



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:

Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025									All Funds					
ASSESSMENT ALLOCATION														
Assessment Area One- Series 2022 Phases B1-B2, B3, B4, C1														
Product		General Fund			Debt Service Series 2022			Total Assessments per Unit						
Product	DS Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change				
SF 50'	338	\$ 1,443.66	\$238.20	\$1,205.46	\$1,728.26	\$1,728.26	0.0%	\$3,171.92	\$1,966.46	\$ 1,205.46				
SF 60'	262	\$ 1,732.39	\$285.84	\$1,466.55	\$2,073.91	\$2,073.91	0.0%	\$3,806.30	\$2,359.75	\$ 1,446.55				
SF 65'	42	\$ 1,882.53	\$310.62	\$1,571.91	\$2,246.74	\$2,246.74	0.0%	\$4,129.27	\$2,557.36	\$ 1,571.91				
SF 70'	128	\$ 2,021.12	\$333.49	\$1,687.63	\$2,419.56	\$2,419.56	0.0%	\$4,440.68	\$2,753.05	\$ 1,687.63				
	770													
Assessment Area Two- Series 2023 E-Villas, C1-B, C2, D4														
Product		O&M Per Unit			Debt Service Series 2023			Total Assessments per Unit						
Product	DS Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change				
Twin Villa 42.5'	89	\$ 1,224.22	\$202.00	\$1,022.22	\$1,469.00	\$1,469.00	0.0%	\$2,693.22	\$1,671.00	\$ 1,022.22				
SF 50'	88	\$ 1,443.66	\$238.20	\$1,205.46	\$1,728.26	\$1,728.26	0.0%	\$3,171.92	\$1,966.46	\$ 1,205.46				
SF 60'	165	\$ 1,732.39	\$285.84	\$1,466.55	\$2,073.91	\$2,073.91	0.0%	\$3,806.30	\$2,359.75	\$ 1,446.55				
SF 70'	107	\$ 2,021.12	\$333.49	\$1,687.63	\$2,419.56	\$2,419.56	0.0%	\$4,440.68	\$2,753.05	\$ 1,687.63				
	449													
Future Units														
Product		O&M Per Unit			Future Units			Total Assessments per Unit						
Product	DS Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Dollar Change				
Townhome 35'	248	\$ 808.45	\$133.39	\$675.06	\$0.00	\$0.00	0.0%	\$808.45	\$133.39	\$ 675.06				
Twin Villa 42.5'	19	\$ 1,224.22	\$202.00	\$1,022.22	\$0.00	\$0.00	0.0%	\$1,224.22	\$202.00	\$ 1,022.22				
SF 50'	366	\$ 1,443.66	\$238.20	\$1,205.46	\$0.00	\$0.00	0.0%	\$1,443.66	\$238.20	\$ 1,205.46				
SF 60'	292	\$ 1,732.39	\$285.84	\$1,466.55	\$0.00	\$0.00	0.0%	\$1,732.39	\$285.84	\$ 1,446.55				
SF 65'	0	\$ 1,882.53	\$310.62	\$1,571.91	\$0.00	\$0.00	0.0%	\$1,882.53	\$310.62	\$ 1,571.91				
SF 70'	41	\$ 2,021.12	\$333.49	\$1,687.63	\$0.00	\$0.00	0.0%	\$2,021.12	\$333.49	\$ 1,687.63				
	966													
ASSESSMENT INCREASE ANALYSIS														
Product		Assessment Increase \$ 100,000			Per Unit O&M % Increase			Total Assessments per Unit						
Product	DS Units	Per Product	Per Unit O&M % Increase	Per Unit O&M \$ Increase	Change			FY 2026	FY 2025	Dollar Change				
Townhome 35'		\$ 6,350.70	10%	\$ 25.61	\$ 33,080									
Twin Villa 42.5'		\$ 4,187.95	10%	\$ 38.78	\$ 21,815									
SF 50'		\$36,216.54	10%	\$ 45.73	\$168,653									
SF 60'		\$39,454.08	10%	\$ 54.87										
SF 65'		\$ 2,504.43	10%	\$ 59.63										
SF 70'		\$17,669.28	10%	\$ 64.02										
Total		\$ 106,353	Section costs included											
ASSESSMENT TREND ANALYSIS - GENERAL FUND														
		FY2025			FY2024			FY2023						
		FY2025	FY2024		FY2024	FY2023		FY2023	FY2022		FY2021			
		\$ 808.45	\$ 49.89		\$ 160.04	\$ 160.04		\$ 160.04	\$ 160.04		\$ -			
		\$ 1,224.22	\$ 62.47		\$ 211.30	\$ 211.30		\$ 211.30	\$ 211.30		\$ -			
		\$ 1,443.66	\$ 88.73		\$ 301.86	\$ 301.86		\$ 301.86	\$ 301.86		\$ -			
		\$ 1,732.39	\$ 106.48		\$ 362.24	\$ 362.24		\$ 362.24	\$ 362.24		\$ -			
		\$ 1,882.53	\$ 115.92		\$ 392.42	\$ 392.42		\$ 392.42	\$ 392.42		\$ -			
		\$ 2,021.12	\$ 124.22		\$ 422.61	\$ 422.61		\$ 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.