

Two Rivers South Community Development District

August 06, 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, August 06, 2026, at 2:00 p.m.

The Public Hearing & Regular Meeting of the **Two Rivers South Community Development District** will be held on **August 06, 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 PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET

- A. Open Public Hearing on Adopting Fiscal Year 2027 Final Budget
- B. Discussion on Fiscal Year 2027 Budget
- C. Close Public Hearing on Adopting Fiscal 2027 Final Budget
- D. Consideration of Resolution 2026-07; Adopting the Fiscal Year 2027 Final Budget

4. BUSINESS ITEMS

- A. Consideration of Fiscal Year 2026-2027 Operations & Maintenance Budget Funding Agreement
- B. Consideration of Resolution 2026-08; Setting the Fiscal Year 2027 Meeting Schedule
- C. Consideration of Resolution 2026-09; Goals & Objectives
- D. Consideration of Resolution 2026-10; Authorizing Boundary Amendment to the District

5. CONSENT AGENDA

- A. Approval of Minutes of July 02, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance for June 2026
- C. Acceptance of the Financials and Approval of the Check Register for June 2026

6. STAFF REPORTS

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

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

WHEREAS, **EPG Two Rivers Hillsborough Development, LLC**, a Florida limited liability company (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2026-2027 Budget as shown in the revenues line item of the FY 2026-2027 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

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

figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Two Rivers South Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

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

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

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

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

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

Passed and Adopted on August 6, 2026.

Attested By:

**Two Rivers South Community
Development District**

Name: _____
Title: ☐Secretary/☐Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

Exhibit B: Form of Budget Funding Agreement with Developer

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

**FISCAL YEAR 2027
PROPOSED BUDGET**

May 7, 2026

CLEAR PARTNERSHIPS





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Two Rivers South
Community Development District

Operating Budget
FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
REVENUES		
Interest - Investments	\$0.00	\$0.00
Special Assmnts- Tax Collector	\$0.00	\$123,359.38
Special Assmnts- Discounts	\$0.00	-\$4,934.38
Special Assmnts- CDD Collected	\$0.00	\$0.00
Developer Contribution	\$118,425.00	\$0.00
TOTAL REVENUES	\$118,425.00	\$118,425.00

EXPENDITURES

Financial and Administrative

Supervisor Fees	\$12,000.00	\$12,000.00
District Manager	\$25,000.00	\$25,000.00
Administrative Services	\$4,500.00	\$4,500.00
ProfServ-Recording Secretary	\$2,400.00	\$2,400.00
Rentals & Leases	\$600.00	\$600.00
Financial & Revenue Collections	\$1,200.00	\$1,200.00
Accounting Services	\$9,000.00	\$9,000.00
Website Administration	\$1,200.00	\$1,200.00
District Engineer	\$9,500.00	\$12,500.00
District Counsel	\$9,500.00	\$15,000.00
ProfServ-Trustee Fees	\$6,500.00	\$4,500.00
Auditing Services	\$6,000.00	\$3,700.00
Postage, Phone, Faxes, Copies	\$500.00	\$500.00
Legal Advertising	\$3,500.00	\$3,500.00
Bank Fees	\$200.00	\$0.00
Dues, Licenses, Subscriptions	\$175.00	\$175.00
Website Compliance	\$1,800.00	\$1,613.00
ProfServ-Info Technology	\$600.00	\$600.00
ProfServ-Tax Collector	\$600.00	\$0.00

	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
ACCOUNT DESCRIPTION		
Meeting Expense	\$10,000.00	\$500.00
Dissemination Agent/Reporting	\$0.00	\$5,000.00
DTS - Continuing Disclosure Software Subscription	\$0.00	\$1,500.00
Arbitrage Reporting	\$0.00	\$400.00
Total Financial and Administrative	\$104,775.00	\$105,388.00
Insurance		
Insurance - General Liability	\$3,718.00	\$0.00
Public Officials Insurance	\$2,663.00	\$0.00
Total Premium	\$0.00	\$6,002.00
Total Insurance	\$6,381.00	\$6,002.00
Contingency		
Misc-Contingency	\$7,269.00	\$7,035.00
Total Contingency	\$7,269.00	\$7,035.00
TOTAL EXPENDITURES	\$118,425.00	\$118,425.00
Excess (deficiency) of revenues		
Over (under) expenditures	\$0.00	\$0.00
OTHER FINANCING SOURCES (USES)		
Contribution to (Use of) Fund Balance		\$0.00
TOTAL OTHER SOURCES (USES)	\$0.00	\$0.00
Net change in fund balance		\$0.00
FUND BALANCE, BEGINNING	\$7,630.00	\$5,235.34
FUND BALANCE, ENDING	\$7,630.00	\$5,235.34

Two Rivers South
Community Development District

Budget Overview
FY 2027

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Administrative Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

ProfServ – Recording Secretary

Inframark provides recording services with nearly verbatim minutes.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond-related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Accounting Services

Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

ProfServ – Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses, Subscriptions

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

ProfServ – Info Technology

Cost of server maintenance and technical support for CDD-related IT needs.

ProfServ – Tax Collector

This represents the fees that the Tax Collector may incur

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Meeting Expense

The district may incur expenses for the cost of meetings including but not limited to renting room space for district board meetings.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

DTS – Continuing Disclosure Software Subscription

The District may incur charges for obtaining subscriptions for the software for Disclosure Technology

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Contingency/Reserves

Misc – Contingency

Funds set aside for projects, as determined by the district's board.

Two Rivers South
Community Development District

Supporting Budget Schedule
FY 2027

Two Rivers South

Community Development District

All Funds

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2027

ASSESSMENT ALLOCATION												
Product	Units	O&M Assessment (1)				Debt Service Series 2005				Total Assessments per Unit		
		FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Dollar Change
50'	1	\$158.32	\$0.00	\$158.32	n/a	\$0.00	\$0.00	\$0.00	n/a	\$158.32	\$0.00	\$158.32
60'	45	\$158.32	\$0.00	\$158.32	n/a	\$0.00	\$0.00	\$0.00	n/a	\$158.32	\$0.00	\$158.32
70'	1	\$158.32	\$0.00	\$158.32	n/a	\$0.00	\$0.00	\$0.00	n/a	\$158.32	\$0.00	\$158.32
80'	701	\$158.32	\$0.00	\$158.32	n/a	\$0.00	\$0.00	\$0.00	n/a	\$158.32	\$0.00	\$158.32
	748											

**FY 2026-2027 Operations and Maintenance
Budget Funding Agreement
(Two Rivers South Community Development District)**

This FY 2026-2027 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 6, 2026, between the **Two Rivers South Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **EPG Two Rivers Hillsborough Development, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (the “**Developer**”).

Recitals

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

WHEREAS, the District is adopting its budget for fiscal year 2026-2027 as attached hereto as **Exhibit A** (the “**FY 2026-2027 Budget**”), which commences on October 1, 2026, and concludes on September 30, 2027;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2026-2027 Budget and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described in the FY 2026-2027 Budget so long as payment is timely provided;

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

WHEREAS, the Developer agrees that the activities of the District described in the FY 2026-2027 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2026-2027 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2026-2027 Budget.

Operative Provisions

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

1. **Funding Obligations.** From time to time during the 2026-2027 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to ***\$[Insert Adopted 2026-2027 Budget Amount]*** in accordance with the FY 2026-2027 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2026-2027 Operations and Maintenance Reports, Budget Reports, and Budget Amendments.** Each month during FY 2026-2027, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2026-2027. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2026-2027. The District and Developer agree that the FY 2026-2027 Budget shall be revised at the end of the 2026-2027 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2026 and ending on September 30, 2027. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2026-2027 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2026-2027 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
- a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2026-2027 Budget” in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Developer represents that in entering into this Agreement, the Developer does not use coercion for labor or services as defined in the statute. The Developer is required to provide an affidavit, signed by an officer or a representative of the Developer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
8. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
9. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2026-2027 fiscal year on September 30, 2027. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
10. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
11. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
12. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
13. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
14. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

Signature Page Follows

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

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

**Two Rivers South
Community Development District**

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

Name: Nicholas Dister
Title: Vice President

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-08

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

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

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

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

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

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

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

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2026.

ATTEST:

**TWO RIVERS SOUTH
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR – VICE CHAIRMAN

EXHIBIT A

**BOARD OF SUPERVISORS MEETING DATES
TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027**

**October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027**

**All meetings will convene at 2:00 p.m. at the Offices of Inframark
located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.**

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A**. The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6TH day of AUGUST 2026.

ATTEST:

**TWO RIVERS SOUTH
COMMUNITY DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives, and Annual Reporting Form

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four 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 four 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 ☐

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 ☐

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.

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: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the 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: Department of Financial Services link to obtain 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 Florida Auditor General link (<https://flauditor.gov/>) to 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: _____

Date: _____

Printed Name: _____

Two Rivers South Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Two Rivers South Community Development District

RESOLUTION NO. 2026-10

A RESOLUTION AUTHORIZING THE BOUNDARY AMENDMENT OF THE TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Two Rivers South Community Development District ("**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the District to Hillsborough County ("**Petition**") by removing a parcel as described in **Exhibit A** ("**Property**"), which is attached hereto, and incorporated herein.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby authorizes and approves of the boundary amendment of the District and the Board hereby authorizes and directs the Chair or Vice Chair to sign and submit the petition to Hillsborough County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the petition from Hillsborough County, Florida.
3. This Resolution shall be effective as of August 6, 2026.

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST, 2026.

ATTEST:

**TWO RIVERS SOUTH COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: Secretary/Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Exhibit A

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT CONTRACTION PARCEL

DESCRIPTION: A parcel of land lying in Sections 5, 6, 7 and 8, Township 27 South, Range 21 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the East 1/4 corner of said Section 7, run thence along the East boundary of the Northeast 1/4 of Section 7, N.00°46'51"W., 1323.11 feet to the Southeast corner of the East 1/2 of the Northeast 1/4 of said Northeast 1/4 of Section 7, also being the POINT OF BEGINNING; thence along the South boundary of said East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, S.89°46'24"W., 670.17 feet to the Southwest corner of said East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7; thence along the West boundary of said East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7, N.00°51'08"W., 1332.29 feet to the Northwest corner of said East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 7; thence along the North boundary of said Northeast 1/4 of Section 7, N.89°26'44"W., 127.96 feet; thence N.14°00'00"E., 1602.15 feet; thence N.20°50'53"W., 69.45 feet; thence N.16°26'00"E., 220.00 feet; thence N.34°26'33"E., 110.77 feet; thence N.25°54'00"E., 103.93 feet; thence N.33°25'00"E., 111.07 feet; thence N.41°11'00"E., 111.07 feet; thence N.48°42'00"E., 103.93 feet; thence N.55°58'00"E., 103.93 feet; thence N.63°14'00"E., 103.93 feet; thence N.71°08'28"E., 102.32 feet; thence N.80°32'00"E., 101.96 feet; thence N.89°58'00"E., 101.96 feet; thence S.80°36'00"E., 105.98 feet; thence N.09°24'00"E., 183.57 feet to a point on a curve; thence Easterly, 18.75 feet along the arc of a curve to the left having a radius of 475.00 feet and a central angle of 02°15'41" (chord bearing S.86°24'06"E., 18.75 feet); thence S.02°00'00"E., 71.44 feet; thence N.88°00'00"E., 74.00 feet; thence N.02°00'00"W., 71.44 feet to a point on a curve; thence Northeasterly, 277.47 feet along the arc of said curve to the left having a radius of 475.00 feet and a central angle of 33°28'11" (chord bearing N.66°47'51"E., 273.55 feet) to a point of compound curvature; thence Northeasterly, 45.02 feet along the arc of a curve to the left having a radius of 160.00 feet and a central angle of 16°07'13" (chord bearing N.42°00'10"E., 44.87 feet) to a point of reverse curvature; thence Easterly, 26.59 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 76°10'45" (chord bearing N.72°01'55"E., 24.68 feet) to a point of tangency; thence S.69°52'43"E., 31.28 feet to a point of curvature; thence Northeasterly, 184.00 feet along the arc of a curve to the left having a radius of 113.00 feet and a central angle of 93°17'41" (chord bearing N.63°28'27"E., 164.33 feet) to a point of reverse curvature; thence Northeasterly, 66.11 feet along the arc of a curve to the right having a radius of 137.00 feet and a central angle of 27°38'58" (chord bearing N.30°39'05"E., 65.47 feet) to a point of tangency; thence N.44°28'34"E., 32.26 feet to a point of curvature; thence Easterly, 28.86 feet along the arc of a curve to the right having a radius of 20.00 feet and a central angle of 82°40'26" (chord bearing N.85°48'47"E., 26.42 feet) to a point of tangency; thence S.52°51'00"E., 153.20 feet to a point of curvature; thence Southeasterly, 497.09 feet along the arc of a curve to the right having a radius of 675.00 feet and a central angle of 42°11'40" (chord bearing S.31°45'10"E., 485.93 feet) to a point of reverse curvature; thence Southeasterly, 336.81 feet along the arc of a curve to the left having a radius of 425.00 feet and a central angle of 45°24'22" (chord bearing S.33°21'31"E., 328.06 feet) to a point of reverse curvature; thence

Southeasterly, 397.58 feet along the arc of a curve to the right having a radius of 375.00 feet and a central angle of 60°44'42" (chord bearing S.25°41'21"E., 379.21 feet) to a point of tangency; thence S.04°41'00"W., 117.22 feet to a point of curvature; thence Southwesterly, 430.57 feet along the arc of a curve to the right having a radius of 422.00 feet and a central angle of 58°27'32" (chord bearing S.33°54'46"W., 412.13 feet) to a point of tangency; thence S.63°08'32"W., 9.67 feet to a point of curvature; thence Southwesterly, 486.47 feet along the arc of a curve to the left having a radius of 545.00 feet and a central angle of 51°08'32" (chord bearing S.37°34'16"W., 470.48 feet) to a point of tangency; thence S.12°00'00"W., 60.95 feet; thence S.79°32'00"E., 330.95 feet; thence N.12°13'15"E., 93.10 feet; thence N.28°23'32"E., 98.04 feet; thence N.46°51'39"E., 110.92 feet; thence N.67°00'58"E., 177.52 feet; thence N.60°48'05"E., 201.69 feet; thence N.42°00'00"E., 350.00 feet; thence N.85°00'00"E., 528.17 feet; thence N.31°00'00"E., 424.72 feet; thence N.74°18'03"E., 176.25 feet; thence N.21°38'55"E., 173.07 feet; thence N.10°33'00"W., 99.98 feet; thence N.28°09'23"W., 168.39 feet; thence N.50°45'06"W., 1026.14 feet; thence N.27°20'10"W., 264.18 feet; thence N.06°00'00"E., 166.19 feet to a point on a curve; thence Easterly, 184.50 feet along the arc of a curve to the left having a radius of 691.00 feet and a central angle of 15°17'53" (chord bearing N.67°47'56"E., 183.95 feet) to a point of reverse curvature; thence Easterly, 171.88 feet along the arc of a curve to the right having a radius of 309.00 feet and a central angle of 31°52'16" (chord bearing N.76°05'07"E., 169.68 feet) to a point of compound curvature; thence Easterly, 753.17 feet along the arc of a curve to the right having a radius of 1809.00 feet and a central angle of 23°51'18" (chord bearing S.76°03'06"E., 747.74 feet) to a point of reverse curvature; thence Easterly, 272.52 feet along the arc of a curve to the left having a radius of 491.00 feet and a central angle of 31°48'02" (chord bearing S.80°01'28"E., 269.03 feet); thence S.60°55'19"E., 111.63 feet to a point on a curve; thence Southeasterly, 598.67 feet along the arc of a curve to the left having a radius of 889.00 feet and a central angle of 38°35'03" (chord bearing S.64°42'28"E., 587.42 feet) to a point of compound curvature; thence Easterly, 387.53 feet along the arc of a curve to the left having a radius of 1189.00 feet and a central angle of 18°40'27" (chord bearing N.86°39'47"E., 385.81 feet) to a point on a curve; thence Southwesterly, 742.82 feet along the arc of a curve to the left having a radius of 1439.00 feet and a central angle of 29°34'36" (chord bearing S.30°46'28"W., 734.60 feet); thence S.59°34'32"W., 266.43 feet; thence S.41°15'00"W., 545.16 feet; thence S.32°00'00"E., 730.16 feet; thence S.35°31'08"W., 851.94 feet; thence S.28°48'38"W., 2093.27 feet to the Southeast corner of the North 1/2 of the Northwest 1/4 of the aforesaid Section 8; thence along the South boundary of said North 1/2 of the Northwest 1/4 of Section 8, N.89°59'40"W., 2657.77 feet to the POINT OF BEGINNING.

Containing 360.612 acres, more or less.

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

The regular meeting of the Board of Supervisors of Two Rivers South Community Development District was held on Thursday, July 2, 2026, and called to order at 3:30 p.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	
Angie Grunwald	Assistant Secretary	

Also present were:

Angel Montagna	District Manager
Rollamay Turkoane	District Manager
Brooke Chapman	District Manager
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. Turkoane 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. Consideration of Resolution 2026-06; Designation of Officers

The following persons were elected to the offices:

- | | |
|---------------------|---------------------|
| • Carlos de la Ossa | Chairperson |
| • Nicholas Dister | Vice-Chairperson |
| • Brian Lamb | Secretary |
| • Alberto Viera | Assistant Secretary |
| • Ryan Motko | Assistant Secretary |
| • Angie Grunwald | Assistant Secretary |
| • Angel Montagna | Assistant Secretary |
| • Kristee Cole | Assistant Secretary |

- Eric Davidson Treasurer

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-06; Designation of Officers, as detailed above, was adopted. 5-0

FOURTH ORDER OF BUSINESS**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

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS**Staff Reports**

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

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

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

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the meeting was adjourned at 3:31 p.m. 5-0

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	6/19/2026	181843	\$750.00			Accounting Services 06/26
INFRAMARK LLC	6/19/2026	181843	\$370.83			Administration 06/26
INFRAMARK LLC	6/19/2026	181843	\$2,083.33			District Management 06/26
INFRAMARK LLC	6/19/2026	181843	\$50.00			Rentals & Leases 06/26
INFRAMARK LLC	6/19/2026	181843	\$50.00			Technology/Data Storage 06/26
INFRAMARK LLC	6/19/2026	181843	\$100.00			Website Maintenance/Admin 06/26
INFRAMARK LLC	6/19/2026	181843	\$100.00			Financial & Revenue Collections 06/26
INFRAMARK LLC	6/19/2026	181843	\$200.00	\$3,704.16	\$3,704.16	Recording Secretary 06/26
STRALEY ROBIN VERICKER	6/4/2026	28544	\$481.50			District Counsel 05/26
Monthly Contract Subtotal			\$4,185.66			
Variable Contract						
INFRAMARK LLC	6/22/2026	182475	\$2.22			Postage 05/26
Variable Contract Subtotal			\$2.22			
Regular Services						
ALBERTO VIERA	6/4/2026	AV-060426	\$200.00			BOARD 06/04/2026
ANGIE GRUNWALD	6/4/2026	AG-060426	\$200.00			BOARD 06/04/2026
CARLOS DE LA OSSA	6/4/2026	CO-060426	\$200.00			BOARD 06/04/2026
NICHOLAS J. DISTER	6/4/2026	ND-060426	\$200.00			BOARD 06/04/2026
RYAN MOTKO	6/4/2026	RM-060426	\$200.00			BOARD 06/04/2026
Regular Services Subtotal			\$1,000.00			
TOTAL						
			\$5,187.88			



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

181843

CUSTOMER ID

C3059

PO#

INVOICE

DATE

6/19/2026

NET TERMS

Due On Receipt

DUE DATE

6/19/2026

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: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces #181302					
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	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					3,704.16

Subtotal	\$3,704.16
-----------------	------------

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

Total Due	\$3,704.16
------------------	------------

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

182475

CUSTOMER ID

C3059

PO#

INVOICE

DATE

6/22/2026

NET TERMS

Due On Receipt

DUE DATE

6/22/2026

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
Postage	3	Ea	0.74		2.22
Subtotal					2.22

Subtotal

\$2.22

Tax

\$0.00

Total Due

\$2.22

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: June 04, 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	Angie Grunwald	X	X
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

June 04, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: June 04, 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	Angie Grunwald	X	X
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

June 04, 2026
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: June 04, 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	Angie Grunwald	X	X
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

June 04, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: June 04, 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	Angie Grunwald	X	X
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

June 04, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Two Rivers South

Board Meeting Date: June 04, 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	Angie Grunwald	X	X
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

June 04, 2026
Date

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

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

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 4,720
TOTAL ASSETS	\$ 4,720
<u>LIABILITIES</u>	
Accounts Payable	\$ 827
TOTAL LIABILITIES	827
<u>FUND BALANCES</u>	
Unassigned:	3,893
TOTAL FUND BALANCES	3,893
TOTAL LIABILITIES & FUND BALANCES	\$ 4,720

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 112	\$ 112	0.00%
Developer Estimated Contribution	118,425	58,500	(59,925)	49.40%
Other Miscellaneous Revenues	-	4,200	4,200	0.00%
TOTAL REVENUES	118,425	62,812	(55,613)	53.04%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	6,600	5,400	55.00%
ProfServ - Info Technology	600	783	(183)	130.50%
Recording Secretary	2,400	1,800	600	75.00%
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	3,339	1,161	74.20%
District Management	25,000	18,748	6,252	74.99%
Accounting Services	9,000	7,125	1,875	79.17%
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	12	488	2.40%
Rentals and Leases	600	183	417	30.50%
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	2,438	(2,238)	1219.00%
Financial/Revenue Collections	1,200	900	300	75.00%
Meeting Expense	10,000	-	10,000	0.00%
Website Admin Services	1,200	900	300	75.00%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	111,156	65,723	45,433	59.13%
<u>Contingency</u>				
Contingency Fund	7,269	-	7,269	0.00%
Total Contingency	7,269	-	7,269	0.00%
TOTAL EXPENDITURES	118,425	65,723	52,702	55.50%
Excess (deficiency) of revenues Over (under) expenditures	-	(2,911)	(2,911)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		6,804		
FUND BALANCE, ENDING		\$ 3,893		

Bank Account Statement

Two Rivers South CDD

Wednesday, July 8, 2026

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Bank Account No. 9334

Statement No. 06-26

Statement Date

06/30/2026

G/L Account No. 101002 Balance	4,719.73	Statement Balance	8,626.11
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	4,719.73	Subtotal	8,626.11
Negative Adjustments	0.00	Outstanding Checks	-3,906.38
Ending G/L Balance	4,719.73	Ending Balance	4,719.73

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/15/2026		JE000066	Other Miscellaneous Revenues	Inframark, LLC - Ck #158592 06/11/2026 - Credit Memo #20301 - Ref	4,200.00	4,200.00	0.00
06/23/2026		JE000068	Accounts Receivable	EPG Investment Co., LLC - Ck #2215 06/05/2026 - TRS	15,000.00	15,000.00	0.00
06/30/2026		JE000070	Interest - Investments	Interest Revenue 06/26	8.27	8.27	0.00
Total Deposits					19,208.27	19,208.27	0.00
Checks							
							0.00
05/08/2026	Payment	1118	NICHOLAS J. DISTER	Check for Vendor V00007	-200.00	-200.00	0.00
05/08/2026	Payment	1119	RYAN MOTKO RISK	Check for Vendor V00008	-200.00	-200.00	0.00
05/29/2026	Payment	1125	MANAGEMENT ASSOCIATES INC	Check for Vendor V00025	-2,263.00	-2,263.00	0.00
06/08/2026	Payment	1126	ALBERTO VIERA	Payment of Invoice 000279	-200.00	-200.00	0.00
06/08/2026	Payment	1127	CARLOS DE LA OSSA	Payment of Invoice 000278	-200.00	-200.00	0.00
06/08/2026	Payment	1128	NICHOLAS J. DISTER	Payment of Invoice 000280	-200.00	-200.00	0.00
06/08/2026	Payment	1130	ANGIE GRUNWALD	Payment of Invoice 000282	-200.00	-200.00	0.00
06/16/2026		JE000067	Bank Fees	Bank Fees 06/16/2026	-448.66	-448.66	0.00
06/26/2026	Payment	1131	INFRAMARK LLC	Check for Vendor V00006	-7,444.62	-7,444.62	0.00
06/26/2026	Payment	1132	STRALEY ROBIN VERICKER	Check for Vendor V00005	-4,050.50	-4,050.50	0.00
06/22/2026		JE000069	Bank Fees	Service Charges 06/26	-235.40	-235.40	0.00
Total Checks					-15,642.18	-15,642.18	0.00

Adjustments

Total Adjustments

Outstanding Checks

Bank Account Statement

Two Rivers South CDD

Bank Account No.

9334

Statement No.

06-26

Statement Date

06/30/2026

06/08/2026	Payment	1129	RYAN MOTKO	Payment of Invoice 000281	-200.00
06/30/2026	Payment	1133	INFRAMARK LLC	Check for Vendor V00006	-3,706.38
Total Outstanding Checks					-3,906.38

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS SOUTH COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(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	1126	06/08/26	ALBERTO VIERA	AV-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
001	1127	06/08/26	CARLOS DE LA OSSA	CO-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
001	1128	06/08/26	NICHOLAS J. DISTER	ND-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
001	1129	06/08/26	RYAN MOTKO	RM-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
001	1130	06/08/26	ANGIE GRUNWALD	AG-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	\$200.00
001	1131	06/26/26	INFRAMARK LLC	175461	APRIL 2026-DISTRICT MGMT SERVICES	Accounting Services	532001-51301	\$750.00
001	1131	06/26/26	INFRAMARK LLC	175461	APRIL 2026-DISTRICT MGMT SERVICES	Administration	531148-51301	\$370.83
001	1131	06/26/26	INFRAMARK LLC	175461	APRIL 2026-DISTRICT MGMT SERVICES	District Management	531150-51301	\$2,083.33
001	1131	06/26/26	INFRAMARK LLC	175461	APRIL 2026-DISTRICT MGMT SERVICES	Rentals and Leases	544025-51301	\$16.67
001	1131	06/26/26	INFRAMARK LLC	175461	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Info Technology	531020-51301	\$50.00
001	1131	06/26/26	INFRAMARK LLC	175461	APRIL 2026-DISTRICT MGMT SERVICES	Website Admin Services	549936-51301	\$100.00
001	1131	06/26/26	INFRAMARK LLC	175461	APRIL 2026-DISTRICT MGMT SERVICES	Recording Secretary	531036-51301	\$200.00
001	1131	06/26/26	INFRAMARK LLC	175461	APRIL 2026-DISTRICT MGMT SERVICES	Financial/Revenue Collections	549150-51301	\$100.00
001	1131	06/26/26	INFRAMARK LLC	175461	APRIL 2026-DISTRICT MGMT SERVICES	ProfServ - Info Technology	531020-51301	\$50.00
001	1131	06/26/26	INFRAMARK LLC	177187	MARCH 2026-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$2.96
001	1131	06/26/26	INFRAMARK LLC	178500	May 2026-DISTRICT MGMT	Accounting Services	532001-51301	\$750.00
001	1131	06/26/26	INFRAMARK LLC	178500	May 2026-DISTRICT MGMT	Administration	531148-51301	\$370.83
001	1131	06/26/26	INFRAMARK LLC	178500	May 2026-DISTRICT MGMT	District Management	531150-51301	\$2,083.33
001	1131	06/26/26	INFRAMARK LLC	178500	May 2026-DISTRICT MGMT	Financial/Revenue Collections	549150-51301	\$100.00
001	1131	06/26/26	INFRAMARK LLC	178500	May 2026-DISTRICT MGMT	Recording Secretary	531036-51301	\$200.00
001	1131	06/26/26	INFRAMARK LLC	178500	May 2026-DISTRICT MGMT	Rentals and Leases	544025-51301	\$16.67
001	1131	06/26/26	INFRAMARK LLC	178500	May 2026-DISTRICT MGMT	ProfServ - Info Technology	531020-51301	\$50.00
001	1131	06/26/26	INFRAMARK LLC	178500	May 2026-DISTRICT MGMT	Website Admin Services	549936-51301	\$100.00
001	1131	06/26/26	INFRAMARK LLC	178500	May 2026-DISTRICT MGMT	ProfServ - Info Technology	531020-51301	\$50.00
001	1132	06/26/26	STRALEY ROBIN VERICKER	28027	FEB 2026-DISTRICT COUNSEL THRU 02/28/26	District Counsel	531146-51301	\$548.50
001	1132	06/26/26	STRALEY ROBIN VERICKER	27981	JAN 2026-DISTRICT COUNSEL THRU 01/31/26	District Counsel	531146-51301	\$813.00
001	1132	06/26/26	STRALEY ROBIN VERICKER	28251	MAR 2026-DISTRICT COUNSEL THRU 03/31/26	District Counsel	531146-51301	\$1,116.00
001	1132	06/26/26	STRALEY ROBIN VERICKER	28361	APRIL 2026-DISTRICT LEGAL COUNSEL	District Counsel	531146-51301	\$1,091.50
001	1132	06/26/26	STRALEY ROBIN VERICKER	28544	District Counsel 05/26	District Counsel	531146-51301	\$481.50
001	1133	06/30/26	INFRAMARK LLC	182475	Postage 05/26	Postage, Phone, Faxes, Copies	541024-51301	\$2.22
001	1133	06/30/26	INFRAMARK LLC	181843	District Management Fees 06/26	Accounting Services	532001-51301	\$750.00
001	1133	06/30/26	INFRAMARK LLC	181843	District Management Fees 06/26	Administration	531148-51301	\$370.83
001	1133	06/30/26	INFRAMARK LLC	181843	District Management Fees 06/26	District Management	531150-51301	\$2,083.33
001	1133	06/30/26	INFRAMARK LLC	181843	District Management Fees 06/26	Rentals and Leases	544025-51301	\$50.00
001	1133	06/30/26	INFRAMARK LLC	181843	District Management Fees 06/26	ProfServ - Info Technology	531020-51301	\$50.00
001	1133	06/30/26	INFRAMARK LLC	181843	District Management Fees 06/26	Website Admin Services	549936-51301	\$100.00
001	1133	06/30/26	INFRAMARK LLC	181843	District Management Fees 06/26	Financial/Revenue Collections	549150-51301	\$100.00
001	1133	06/30/26	INFRAMARK LLC	181843	District Management Fees 06/26	Recording Secretary	531036-51301	\$200.00
Fund Total								\$16,201.50

Total Checks Paid	\$16,201.50
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