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 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2022 Phases B1, B2, B3, B4, C1-A, D2, portion of E villas

		General Fund				Debt Service Series 2022				Total Assessments per Unit		
Product	DS Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		Percent Change	FY 2027	FY 2026	Dollar Change
Twin Villa 42.5'	20	$1,531.41	$1,224.22	$307.18	25%	$1,728.26	$1,728.26	$0.00	0.00%	$3,259.67	$2,952.48	$307.18
SF 50'	346	$1,805.90	$1,443.66	$362.25	25%	$1,728.26	$1,728.26	$0.00	0.00%	$3,534.16	$3,171.92	$362.25
SF 60'	309	$2,167.09	$1,732.39	$434.70	25%	$2,073.91	$2,073.91	$0.00	0.00%	$4,241.00	$3,806.30	$434.70
SF 65'	42	$2,354.90	$1,882.53	$472.37	25%	$2,246.74	$2,246.74	$0.00	0.00%	$4,601.64	$4,129.27	$472.37
SF 70'	70	$2,528.27	$2,021.12	$507.14	25%	$2,419.56	$2,419.56	$0.00	0.00%	$4,947.83	$4,440.68	$507.14
	787											

Assessment Area Two- Series 2023 C1-B, portion of D1, D4, D6, E (villas)

		O&M Per Unit				Debt Service Series 2023				Total Assessments per Unit		
Product	DS Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		Percent Change	FY 2027	FY 2026	Dollar Change
Twin Villa 42.5	88	$1,531.41	$1,224.22	$307.18	25%	$1,469.00	$1,469.00	$0.00	0.00%	$3,000.41	$2,693.22	$307.18
SF 50'	93	$1,805.90	$1,443.66	$362.25	25%	$1,728.26	$1,728.26	$0.00	0.00%	$3,534.16	$3,171.92	$362.25
SF 60'	101	$2,167.09	$1,732.39	$434.70	25%	$2,073.91	$2,073.91	$0.00	0.00%	$4,241.00	$3,806.30	$434.70
SF 70'	159	$2,528.27	$2,021.12	$507.14	25%	$2,419.56	$2,419.56	$0.00	0.00%	$4,947.83	$4,440.68	$507.14
	441											

Assessment Area Three- Series 2024 C2, D1, D5, D6, D8, D9, D10, D11

		O&M Per Unit				Debt Service Series 2024				Total Assessments per Unit		
Product	DS Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		Percent Change	FY 2027	FY 2026	Dollar Change
SF 50'	353	$1,805.90	$1,443.66	$362.25	25%	$1,728.31	$1,728.31	$0.00	0.00%	$3,534.21	$3,171.97	$362.25
SF 60'	309	$2,167.09	$1,732.39	$434.70	25%	$2,073.97	$2,073.97	$0.00	0.00%	$4,241.05	$3,806.36	$434.70
SF 70'	47	$2,528.27	$2,021.12	$507.14	25%	$2,419.63	$2,419.63	$0.00	0.00%	$4,947.89	$4,440.75	$507.14
	709											

Vacant Parcel B6

		O&M Per Unit				Future Units				Total Assessments per Unit		
Product	DS Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026		Percent Change	FY 2027	FY 2026	Dollar Change
SF 70'	87	$250.00	$0.00	$250.00	n/a	$0.00	$0.00	$0.00	0.00%	$250.00	$0.00	$250.00
	87											

GRAND TOTAL UNITS	2024

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.