## TWO RIVERS EAST

#### COMMUNITY DEVELOPMENT DISTRICT

#### FISCAL YEAR 2024 FINAL ANNUAL OPERATING BUDGET



May 16, 2023

#### TWO RIVERS EAST

SPECIAL ASSISSMENTS		Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Final Operating Budget	Increase / Decrease from FY 2023 to FY 2024
Special Statisticanics & Maintenance Assembra Real   988295.00   0.00   -194272.00   0.00   -194272.00   0.00   -194272.00   0.00   0.00   -194272.00   0.	REVENUES			
Special Special Maintenance Assembt-Tax Roll   988295.00   0.00   -9882955.00   0.00   -194272.00   0.00   -194272.00   0.00   -194272.00   0.00   0.00   -194272.00   0	SPECIAL ASSESSMENTS			
Department of Collection Faces   10,00   0.00   0		282305.00	0.00	-282305.00
Discounts and Collection Fees   0.00   0.0	*			
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	•			
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES   Developer Contribution   18425.00   1			3100	0.00
Developer Contribution   0.00	TOTAL SPECIAL ASSESSMENTS	475,667.00	0.00	(475,667.00)
Developer Contribution   0.00	CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	•		
TOTAL REVENUES		0.00	118425.00	118425.00
EXPENDITURES	TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0	118,425	118,425
Supersior Fees   0.00   3000.00	TOTAL REVENUES	475,667	118,425	(357,242)
Supervisor Frees   0.00   3000.00				
Supervisor Frees   0.00   3000.00	EXPENDITURES			
Supervisor Fees   0.00   3000.00				
TOTAL LEGISLATIVE		0.00	3000.00	3000 00
FINANCIAL & ADMINISTRATIVE				
Administrative Services   10000.00   4500.00   -5500.00   District Manager   3750.00   25000.00   21250.00   District Manager   0.00   9500.00   9500.00   9500.00   9500.00   9500.00   9500.00   2700.00	TOTAL ELOIDERTIVE		3,000	3,000
Administrative Services   10000.00   4500.00   -5500.00   District Manager   3750.00   25000.00   21250.00   District Manager   0.00   9500.00   9500.00   9500.00   9500.00   9500.00   9500.00   2700.00	ETNIANCIAL O ADMINICIPO ATRICE			
District Manager				
District Engineer				
Trustee Fees         6000.00         6500.00         500.00           Recording Secretary         25.00         2400.00         2375.00           Organizational Meeting/Initial Set Up         9000.00         4000.00         −5000.00           Construction Accounting         4200.00         9000.00         4800.00           Dissemination Services         9500.00         4200.00         −5300.00           Financial & Revenue Collections         20833.00         1200.00         −19633.00           Rentals & Leases         175,00         600.00         425,00           Office Supplies         0.00         100.00         100.00           Technology Services         2500.00         600.00         −21900.00           Accounting Services         2500.00         9000.00         6500.00           Accounting Services         2500.00         9000.00         6500.00           Postage, Phone, Faxes, Copies         3598.00         500.00         -3098.00           Public Officials Insurance         4000.00         2500.00         -1500.00           Legal Advertissing         100.00         3500.00         300.00           Bank Fees         500.00         250.00         300.00           Website Development & Maintenance <td></td> <td></td> <td></td> <td>· ·</td>				· ·
Recording Secretary         25.00         2400.00         2375.00           Organizational Meeting/Initial Set Up         9000.00         4000.00         -5000.00           Construction Accounting         4200.00         9000.00         4800.00           Dissemination Services         9500.00         4200.00         -5300.00           Financial & Revenue Collections         20833.00         1200.00         -19633.00           Rentals & Leases         175.00         600.00         425.00           Office Supplies         0.00         100.00         100.00           Technology Services         2500.00         600.00         -21900.00           Accounting Services         2500.00         9000.00         6500.00           Auditing Services         0.00         6000.00         6000.00           Accounting Services         2500.00         500.00         300.00           Auditing Services         0.00         6000.00         6500.00           Public Officials Insurance         4000.00         2500.00         -3908.00           Public Officials Insurance         4000.00         3500.00         3400.00           Bank Fees         500.00         2500.00         -3000.00           Miscellancous Fees         500	· · · · · · · · · · · · · · · · · · ·			
Organizational Meeting/Initial Set Up         9000.00         4000.00         -5000.00           Construction Accounting         4200.00         9000.00         4800.00           Dissemination Services         9500.00         4200.00         -5300.00           Financial & Revenue Collections         20833.00         1200.00         -19633.00           Rentals & Leases         175.00         600.00         425.00           Office Supplies         0.00         100.00         100.00           Technology Services         22500.00         600.00         -21900.00           Accounting Services         2500.00         9000.00         6500.00           Auditing Services         0.00         6000.00         6500.00           Auditing Services         3598.00         500.00         -3098.00           Postage, Phone, Faxes, Opies         3598.00         500.00         -3098.00           Public Officials Insurance         4000.00         2500.00         -3098.00           Legal Advertising         100.00         3500.00         3400.00           Bank Fees         500.00         200.00         -300.00           Dues, Licenses & Fees         500.00         250.00         -250.00           Website Development & Maintenance<				The state of the s
Construction Accounting         4200.00         9000.00         4800.00           Dissemination Services         9500.00         4200.00         -5300.00           Financial & Revenue Collections         20833.00         1200.00         -19633.00           Rentals & Leases         175.00         600.00         425.00           Office Supplies         0.00         100.00         -21900.00           Accounting Services         2500.00         9000.00         6500.00           Accounting Services         0.00         6000.00         6500.00           Auditing Services         0.00         6000.00         6000.00           Postage, Phone, Faxes, Copies         3598.00         500.00         -3098.00           Public Officials Insurance         4000.00         2500.00         -1500.00           Legal Advertising         100.00         3500.00         3400.00           Bank Fees         500.00         200.00         -300.00           Dues, Licenses & Fees         2000.00         175.00         -1825.00           Miscellaneous Fees         500.00         250.00         -250.00           Website Development & Maintenance         2625.00         1200.00         1425.00           ADA Website Compliance <td< td=""><td>•</td><td>•</td><td></td><td></td></td<>	•	•		
Dissemination Services   9500.00   4200.00   -5300.00   Financial & Revenue Collections   20833.00   1200.00   -19633.00   1200.00   -19633.00   1200.00   -19633.00   1200.00   -19633.00   1200.00   425.00   175.00   600.00   425.00   100.00				-
Financial & Revenue Collections   20833.00   1200.00   -19633.00   Rentals & Leases   175.00   600.00   425.00   600.00   425.00   600.00   100.0	· · · · · · · · · · · · · · · · · · ·	•	•	•
Rentals & Leases				
Office Supplies         0.00         100.00         100.00           Technology Services         22500.00         600.00         -21900.00           Accounting Services         2500.00         9000.00         6500.00           Auditing Services         0.00         6000.00         6000.00           Postage, Phone, Faxes, Copies         3598.00         500.00         -3098.00           Public Officials Insurance         4000.00         2500.00         -1500.00           Legal Advertising         100.00         3500.00         3400.00           Bank Fees         500.00         200.00         -300.00           Dues, Licenses & Fees         2000.00         175.00         -2825.00           Website Development & Maintenance         2625.00         1200.00         -1425.00           ADA Website Compliance         500.00         1800.00         1300.00           TOTAL FINANCIAL & ADMINISTRATIVE         102,306         92,725         (9,581)           LEGAL COUNSEL         9,500         9,500         0           OTTAL LEGAL COUNSEL         9,500         9,500         0           OTTAL LEGAL COUNSEL         9,500         9,500         0           OTTAL LEGAL				
Technology Services				
Accounting Services         2500.00         9000.00         6500.00           Auditing Services         0.00         6000.00         6000.00           Postage, Phone, Faxes, Copies         3598.00         500.00         -3098.00           Public Officials Insurance         4000.00         2500.00         -1500.00           Legal Advertising         100.00         3500.00         3400.00           Bank Fees         500.00         200.00         -300.00           Dues, Licenses & Fees         2000.00         175.00         -1825.00           Miscellaneous Fees         500.00         250.00         -250.00           Website Development & Maintenance         2625.00         1200.00         -1425.00           ADA Website Compliance         500.00         1800.00         1300.00           TOTAL FINANCIAL & ADMINISTRATIVE         102,306         92,725         (9,581)           LEGAL COUNSEL           District Counsel         9500.00         9,500.00         0.00           OTHER PHYSICAL ENVIRONMENT           General Liability Insurance         500.00         3200.00         2700.00           Aquatic Maintenance - Contract         17500.00         0.00         -17500.00	• •			
Auditing Services   0.00   6000.00   6000.00   6000.00     Postage, Phone, Faxes, Copies   3598.00   500.00   -3098.00     Public Officials Insurance   4000.00   2500.00   -1500.00     Legal Advertising   100.00   3500.00   3400.00     Bank Fees   500.00   200.00   -300.00     Dues, Licenses & Fees   2000.00   175.00   -1825.00     Miscellaneous Fees   500.00   250.00   -250.00     Website Development & Maintenance   2625.00   1200.00   -1425.00     ADA Website Compliance   500.00   1800.00   1300.00      TOTAL FINANCIAL & ADMINISTRATIVE   102,306   92,725   (9,581)     LEGAL COUNSEL	••			
Postage, Phone, Faxes, Copies         3598.00         500.00         -3098.00           Public Officials Insurance         4000.00         2500.00         -1500.00           Legal Advertising         100.00         3500.00         3400.00           Bank Fees         500.00         200.00         -309.00           Dues, Licenses & Fees         2000.00         175.00         -1825.00           Miscellaneous Fees         500.00         250.00         -250.00           Website Development & Maintenance         2625.00         1200.00         -1425.00           ADA Website Compliance         500.00         1800.00         1300.00           TOTAL FINANCIAL & ADMINISTRATIVE         102,306         92,725         (9,581)           LEGAL COUNSEL           District Counsel         9500.00         9500.00         0.00           OTHER PHYSICAL ENVIRONMENT           General Liability Insurance         500.00         3200.00         2700.00           Aquatic Maintenance - Contract         17500.00         0.00         -17500.00		•		
Public Officials Insurance				
Legal Advertising       100.00       3500.00       3400.00         Bank Fees       500.00       200.00       -300.00         Dues, Licenses & Fees       2000.00       175.00       -1825.00         Miscellaneous Fees       500.00       250.00       -250.00         Website Development & Maintenance       2625.00       1200.00       -1425.00         ADA Website Compliance       500.00       1800.00       1300.00         TOTAL FINANCIAL & ADMINISTRATIVE       102,306       92,725       (9,581)         LEGAL COUNSEL         District Counsel       9500.00       9500.00       0.00         TOTAL LEGAL COUNSEL         OTHER PHYSICAL ENVIRONMENT         General Liability Insurance       500.00       3200.00       2700.00         Aquatic Maintenance - Contract       17500.00       0.00       -17500.00			· ·	~ /
Dues, Licenses & Fees         2000.00         175.00         -1825.00           Miscellaneous Fees         500.00         250.00         -250.00           Website Development & Maintenance         2625.00         1200.00         -1425.00           ADA Website Compliance         500.00         1800.00         1300.00           TOTAL FINANCIAL & ADMINISTRATIVE         102,306         92,725         (9,581)           LEGAL COUNSEL           District Counsel         9500.00         9500.00         0.00           TOTAL LEGAL COUNSEL           OTHER PHYSICAL ENVIRONMENT         9,500         9,500         0           General Liability Insurance         500.00         3200.00         2700.00           Aquatic Maintenance - Contract         17500.00         0.00         -17500.00		100.00	3500.00	3400.00
Miscellaneous Fees       500.00       250.00       -250.00         Website Development & Maintenance       2625.00       1200.00       -1425.00         ADA Website Compliance       500.00       1800.00       1300.00         TOTAL FINANCIAL & ADMINISTRATIVE       102,306       92,725       (9,581)         LEGAL COUNSEL         District Counsel       9500.00       9500.00       0.00         TOTAL LEGAL COUNSEL         OTHER PHYSICAL ENVIRONMENT         General Liability Insurance       500.00       3200.00       2700.00         Aquatic Maintenance - Contract       17500.00       0.00       -17500.00	Bank Fees	500.00	200.00	-300.00
Website Development & Maintenance       2625.00       1200.00       -1425.00         ADA Website Compliance       500.00       1800.00       1300.00         TOTAL FINANCIAL & ADMINISTRATIVE       102,306       92,725       (9,581)         LEGAL COUNSEL         District Counsel       9500.00       9500.00       0.00         TOTAL LEGAL COUNSEL         9,500       9,500       0         OTHER PHYSICAL ENVIRONMENT         General Liability Insurance       500.00       3200.00       2700.00         Aquatic Maintenance - Contract       17500.00       0.00       -17500.00	Dues, Licenses & Fees	2000.00	175.00	-1825.00
ADA Website Compliance 500.00 1800.00 1300.00  TOTAL FINANCIAL & ADMINISTRATIVE 102,306 92,725 (9,581)  LEGAL COUNSEL  District Counsel 9500.00 9500.00 0.00  TOTAL LEGAL COUNSEL 9,500 9,500 0  OTHER PHYSICAL ENVIRONMENT  General Liability Insurance 500.00 3200.00 2700.00 Aquatic Maintenance - Contract 17500.00 0.00 -17500.00	Miscellaneous Fees	500.00	250.00	-250.00
TOTAL FINANCIAL & ADMINISTRATIVE         102,306         92,725         (9,581)           LEGAL COUNSEL         District Counsel         9500.00         9500.00         0.00           TOTAL LEGAL COUNSEL         9,500         9,500         0           OTHER PHYSICAL ENVIRONMENT         500.00         3200.00         2700.00           Aquatic Maintenance - Contract         17500.00         0.00         -17500.00	Website Development & Maintenance	2625.00	1200.00	-1425.00
LEGAL COUNSEL           District Counsel         9500.00         9500.00         0.00           TOTAL LEGAL COUNSEL         9,500         9,500         0           OTHER PHYSICAL ENVIRONMENT           General Liability Insurance         500.00         3200.00         2700.00           Aquatic Maintenance - Contract         17500.00         0.00         -17500.00	ADA Website Compliance	500.00	1800.00	1300.00
District Counsel         9500.00         9500.00         0.00           TOTAL LEGAL COUNSEL         9,500         9,500         0           OTHER PHYSICAL ENVIRONMENT         500.00         3200.00         2700.00           Aquatic Maintenance - Contract         17500.00         0.00         -17500.00	TOTAL FINANCIAL & ADMINISTRATIVE	102,306	92,725	(9,581)
District Counsel         9500.00         9500.00         0.00           TOTAL LEGAL COUNSEL         9,500         9,500         0           OTHER PHYSICAL ENVIRONMENT           General Liability Insurance         500.00         3200.00         2700.00           Aquatic Maintenance - Contract         17500.00         0.00         -17500.00	LECAL COUNSEL	•		
TOTAL LEGAL COUNSEL         9,500         9,500         0           OTHER PHYSICAL ENVIRONMENT         500.00         3200.00         2700.00           Aquatic Maintenance - Contract         17500.00         0.00         -17500.00		0500.00	0500.00	0.00
OTHER PHYSICAL ENVIRONMENT           General Liability Insurance         500.00         3200.00         2700.00           Aquatic Maintenance - Contract         17500.00         0.00         -17500.00	District Couriser	9500.00	9500.00	0.00
General Liability Insurance         500.00         3200.00         2700.00           Aquatic Maintenance - Contract         17500.00         0.00         -17500.00	TOTAL LEGAL COUNSEL	9,500	9,500	0
Aquatic Maintenance - Contract 17500.00 0.00 -17500.00				
		500.00	3200.00	2700.00
Debris Cleanup         0.00         0.00         0.00		17500.00	0.00	-17500.00
	Debris Cleanup	0.00	0.00	0.00

#### TWO RIVERS EAST

D. J. G. J. W. N. G. W. J.			
Entry/Gate/Walls/Sinage Maintenance Facility A/C Maintenance	1500.00	0.00	-1500.00
Facility Janitorial R&M - Contract	1000.00	0.00	-1000.00
acinty Janitorial Supplies/Other	7500.00	0.00	-7500.00 -750.00
nsurance - General Liability	750.00 3200.00	0.00	-3200.00
rigation Maintenance	5000.00	0.00	-5000.00
andscape - Annuals	14000.00	0.00	-14000.00
andscape - Other	5000.00	0.00	-5000.00
andscape - Mulch	18500.00	0.00	-18500.00
andscape - Plant Replacement Program	10000.00	0.00	-10000.00
andscape Maintenance - Contract	136361.00	0.00	-136361.00
ool - R&M	2500.00	0.00	-2500.00
ecurity	0.00	0.00	0.00
menity Cameras	0.00	0.00	0.00
COTAL OTHER PHYSICAL ENVIRONMENT	223,311	3,200	(220,111)
OTAL OTHER PHISICAL ENVIRONMENT	223,311	3,200	(220,111)
arks & Rec			
ccess Control Fob Distribution	0.00	0.00	0.00
ccess Control Maintenance & Fobs	2000.00	0.00	-2000.00
menity Furniture	0.00	0.00	0.00
menity R&M	7500.00	0.00	-7500.00
ontingency-Misc	2500.00	0.00	-2500.00
eld Services	12000.00	0.00	-12000.00
og Waste Station Service & Supplies	1500.00	0.00	-1500.00
arbage Recreation Center ark Maintenance - Contract	2800.00	0.00	-2800.00
	300.00	0.00	-300.00
est Control - Amenity	0.00	0.00	0.00
ool - Contract	12000.00	0.00	-12000.00
ool - Permits	350.00	0.00	-350.00
pecial Events elephone/Internet Services	500.00	0.00	-500.00
erephone/Internet Services	950.00	0.00	-950.00
OTAL Parks & Rec	42,400	0	(42,400)
Road & Street Facilities	•		
idewalk/Pavement/Drainage Repair	1500.00	0.00	-1500.00
OTAL Road & Street Facilities	1,500	0	(1,500)
OTAL Road & Street Facilities		0	(1,300)
Vater - Sewer Combination Services  tility - Water/Sewer	4500.00	0.00	-4500.00
unty - water/sewer	4500.00	0.00	-4500.00
OTAL Water - Sewer Combination Services	4,500	0	(4,500)
lectric Utility Services	1		
tility - Electric	12000.00	0.00	-12000.00
tility - Streetlights	75000.00	0.00	-75000.00
OTAL Electric Utility Services	87,000	0	(87,000)
	•		
CONTINGENCY			
fiscellaneous	0.00	10000.00	10000.00
OTAL RESERVES	0	10,000	10,000
OTAL EXPENDITURES	470,517	118,425	(352,092)
O THE LANDIE CHEE	<b>T</b> / <b>~</b> ?⊍ <del>*</del> /	, <b>4-</b> J	(33-,03-)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	5,150	0	(5,150)

## (1)

# SCHEDULE OF ANNUAL ASSESSMENTS

Lot Size EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment
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SERIES 2023					
Single Family 40'	1.00	560	\$1,383.00	\$83.19	\$1,466.19
Single Family 50'	1.25	446	\$1,729.00	\$103.99	\$1,832.99
Single-Family 60'	1.50	204	\$2,074.00	\$124.79	\$2,198.79
Subtotal		1,210			
TOTAL		1,210			

#### **Notations:**

<sup>(</sup>i) Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

listed are for informational purposes and reflect operations assessments once the community is complete based on the current

(3) The District is actively undergoing construction to complete the capital project improvement program.