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:

Two Rivers East
Community Development District — *All Funds*

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One - Parcels E-1, E-2, F-1 & F-2										
		General Fund			Debt Service Series 2023			Total Assessments per Unit		
Product	Units	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change	FY 2027	FY 2026	Dollar Change
Single Family 40'	560	$1,213.89	$871.32	$342.57	$1,383.00	$1,383.00	$0.00	$2,596.89	$2,254.32	$342.57
Single Family 50'	446	$1,517.36	$1,089.15	$428.21	$1,729.00	$1,729.00	$0.00	$3,246.36	$2,818.15	$428.21
Single Family 60'	204	$1,820.83	$1,306.98	$513.85	$2,074.00	$2,074.00	$0.00	$3,894.83	$3,380.98	$513.85
	1210									

ASSESSMENT INCREASE ANALYSIS

		Assessment Increase	$250,000.00
Product		Per Product	Per Unit O&M % Increase	Per Unit O&M $ Increase
Single Family 40'		$104,626.74	0.0%	$0.00
Single Family 50'		$104,159.66	0.0%	$0.00
Single Family 60'		$57,171.04	0.0%	$0.00
Total		$265,957.45	*Collection costs included*	

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY 2027	FY 2026	FY 2025	FY 2024
$1,213.89	$871.32	$871.32	$228.40
$1,517.36	$1,089.15	$1,089.15	$285.50
$1,820.83	$1,306.98	$1,306.98	$342.61

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.