel	9,500	9,936	(436)	104.59%
District Engineer	9,500	-	9,500	0.00%
Administration	4,500	2,968	1,532	65.96%
District Management	25,000	16,665	8,335	66.66%
Accounting Services	9,000	6,375	2,625	70.83%
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	133	467	22.17%
General Liability	3,718	4,283	(565)	115.20%
Public Officials Insurance	2,663	1,776	887	66.69%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	200	1,754	(1,554)	877.00%
Financial/Revenue Collections	1,200	800	400	66.67%
Meeting Expense	10,000	-	10,000	0.00%
Website Admin Services	1,200	800	400	66.67%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	111,156	60,333	50,823	54.28%
<u>Contingency</u>				
Contingency Fund	7,269	-	7,269	0.00%
Total Contingency	7,269	-	7,269	0.00%
TOTAL EXPENDITURES	118,425	60,333	58,092	50.95%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,729)	(1,729)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		6,804		
FUND BALANCE, ENDING		\$ 5,075		

Bank Account Statement

Two Rivers South CDD

Tuesday, June 2, 2026

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Bank Account No. 9334

Statement No. 05-26

Statement Date 05/31/2026

G/L Account No. 101002 Balance	2,397.02	Statement Balance	5,060.02
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	5,060.02
Subtotal	2,397.02	Outstanding Checks	-2,663.00
Negative Adjustments	0.00	Ending Balance	2,397.02
Ending G/L Balance	2,397.02		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
05/15/2026		JE000062	General Liability	Egis Insurance Advisors	2,612.00	2,612.00	0.00
05/15/2026		JE000063	Accounts Receivable	EPG Investment Co., LLC - Ck #2165 05/08/2026 - TRS	15,000.00	15,000.00	0.00
05/29/2026		JE000065	Interest - Investments	Interest Revenue 05/26	7.85	7.85	0.00
Total Deposits					17,619.85	17,619.85	0.00
Checks							
							0.00
03/11/2026	Payment	1105	RYAN MOTKO	Check for Vendor V00008	-200.00	-200.00	0.00
04/06/2026	Payment	1114	RYAN MOTKO	Check for Vendor V00008	-200.00	-200.00	0.00
05/08/2026	Payment	1116	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
05/08/2026	Payment	1117	CARLOS DE LA OSSA	Check for Vendor V00010	-200.00	-200.00	0.00
05/18/2026	Payment	1120	INFRAMARK LLC	Check for Vendor V00006	-7,424.99	-7,424.99	0.00
05/20/2026	Payment	1121	IPFS CORPORATION	Payment of Invoice 000276	-1,896.80	-1,896.80	0.00
05/20/2026	Payment	1122	SCHOOLSTATUS PARENT, INC	Payment of Invoice 000266	-3,125.00	-3,125.00	0.00
05/20/2026	Payment	1123	STRALEY ROBIN VERICKER	Payment of Invoice 000238	-468.00	-468.00	0.00
05/20/2026	Payment	1124	STRALEY ROBIN VERICKER	Payment of Invoice 000246	-1,053.00	-1,053.00	0.00
05/21/2026		JE000064	Bank Fees	Service Charge 05/26	-210.00	-210.00	0.00
Total Checks					-14,977.79	-14,977.79	0.00

Adjustments

Total Adjustments

Outstanding Checks

05/08/2026	Payment	1118	NICHOLAS J. DISTER	Check for Vendor V00007			-200.00
05/08/2026	Payment	1119	RYAN MOTKO	Check for Vendor V00008			-200.00

Bank Account Statement

Two Rivers South CDD

Tuesday, June 2, 2026
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Bank Account No.	9334		
Statement No.	05-26	Statement Date	05/31/2026

05/29/2026	Payment	1125	RISK MANAGEMENT ASSOCIATES INC	Check for Vendor V00025	-2,263.00
Total Outstanding Checks					-2,663.00

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(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	1116	05/08/26	ALBERTO VIERA	AV-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
001	1117	05/08/26	CARLOS DE LA OSSA	CO-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
001	1118	05/08/26	NICHOLAS J. DISTER	ND-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
001	1119	05/08/26	RYAN MOTKO	RM-050726	BOARD 05/07/2026	Supervisor Fees	511100-51301	\$200.00
001	1120	05/18/26	INFRAMARK LLC	170668	FEB 26-INFRAMARK MANAGEMENT INVOICE	Accounting Services	532001-51301	\$750.00
001	1120	05/18/26	INFRAMARK LLC	170668	FEB 26-INFRAMARK MANAGEMENT INVOICE	Administration	531148-51301	\$370.83
001	1120	05/18/26	INFRAMARK LLC	170668	FEB 26-INFRAMARK MANAGEMENT INVOICE	District Management	531150-51301	\$2,083.33
001	1120	05/18/26	INFRAMARK LLC	170668	FEB 26-INFRAMARK MANAGEMENT INVOICE	Rentals and Leases	544025-51301	\$16.67
001	1120	05/18/26	INFRAMARK LLC	170668	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Info Technology	531020-51301	\$50.00
001	1120	05/18/26	INFRAMARK LLC	170668	FEB 26-INFRAMARK MANAGEMENT INVOICE	Website Admin Services	549936-51301	\$100.00
001	1120	05/18/26	INFRAMARK LLC	170668	FEB 26-INFRAMARK MANAGEMENT INVOICE	ProfServ - Info Technology	531020-51301	\$33.33
001	1120	05/18/26	INFRAMARK LLC	170668	FEB 26-INFRAMARK MANAGEMENT INVOICE	Recording Secretary	531036-51301	\$200.00
001	1120	05/18/26	INFRAMARK LLC	170668	FEB 26-INFRAMARK MANAGEMENT INVOICE	Financial/Revenue Collections	549150-51301	\$100.00
001	1120	05/18/26	INFRAMARK LLC	173066	MAR 2026-DISTRICT INFRAMARK INVOICE	Accounting Services	532001-51301	\$750.00
001	1120	05/18/26	INFRAMARK LLC	173066	MAR 2026-DISTRICT INFRAMARK INVOICE	Administration	531148-51301	\$370.83
001	1120	05/18/26	INFRAMARK LLC	173066	MAR 2026-DISTRICT INFRAMARK INVOICE	District Management	531150-51301	\$2,083.33
001	1120	05/18/26	INFRAMARK LLC	173066	MAR 2026-DISTRICT INFRAMARK INVOICE	Financial/Revenue Collections	549150-51301	\$100.00
001	1120	05/18/26	INFRAMARK LLC	173066	MAR 2026-DISTRICT INFRAMARK INVOICE	Recording Secretary	531036-51301	\$200.00
001	1120	05/18/26	INFRAMARK LLC	173066	MAR 2026-DISTRICT INFRAMARK INVOICE	Rentals and Leases	544025-51301	\$16.67
001	1120	05/18/26	INFRAMARK LLC	173066	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Info Technology	531020-51301	\$50.00
001	1120	05/18/26	INFRAMARK LLC	173066	MAR 2026-DISTRICT INFRAMARK INVOICE	Website Admin Services	549936-51301	\$100.00
001	1120	05/18/26	INFRAMARK LLC	173066	MAR 2026-DISTRICT INFRAMARK INVOICE	ProfServ - Info Technology	531020-51301	\$50.00
001	1121	05/20/26	IPFS CORPORATION	051226-GAA-D81352	MAY 2026-FINAL INSURANCE PAYMENT	General Liability	545002-51325	\$1,114.37
001	1121	05/20/26	IPFS CORPORATION	051226-GAA-D81352	MAY 2026-FINAL INSURANCE PAYMENT	Public Officials Insurance	545008-51325	\$782.43
001	1122	05/20/26	SCHOOLSTATUS PARENT, INC	INV-SS-6349	APRIL 2026-WEBSITE HOSTING SERVICES	Website ADA Compliance	534397-51301	\$3,125.00
001	1123	05/20/26	STRALEY ROBIN VERICKER	27627	DISTRICT COUNSEL THROUGH 11/30/25	District Counsel	531146-51301	\$468.00
001	1124	05/20/26	STRALEY ROBIN VERICKER	27845	DEC 25-DISTRICT COUNSEL THROUGH 12/31/25	District Counsel	531146-51301	\$1,053.00
001	1125	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24840690	Policy #PK FL 1 02494977 25-01 05/01/26-10/01/26	General Liability	545002-51325	\$2,053.00
001	1125	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24840690	Policy #PK FL 1 02494977 25-01 05/01/26-10/01/26	Public Officials Insurance	545008-51325	\$210.00
Fund Total								\$17,030.79

Total Checks Paid	\$17,030.79
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