



two rivers

Two Rivers Master Association & Two Rivers Community Development District

HOA/CDD FEES OVERVIEW

HOA Initial Contribution: \$200

HOA Quarterly Assessment Amount: \$213.59

CDD Fees:

Two Rivers West

Community Development District

All Funds

Assessment Summary

Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assessment Area One-Series 2022 Phases B1-B2, B3, B4, C1

Product	DS Units	General Fund				Debt Service Series 2022				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	
SF 50'	338	\$ 1,443.66	\$238.20	\$1,205.46	506%	\$1,728.26	\$1,728.26	\$0.00 0%	\$3,171.92	\$1,966.46	\$ 1,205.46	
SF 60'	262	\$ 1,732.39	\$285.84	\$1,446.55	506%	\$2,073.91	\$2,073.91	\$0.00 0%	\$3,806.30	\$2,359.75	\$ 1,446.55	
SF 65'	42	\$ 1,882.53	\$310.62	\$1,571.91	506%	\$2,246.74	\$2,246.74	\$0.00 0%	\$4,129.27	\$2,557.36	\$ 1,571.91	
SF 70'	128	\$ 2,021.12	\$333.49	\$1,687.63	506%	\$2,419.56	\$2,419.56	\$0.00 0%	\$4,440.68	\$2,753.05	\$ 1,687.63	
	770											

Assessment Area Two-Series 2023 E-Villas, C1-B, C2, D4

Product	DS Units	O&M Per Unit				Debt Service Series 2023				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	
Twin Villa 42.5'	89	\$ 1,234.22	\$202.00	\$1,032.22	506%	\$1,469.00	\$1,469.00	\$0.00 0%	\$2,693.22	\$1,671.00	\$ 1,022.22	
SF 50'	88	\$ 1,443.66	\$238.20	\$1,205.46	506%	\$1,728.26	\$1,728.26	\$0.00 0%	\$3,171.92	\$1,966.46	\$ 1,205.46	
SF 60'	165	\$ 1,732.39	\$285.84	\$1,446.55	506%	\$2,073.91	\$2,073.91	\$0.00 0%	\$3,806.30	\$2,359.75	\$ 1,446.55	
SF 70'	107	\$ 2,021.12	\$333.49	\$1,687.63	506%	\$2,419.56	\$2,419.56	\$0.00 0%	\$4,440.68	\$2,753.05	\$ 1,687.63	
	449											

Future Units

Product	DS Units	O&M Per Unit				Future Units				Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change	
Townhome 25'	248	\$ 808.45	\$133.39	\$675.06	506%	\$0.00	\$0.00	\$0.00 0%	\$808.45	\$133.39	\$ 675.06	
Twin Villa 42.5'	19	\$ 1,234.22	\$202.00	\$1,032.22	506%	\$0.00	\$0.00	\$0.00 0%	\$1,234.22	\$202.00	\$ 1,032.22	
SF 50'	366	\$ 1,443.66	\$238.20	\$1,205.46	506%	\$0.00	\$0.00	\$0.00 0%	\$1,443.66	\$238.20	\$ 1,205.46	
SF 60'	262	\$ 1,732.39	\$285.84	\$1,446.55	506%	\$0.00	\$0.00	\$0.00 0%	\$1,732.39	\$285.84	\$ 1,446.55	
SF 65'	0	\$ 1,882.53	\$310.62	\$1,571.91	506%	\$0.00	\$0.00	\$0.00 0%	\$1,882.53	\$310.62	\$ 1,571.91	
SF 70'	41	\$ 2,021.12	\$333.49	\$1,687.63	506%	\$0.00	\$0.00	\$0.00 0%	\$2,021.12	\$333.49	\$ 1,687.63	
	966											

ASSESSMENT INCREASE ANALYSIS

Product		Assessment Increase \$ 100,000			Change
		Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase	
Townhome 25'		\$ 6,350.70	19%	\$ 25.61	\$ 33,080
Twin Villa 42.5'		\$ 4,187.95	19%	\$ 38.78	\$ 21,815
SF 50'		\$36,216.54	19%	\$ 45.73	\$188,653
SF 60'		\$39,454.08	19%	\$ 54.87	
SF 65'		\$ 2,504.43	19%	\$ 59.63	
SF 70'		\$17,669.28	19%	\$ 64.02	
Total		\$ 106,383			section costs included

ASSESSMENT TREND ANALYSIS - GENERAL FUND

	FY2025	FY2024	FY2023	FY2022	FY2021
\$	808.45	\$ 49.69	\$ 169.04	\$ 169.04	\$ -
\$	1,234.22	\$ 62.47	\$ 211.30	\$ 211.30	\$ -
\$	1,443.66	\$ 88.73	\$ 301.86	\$ 301.86	\$ -
\$	1,732.39	\$ 106.48	\$ 362.24	\$ 362.24	\$ -
\$	1,882.53	\$ 115.92	\$ 392.42	\$ 392.42	\$ -
\$	2,021.12	\$ 124.22	\$ 422.61	\$ 422.61	\$ -

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.