



two rivers

Two Rivers Master Association & Two Rivers Community Development District

HOA/CDD FEES OVERVIEW

HOA Initial Contribution: \$200.00

HOA Quarterly Assessment Amount: \$213.59

CDD Fees:

Two Rivers West

Community Development District

All Funds

ASSESSMENT ALLOCATION							
Assessment Area One- Series 2022 Phases B1-B2, B3, B4, C1							
Product	DS Units	General Fund		Service Series		Total Assessments per Unit	
		FY 2024	FY 2024	FY 2024	FY 2024	Dollar Change	
SF 50'	338	\$ 88.73	\$ 1,728.26	\$ 1,816.99	\$	3.24	
SF 60'	262	\$ 106.48	\$ 2,073.91	\$ 2,180.39	\$	3.88	
SF 65'	42	\$ 115.92	\$ 2,246.74	\$ 2,362.66	\$	4.01	
SF 70'	128	\$ 124.22	\$ 2,419.56	\$ 2,543.78	\$	4.54	
	770						
Assessment Area Two- Series 2023 E-Villas, C1-B, C2, D4							
Product	DS Units	O&M Per Unit		Service Series		Total Assessments per Unit	
		FY 2024	FY 2024	FY 2024	FY 2024	Dollar Change	
Twin Villa 42.5'	89	\$ 62.47	\$ 1,469.00	\$ 1,531.47	\$	15.52	
SF 50'	88	\$ 88.73	\$ 1,728.26	\$ 1,816.99	\$	3.24	
SF 60'	165	\$ 106.48	\$ 2,073.91	\$ 2,180.39	\$	3.88	
SF 70'	107	\$ 124.22	\$ 2,419.56	\$ 2,543.78	\$	4.54	
	449						
Future Units							
Product	DS Units	O&M Per Unit		Future Units		Total Assessments per Unit	
		FY 2024	FY 2024	FY 2024	FY 2024	Dollar Change	
Townhome 25'	248	\$ 49.69	\$ -	\$ 49.69	\$	1.81	
Twin Villa 42.5'	19	\$ 62.47	\$ -	\$ 62.47	\$	15.52	
SF 50'	366	\$ 88.73	\$ -	\$ 88.73	\$	3.24	
SF 60'	292	\$ 106.48	\$ -	\$ 106.48	\$	3.88	
SF 65'	0	\$ 115.92	\$ -	\$ 115.92	\$	4.01	
SF 70'	41	\$ 124.22	\$ -	\$ 124.22	\$	4.54	
	966						

The Landing at Two Rivers

MEMBERSHIP FEES OVERVIEW

The Landing at Two Rivers: Welcome to The Landing at Two Rivers, a place where exceptional experiences and luxurious relaxation are yours for the taking. Delve into this private social club featuring a premier health club, racquet sports, fine and casual dining, a spectacular pool and more. Access to this premium lifestyle is exclusive to residents of Tamarack, Ryals Field, Fairwood, Hammock, Delyle, and Shortgrass.

Membership Fee: Starting at \$35 per month with increases based on membership fee schedule per the Club Plan. The Membership Fee is for basic access and use of the existing property and grounds. The Club Owner may decide to collect such a fee annually in advance or monthly in advance. Members and prospective Members should refer to the Club Documents for more information.

Monthly prorated Club Dues (Operational): Estimated at \$250.00 per month with a 20% annual cap. Club Dues consist of the costs, expenses, and taxes to operationally run the club and day-to-day expenses, and shall include but not be limited to capital improvements, capital reserves for repair, replacement, or maintenance, staff salaries, and in addition, the services and amenities the Club provides to Members. Members and prospective Members should refer to the Club Documents for more information.

Initial Contribution:
\$800.00

THIS INITIAL BUDGET OF THE ASSOCIATION IS PROJECTED (NOT BASED ON ACTUAL HISTORICAL OPERATING FIGURES) AND IS BASED ON BUILD OUT. THEREFORE, ACTUAL INCOME & EXPENSES MAY BE LESS OR GREATER THAN PROJECTED. DECLARANT WILL NOT CREATE, ESTABLISH, PROVIDE FOR, OR FUND RESERVE ACCOUNTS, AS PROVIDED IN SECTION 720.303(6)(b) or SECTION 720.303(6)(d), FLORIDA STATUTES. ANY REFERENCE IN THE BUDGET OR DECLARATION TO RESERVES IS SOLELY FOR INFORMATIONAL PURPOSES. CAPITAL CONTRIBUTIONS MADE BY MEMBERS OF THE ASSOCIATION, OR VOLUNTARILY CONTRIBUTIONS BY DECLARANT, SHALL NOT BE CONSIDERED OR DEEMED TO BE RESERVES UNDER SECTION 720, FLORIDA STATUTES.