

2024

# **TWO RIVERS WEST**

## COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2024**  
FINAL ANNUAL OPERATING  
BUDGET



**May 16, 2023**

# Two Rivers West

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Final Operating Budget	Increase / Decrease from FY 2023 to FY 2024
<b>REVENUES</b>			
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>			
Operations & Maintenance Assmts-Tax Roll	\$ 684,517	\$ -	\$ (684,517)
Operations & Maintenance Assmts- Off Roll	\$ -	\$ -	\$ -
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$ 684,517</b>	<b>\$ -</b>	<b>\$ (684,517)</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>			
Developer Funding	\$ -	\$ 201,125	\$ 201,125
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$ -</b>	<b>\$ 201,125</b>	<b>\$ 201,125</b>
<b>TOTAL REVENUES</b>	<b>\$ 684,517</b>	<b>\$ 201,125</b>	<b>\$ (483,392)</b>
<b>EXPENDITURES</b>			
<b>LEGISLATIVE</b>			
Supervisor Fees	\$ -	\$ 3,000	\$ 3,000
<b>TOTAL LEGISLATIVE</b>	<b>\$ -</b>	<b>\$ 3,000</b>	<b>\$ 3,000</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>			
Administrative Services	\$ 4,200	\$ 4,500	\$ 300
District Manager	\$ 500	\$ 25,000	\$ 24,500
District Engineer	\$ 2,000	\$ 9,500	\$ 7,500
Trustee Fees	\$ 2,625	\$ 6,500	\$ 3,875
Recording Secretary	\$ 9,500	\$ 2,400	\$ (7,100)
Organizational Meeting/Initial Set Up	\$ 3,750	\$ 4,000	\$ 250
Construction Accounting	\$ 9,000	\$ 9,000	\$ -
Dissemination Services	\$ 20,834	\$ 4,200	\$ (16,634)
Financial & Revenue Collections	\$ 10,000	\$ 1,200	\$ (8,800)
Rentals & Leases	\$ 6,000	\$ 600	\$ (5,400)
Office Supplies	\$ 1,800	\$ 100	\$ (1,700)
Technology Services	\$ 500	\$ 600	\$ 100
Accounting Services	\$ 500	\$ 9,000	\$ 8,500
Auditing Services	\$ 2,500	\$ 6,000	\$ 3,500
Postage, Phone, Faxes, Copies	\$ -	\$ 500	\$ 500
Public Officials Insurance	\$ 3,500	\$ 5,000	\$ 1,500
Legal Advertising	\$ 200	\$ 3,500	\$ 3,300
Bank Fees	\$ 4,000	\$ 200	\$ (3,800)
Dues, Licenses & Fees	\$ 2,000	\$ 175	\$ (1,825)
Miscellaneous Fees	\$ 250	\$ 250	\$ -
Website Development & Maintenance	\$ 100	\$ 1,200	\$ 1,100
ADA Website Compliance	\$ 175	\$ 1,800	\$ 1,625
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$ 83,934</b>	<b>\$ 95,225</b>	<b>\$ 11,291</b>
<b>LEGAL COUNSEL</b>			
District Counsel	\$ 9,500	\$ 9,500	\$ -
<b>TOTAL DISTRICT COUNSEL</b>	<b>\$ 9,500</b>	<b>\$ 9,500</b>	<b>\$ -</b>
<b>Electric Utility Services</b>			
Electric Utility Services - StreetLights	\$ 135,000	\$ -	\$ (135,000)
Electric Utility Services - All Others	\$ 6,000	\$ -	\$ (6,000)
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$ 141,000</b>	<b>\$ -</b>	<b>\$ (141,000)</b>
<b>Stormwater Control</b>			
Aquatic Maintenance	\$ 30,000	\$ -	\$ (30,000)
Aquatic Plant Replacement	\$ 500	\$ -	\$ (500)
<b>TOTAL STORMWATER CONTROL</b>	<b>\$ 30,500</b>	<b>\$ -</b>	<b>\$ (30,500)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>			
Aquatic Maintenance	\$ 30,000	\$ 38,000	\$ 8,000
General Liability Insurance	\$ 3,200	\$ 5,000	\$ 1,800
Landscape Maintenance-Pond Banks	\$ 22,500	\$ 25,000	\$ 2,500
Debris Cleanup	\$ 5,000	\$ 9,000	\$ 4,000
Wildlife Control	\$ 40,000	\$ 6,400	\$ (33,600)
Landscape Maintenance	\$ 277,383	\$ -	\$ (277,383)
Entry/Gate/Walls Maintenance	\$ 2,500	\$ -	\$ (2,500)
Plant Replacement Program	\$ 15,000	\$ -	\$ (15,000)
Irrigation Maintenance	\$ 5,000	\$ -	\$ (5,000)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$ 400,583</b>	<b>\$ 83,400</b>	<b>\$ (317,183)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>			
Pavement & Drainage Maintenance	\$ 1,500	\$ -	\$ (1,500)
<b>TOTAL PAVEMENT &amp; DRAINAGE MAINTENANCE</b>	<b>\$ 1,500</b>	<b>\$ -</b>	<b>\$ (1,500)</b>
<b>PARKS &amp; RECREATION</b>			
Field Services	\$ 12,000	\$ -	\$ (12,000)
Playground Equipment Maintenance	\$ 1,000	\$ -	\$ (1,000)
Events Service & Supplies	\$ 500	\$ -	\$ (500)
Dog Waste Station Service & Supplies	\$ 1,500	\$ -	\$ (1,500)
<b>TOTAL PARKS &amp; RECREATION</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ (15,000)</b>
<b>CONTINGENCY</b>			

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Miscellaneous Contingency	\$	2,500	\$	10,000	\$	7,500
<b>TOTAL CONTINGENCY</b>	<b>\$</b>	<b>2,500</b>	<b>\$</b>	<b>10,000</b>	<b>\$</b>	<b>7,500</b>
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>684,517</b>	<b>\$</b>	<b>201,125</b>	<b>\$</b>	<b>(483,392)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>-</b>

# TWO RIVERS WEST

## SCHEDULE OF ANNUAL ASSESSMENTS<sub>(1)</sub>

Lot Size	EAU Value	O&M Unit Count	Debt Service Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment
<b>SERIES 2022 - PARCEL B1, B2, B3, B4, C1</b>						
<b>Townhome 28'</b>	0.70	155			\$49.69	\$49.69
<b>Twin Villa 35'</b>	0.88	116			\$62.47	\$62.47
<b>Single Family 40'</b>	1.00	104			\$70.98	\$70.98
<b>Single Family 50'</b>	1.25	880	338	\$1,728.26	\$88.73	\$1,816.99
<b>Single Family 60'</b>	1.50	681	262	\$2,073.91	\$106.48	\$2,180.39
<b>Single Family 65'</b>	1.63	43	42	\$2,246.74	\$115.92	\$2,362.66
<b>Single Family 70'</b>	1.75	170	128	\$2,419.56	\$124.22	\$2,543.78
<b>Single Family 74'</b>	1.85	16			\$131.32	\$131.32
<b>TOTAL</b>		<b>2,165</b>	<b>770</b>			

**Notations:**

<sup>(1)</sup> Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.