

2024

TWO RIVERS EAST
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024
FINAL ANNUAL OPERATING
BUDGET



May 16, 2023

TWO RIVERS EAST

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Final Operating Budget	Increase / Decrease from FY 2023 to FY 2024
REVENUES			
SPECIAL ASSESSMENTS			
Operations & Maintenance Assmts-Tax Roll	282395.00	0.00	-282395.00
Operations & Maintenance Assmts-Off Roll	193272.00	0.00	-193272.00
Discounts and Collection Fees	0.00	0.00	0.00
TOTAL SPECIAL ASSESSMENTS	475,667.00	0.00	(475,667.00)
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES			
Developer Contribution	0.00	118425.00	118425.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	0	118,425	118,425
TOTAL REVENUES	475,667	118,425	(357,242)
EXPENDITURES			
LEGISLATIVE			
Supervisor Fees	0.00	3000.00	3000.00
TOTAL LEGISLATIVE	0	3,000	3,000
FINANCIAL & ADMINISTRATIVE			
Administrative Services	10000.00	4500.00	-5500.00
District Manager	3750.00	25000.00	21250.00
District Engineer	0.00	9500.00	9500.00
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	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	-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	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
Debris Cleanup	0.00	0.00	0.00

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Entry/Gate/Walls/Sinage Maintenance	1500.00	0.00	-1500.00
Facility A/C Maintenance	1000.00	0.00	-1000.00
Facility Janitorial R&M - Contract	7500.00	0.00	-7500.00
Facility Janitorial Supplies/Other	750.00	0.00	-750.00
Insurance - General Liability	3200.00	0.00	-3200.00
Irrigation Maintenance	5000.00	0.00	-5000.00
Landscape - Annuals	14000.00	0.00	-14000.00
Landscape - Other	5000.00	0.00	-5000.00
Landscape - Mulch	18500.00	0.00	-18500.00
Landscape - Plant Replacement Program	10000.00	0.00	-10000.00
Landscape Maintenance - Contract	136361.00	0.00	-136361.00
Pool - R&M	2500.00	0.00	-2500.00
Security	0.00	0.00	0.00
Amenity Cameras	0.00	0.00	0.00
TOTAL OTHER PHYSICAL ENVIRONMENT	223,311	3,200	(220,111)
Parks & Rec			
Access Control Fob Distribution	0.00	0.00	0.00
Access Control Maintenance & Fobs	2000.00	0.00	-2000.00
Amenity Furniture	0.00	0.00	0.00
Amenity R&M	7500.00	0.00	-7500.00
Contingency-Misc	2500.00	0.00	-2500.00
Field Services	12000.00	0.00	-12000.00
Dog Waste Station Service & Supplies	1500.00	0.00	-1500.00
Garbage Recreation Center	2800.00	0.00	-2800.00
Park Maintenance - Contract	300.00	0.00	-300.00
Pest Control - Amenity	0.00	0.00	0.00
Pool - Contract	12000.00	0.00	-12000.00
Pool - Permits	350.00	0.00	-350.00
Special Events	500.00	0.00	-500.00
Telephone/Internet Services	950.00	0.00	-950.00
TOTAL Parks & Rec	42,400	0	(42,400)
Road & Street Facilities			
Sidewalk/Pavement/Drainage Repair	1500.00	0.00	-1500.00
TOTAL Road & Street Facilities	1,500	0	(1,500)
Water - Sewer Combination Services			
Utility - Water/Sewer	4500.00	0.00	-4500.00
TOTAL Water - Sewer Combination Services	4,500	0	(4,500)
Electric Utility Services			
Utility - Electric	12000.00	0.00	-12000.00
Utility - Streetlights	75000.00	0.00	-75000.00
TOTAL Electric Utility Services	87,000	0	(87,000)
CONTINGENCY			
Miscellaneous	0.00	10000.00	10000.00
TOTAL RESERVES	0	10,000	10,000
TOTAL EXPENDITURES	470,517	118,425	(352,092)
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	5,150	0	(5,150)

SCHEDULE OF ANNUAL ASSESSMENTS

(1)

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:

⁽¹⁾ 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.