



two rivers

Two Rivers East Homeowners Association & Two Rivers East Community Development District

HOA/CDD FEES OVERVIEW

HOA Initial Contribution: \$200.00

HOA Quarterly Assessment Amount: \$221.12

CDD Fees:

Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION										
Product	Units	Assessment Area One - Parcels E-1, E-2, F-1 & F-2			Debt Service Series 2023			Total Assessments per Unit		
		General Fund		Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
Single Family 40'	560	\$ 926.94	\$ 228.40	\$ 698.53	\$ 1,383.00	\$ 1,383.00	\$ -	\$ 2,309.94	\$ 1,611.40	\$ 698.53
Single Family 50'	446	\$ 1,158.67	\$ 285.50	\$ 873.17	\$ 1,729.00	\$ 1,729.00	\$ -	\$ 2,887.67	\$ 2,014.50	\$ 873.17
Single Family 60'	204	\$ 1,390.41	\$ 342.61	\$ 1,047.80	\$ 2,074.00	\$ 2,074.00	\$ -	\$ 3,464.41	\$ 2,416.61	\$ 1,047.80
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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.