Two Rivers West

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:

INFRAMARK

INFRASTRUCTURE MANAGEMENT SERVICES

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION		ADOPTED BUDGET FY 2025		ANNUAL BUDGET FY 2026
REVENUES				
Interest - Investments	$	-	$	-
Operations & Maintenance Assmts - On Roll	$	-	$	-
Special Assmnts- CDD Collected	$	520,845	$	3,157,059
Developer Contributions	$	-	$	-
Developer Contribution - CIP	$	-	$	-
Other Miscellaneous Revenues	$	-	$	-
TOTAL REVENUES	**$**	**520,845**	**$**	**3,157,059**
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	$	12,000	$	12,000
Profserv - District Management	$	25,000	$	25,000
Profserv - Field Management	$	-	$	16,000
Profserv - Administration	$	4,500	$	4,500
Profserv - Recording Secretary	$	2,400	$	2,400
Profserv - Construction Accounting	$	-	$	6,000
Profserv - Financial/Revenue Collections	$	1,200	$	5,000
Profserv - Rental and Leases	$	600	$	600
Profserv - Technology Data Storage	$	600	$	600
Profserv - Accounting Services	$	9,000	$	9,000
Profserv - Dissemination Agent/Reporting	$	19,500	$	5,000
Profserv - Website Admin Services	$	1,200	$	1,200
District Engineer	$	9,500	$	12,500
District Counsel	$	9,500	$	15,000
Trustees Fees	$	6,500	$	6,500
Auditing Services	$	6,000	$	6,000
Postage, Phone, Faxes, Copies	$	500	$	500
Legal Advertising	$	3,500	$	3,500
Bank Fees	$	200	$	-
Dues, Licenses & Fees	$	175	$	175
Website ADA Compliance	$	1,600	$	1,600
Misc Admin	$	250	$	-
Tax Collector	$	1,200	$	-
Meeting Expense	$	1,000	$	500
Loan Interest Expense			$	21,000
Loan Repayment			$	100,000
Total Financial and Administrative	**$**	**116,025**	**$**	**254,575**

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
Insurance		
General Liability	$ 3,146	$ 3,846
Public Officials Insurance	$ 2,574	$ 2,738
Property & Casualty Insurance	$ -	$ 30,000
Deductible	$ -	$ 2,500
Total Insurance	**$ 5,720**	**$ 39,084**
Utility Services		
Electric Utility Services	$ -	$ 500,000
Water/Waste	$ -	$ 85,000
Total Utility Services	**$ -**	**$ 585,000**
Landscape and Pond Maintenace		
Landscape Maintenance - Contract	$ 300,000	$ 1,800,000
Landscaping - R&M	$ 25,000	$ -
Landscaping - Mulch	$ -	$ 100,000
Landscaping - Annuals	$ -	$ 24,000
Landscaping - Plant Replacement Program	$ -	$ 100,000
Irrigation Maintenance & Repairs	$ -	$ 60,000
Aquatics - Contract	$ 38,000	$ 157,000
Dog Station Service & Supplies	$ -	$ 2,400
Wildlife Control	$ 6,100	$ -
Storm Cleanup Contingency	$ -	$ 35,000
Miscellaneous Contingency	$ 30,000	$ -
Total Landscape and Pond Maintenance	***$ 399,100***	***$ 2,278,400***
TOTAL EXPENDITURES	**$ 520,845**	**$ 3,157,059**

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2022 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/31/2025	PROJECTED August-Sep-25	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	$ -		$ -	$ -	$ -
Special Assmnts- Tax Collector	1,439,688		1,439,688	$ 1,439,688	1,439,688
Special Assmnts- CDD Collected	-		-	$ -	-
TOTAL REVENUES	**$ 1,439,688**	**$ -**	**$ 1,439,688**	**$ 1,439,688**	**$ 1,439,688**
EXPENDITURES					
Debt Service					
Principal Prepayments	$ -		$ -	$ -	$ -
Principal Debt Retirement	270,000		270,000	270,000	270,000
Interest Expense	1,176,100		1,176,100	1,176,100	1,176,100
TOTAL EXPENDITURES	**$ 1,446,100**	**$ -**	**$ 1,446,100**	**$ 1,446,100**	**$ 1,446,100**
Excess (deficiency) of revenues Over (under) expenditures	(6,412)		(6,412)	(6,412)	(6,412)
Net change in fund balance	**$ (12,823.85)**		**$ (6,412)**	**$ (6,412)**	**$ (12,824)**
FUND BALANCE, BEGINNING	$ 353	$ (12,471)	$ (12,471)	$ (12,471)	$ (18,883)
FUND BALANCE, ENDING	**$ (12,471)**	**$ (12,471)**	**$ (18,883)**	**$ (18,883)**	**$ (31,707)**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	**11/1/2025**
Series 2022 Bonds:	**$ 19,495,000**	**$ 19,225,000**

Two Rivers West Community Development District
Special Assessment Bonds, Series 2022 (Series 2022 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2023	$ 19,750,000			$ 472,490.87	$ 472,490.87
11/1/2023	$ 19,750,000			$ 594,743.75	$ 594,743.75
5/1/2024	$ 19,750,000	$ 255,000	5.250%	$ 594,743.75	$ 849,743.75
11/1/2024	$ 19,495,000			$ 588,050.00	$ 588,050.00
5/1/2025	$ 19,495,000	$ 270,000	5.250%	$ 588,050.00	$ 858,050.00
11/1/2025	$ 19,225,000			$ 580,962.50	$ 580,962.50
5/1/2026	$ 19,225,000	$ 285,000	5.250%	$ 580,962.50	$ 865,962.50
11/1/2026	$ 18,940,000			$ 573,481.25	$ 573,481.25
5/1/2027	$ 18,940,000	$ 300,000	5.250%	$ 573,481.25	$ 873,481.25
11/1/2027	$ 18,640,000			$ 565,606.25	$ 565,606.25
5/1/2028	$ 18,640,000	$ 315,000	5.250%	$ 565,606.25	$ 880,606.25
11/1/2028	$ 18,325,000			$ 557,337.50	$ 557,337.50
5/1/2029	$ 18,325,000	$ 330,000	5.375%	$ 557,337.50	$ 887,337.50
11/1/2029	$ 17,995,000			$ 548,468.75	$ 548,468.75
5/1/2030	$ 17,995,000	$ 350,000	5.375%	$ 548,468.75	$ 898,468.75
11/1/2030	$ 17,645,000			$ 539,062.50	$ 539,062.50
5/1/2031	$ 17,645,000	$ 370,000	5.375%	$ 539,062.50	$ 909,062.50
11/1/2031	$ 17,275,000			$ 529,118.75	$ 529,118.75
5/1/2032	$ 17,275,000	$ 390,000	5.375%	$ 529,118.75	$ 919,118.75
11/1/2032	$ 16,885,000			$ 518,637.50	$ 518,637.50
5/1/2033	$ 16,885,000	$ 410,000	5.375%	$ 518,637.50	$ 928,637.50
11/1/2033	$ 16,475,000			$ 507,618.75	$ 507,618.75
5/1/2034	$ 16,475,000	$ 435,000	6.000%	$ 507,618.75	$ 942,618.75
11/1/2034	$ 16,040,000			$ 494,568.75	$ 494,568.75
5/1/2035	$ 16,040,000	$ 460,000	6.000%	$ 494,568.75	$ 954,568.75
11/1/2035	$ 15,580,000			$ 480,768.75	$ 480,768.75
5/1/2036	$ 15,580,000	$ 490,000	6.000%	$ 480,768.75	$ 970,768.75
11/1/2036	$ 15,090,000			$ 466,068.75	$ 466,068.75
5/1/2037	$ 15,090,000	$ 520,000	6.000%	$ 466,068.75	$ 986,068.75
11/1/2037	$ 14,570,000			$ 450,468.75	$ 450,468.75
5/1/2038	$ 14,570,000	$ 555,000	6.000%	$ 450,468.75	$ 1,005,468.75
11/1/2038	$ 14,015,000			$ 433,818.75	$ 433,818.75
5/1/2039	$ 14,015,000	$ 585,000	6.000%	$ 433,818.75	$ 1,018,818.75
11/1/2039	$ 13,430,000			$ 416,268.75	$ 416,268.75
5/1/2040	$ 13,430,000	$ 625,000	6.000%	$ 416,268.75	$ 1,041,268.75
11/1/2040	$ 12,805,000			$ 397,518.75	$ 397,518.75
5/1/2041	$ 12,805,000	$ 660,000	6.000%	$ 397,518.75	$ 1,057,518.75
11/1/2041	$ 12,145,000			$ 377,718.75	$ 377,718.75
5/1/2042	$ 12,145,000	$ 705,000	6.000%	$ 377,718.75	$ 1,082,718.75
11/1/2042	$ 11,440,000			$ 356,568.75	$ 356,568.75
5/1/2043	$ 11,440,000	$ 745,000	6.000%	$ 356,568.75	$ 1,101,568.75
11/1/2043	$ 10,695,000			$ 334,218.75	$ 334,218.75
5/1/2044	$ 10,695,000	$ 795,000	6.250%	$ 334,218.75	$ 1,129,218.75
11/1/2044	$ 9,900,000			$ 309,375.00	$ 309,375.00
5/1/2045	$ 9,900,000	$ 845,000	6.250%	$ 309,375.00	$ 1,154,375.00
11/1/2045	$ 9,055,000			$ 282,968.75	$ 282,968.75
5/1/2046	$ 9,055,000	$ 900,000	6.250%	$ 282,968.75	$ 1,182,968.75

11/1/2046	$	8,155,000				$	254,843.75	$	254,843.75
5/1/2047	$	8,155,000	$	960,000	6.250%	$	254,843.75	$	1,214,843.75
11/1/2047	$	7,195,000				$	224,843.75	$	224,843.75
5/1/2048	$	7,195,000	$	1,020,000	6.250%	$	224,843.75	$	1,244,843.75
11/1/2048	$	6,175,000				$	192,968.75	$	192,968.75
5/1/2049	$	6,175,000	$	1,085,000	6.250%	$	192,968.75	$	1,277,968.75
11/1/2049	$	5,090,000				$	159,062.50	$	159,062.50
5/1/2050	$	5,090,000	$	1,155,000	6.250%	$	159,062.50	$	1,314,062.50
11/1/2050	$	3,935,000				$	122,968.75	$	122,968.75
5/1/2051	$	3,935,000	$	1,230,000	6.250%	$	122,968.75	$	1,352,968.75
11/1/2051	$	2,705,000				$	84,531.25	$	84,531.25
5/1/2052	$	2,705,000	$	1,310,000	6.250%	$	84,531.25	$	1,394,531.25
11/1/2052	$	1,395,000				$	43,593.75	$	43,593.75
5/1/2053	$	1,395,000	$	1,395,000	6.250%	$	43,593.75	$	1,438,593.75
			$	**19,750,000**		**$**	**24,444,953.37**	**$**	**44,194,953.37**

Summary of Revenues, Expenditures and Changes in Fund Balances
Series 2023 Bonds
Fiscal Year 2026

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 7/31/2025	PROJECTED August- Sep-25	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	$ -		$ -	$ -	$ -
Special Assmnts- Tax Collector	1,439,688		1,439,688	1,439,688	1,439,688
Special Assmnts- CDD Collected	-		-	-	-
TOTAL REVENUES	**$ 1,439,688**	**$ -**	**$ 1,439,688**	**$ 1,439,688**	**$ 1,439,688**
EXPENDITURES					
Administrative					
Misc-Assessmnt Collection Cost	28,794		28,794	28,794	28,794
Total Administrative	$28,794	$0	$28,794	$28,794	$28,794
Debt Service					
Principal Prepayments	$ -		$ -	$ -	$ -
Principal Debt Retirement	80,000		80,000	80,000	80,000
Interest Expense	671,531		671,531	671,531	671,531
TOTAL EXPENDITURES	**$ 751,531**	**$ -**	**$ 751,531**	**$ 751,531**	**$ 751,531**
Excess (deficiency) of revenues Over (under) expenditures	688,157		688,157	688,157	688,157
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	$ 688,156.82		$ -	$ -	$ 688,157
TOTAL OTHER SOURCES (USES)	**$ 688,157**	**$ -**	**$ -**	**$ -**	**$ 688,157**
Net change in fund balance	**$ 1,376,314**	**$ -**	**$ 688,157**	**$ 688,157**	**$ 1,376,314**
FUND BALANCE, BEGINNING	$ 1,823,000	$ 3,199,314	$ 3,199,314	$ 3,199,314	$ 3,887,470
FUND BALANCE, ENDING	**$ 3,199,314**	**$ 3,199,314**	**$ 3,887,470**	**$ 3,887,470**	**$ 5,263,784**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	11/1/2024	**11/1/2025**
Series 2023 Bonds:	**$ 11,190,000**	**$ 11,030,000**

Series 2016A-2 Special Assessment Revenue Bonds Amortization Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2022	890,000			22,250	23,500	
5/1/2023	890,000	55,000	5.00%	22,250	83,500	99,500
11/1/2023	835,000			20,875	22,000	
5/1/2024	835,000	60,000	5.00%	20,875	82,000	101,750
11/1/2024	775,000			19,375	20,500	
5/1/2025	775,000	60,000	5.00%	19,375	85,500	98,750
11/1/2025	715,000			17,875	18,875	
5/1/2026	715,000	65,000	5.00%	17,875	88,875	100,750
11/1/2026	650,000			16,250	17,125	
5/1/2027	650,000	70,000	5.00%	16,250	87,125	102,500
11/1/2027	580,000			14,500	15,375	
5/1/2028	580,000	70,000	5.00%	14,500	90,375	99,000
11/1/2028	510,000			12,750	13,500	
5/1/2029	510,000	75,000	5.00%	12,750	93,500	100,500
11/1/2029	435,000			10,875	11,500	
5/1/2030	435,000	80,000	5.00%	10,875	96,500	101,750
11/1/2030	355,000			8,875	9,375	
5/1/2031	355,000	85,000	5.00%	8,875	99,375	102,750
11/1/2031	270,000			6,750	7,125	
5/1/2032	270,000	85,000	5.00%	6,750	97,125	98,500
11/1/2032	185,000			4,625	4,875	
5/1/2033	185,000	90,000	5.00%	4,625	99,875	99,250
11/1/2033	95,000			2,375	2,500	
5/1/2034	95,000	95,000	5.00%	2,375	102,500	99,750
		890,000		314,750	1,272,500	1,204,750

Two Rivers West Community Development District
Special Assessment Bonds, Series 2023 (Series 2023 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
5/1/2024	$11,270,000			$ 411,632.99	$ 411,632.99
11/1/2024	$11,270,000	$ 80,000	5.125%	$ 336,790.63	$ 416,790.63
5/1/2025	$11,190,000			$ 334,740.63	$ 334,740.63
11/1/2025	$11,190,000	$ 160,000	5.125%	$ 334,740.63	$ 494,740.63
5/1/2026	$11,030,000			$ 330,640.63	$ 330,640.63
11/1/2026	$11,030,000	$ 165,000	5.125%	$ 330,640.63	$ 495,640.63
5/1/2027	$10,865,000			$ 326,412.50	$ 326,412.50
11/1/2027	$10,865,000	$ 175,000	5.125%	$ 326,412.50	$ 501,412.50
5/1/2028	$10,690,000			$ 321,928.13	$ 321,928.13
11/1/2028	$10,690,000	$ 185,000	5.125%	$ 321,928.13	$ 506,928.13
5/1/2029	$10,505,000			$ 317,187.50	$ 317,187.50
11/1/2029	$10,505,000	$ 195,000	5.125%	$ 317,187.50	$ 512,187.50
5/1/2030	$10,310,000			$ 312,190.63	$ 312,190.63
11/1/2030	$10,310,000	$ 205,000	5.125%	$ 312,190.63	$ 517,190.63
5/1/2031	$10,105,000			$ 306,937.50	$ 306,937.50
11/1/2031	$10,105,000	$ 215,000	6.000%	$ 306,937.50	$ 521,937.50
5/1/2032	$ 9,890,000			$ 300,487.50	$ 300,487.50
11/1/2032	$ 9,890,000	$ 230,000	6.000%	$ 300,487.50	$ 530,487.50
5/1/2033	$ 9,660,000			$ 293,587.50	$ 293,587.50
11/1/2033	$ 9,660,000	$ 240,000	6.000%	$ 293,587.50	$ 533,587.50
5/1/2034	$ 9,420,000			$ 286,387.50	$ 286,387.50
11/1/2034	$ 9,420,000	$ 255,000	6.000%	$ 286,387.50	$ 541,387.50
5/1/2035	$ 9,165,000			$ 278,737.50	$ 278,737.50
11/1/2035	$ 9,165,000	$ 270,000	6.000%	$ 278,737.50	$ 548,737.50
5/1/2036	$ 8,895,000			$ 270,637.50	$ 270,637.50
11/1/2036	$ 8,895,000	$ 285,000	6.000%	$ 270,637.50	$ 555,637.50
5/1/2037	$ 8,610,000			$ 262,087.50	$ 262,087.50
11/1/2037	$ 8,610,000	$ 305,000	6.000%	$ 262,087.50	$ 567,087.50
5/1/2038	$ 8,305,000			$ 252,937.50	$ 252,937.50
11/1/2038	$ 8,305,000	$ 325,000	6.000%	$ 252,937.50	$ 577,937.50
5/1/2039	$ 7,980,000			$ 243,187.50	$ 243,187.50
11/1/2039	$ 7,980,000	$ 340,000	6.000%	$ 243,187.50	$ 583,187.50
5/1/2040	$ 7,640,000			$ 232,987.50	$ 232,987.50
11/1/2040	$ 7,640,000	$ 360,000	6.000%	$ 232,987.50	$ 592,987.50
5/1/2041	$ 7,280,000			$ 222,187.50	$ 222,187.50
11/1/2041	$ 7,280,000	$ 385,000	6.000%	$ 222,187.50	$ 607,187.50
5/1/2042	$ 6,895,000			$ 210,637.50	$ 210,637.50
11/1/2042	$ 6,895,000	$ 405,000	6.000%	$ 210,637.50	$ 615,637.50
5/1/2043	$ 6,490,000			$ 198,487.50	$ 198,487.50
11/1/2043	$ 6,490,000	$ 430,000	6.000%	$ 198,487.50	$ 628,487.50
5/1/2044	$ 6,060,000			$ 185,587.50	$ 185,587.50
11/1/2044	$ 6,060,000	$ 455,000	6.125%	$ 185,587.50	$ 640,587.50
5/1/2045	$ 5,605,000			$ 171,653.13	$ 171,653.13
11/1/2045	$ 5,605,000	$ 485,000	6.125%	$ 171,653.13	$ 656,653.13
5/1/2046	$ 5,120,000			$ 156,800.00	$ 156,800.00
11/1/2046	$ 5,120,000	$ 515,000	6.125%	$ 156,800.00	$ 671,800.00
5/1/2047	$ 4,605,000			$ 141,028.13	$ 141,028.13

11/1/2047	$ 4,605,000	$ 545,000	6.125%	$ 141,028.13	$ 686,028.13
5/1/2048	$ 4,060,000			$ 124,337.50	$ 124,337.50
11/1/2048	$ 4,060,000	$ 580,000	6.125%	$ 124,337.50	$ 704,337.50
5/1/2049	$ 3,480,000			$ 106,575.00	$ 106,575.00
11/1/2049	$ 3,480,000	$ 615,000	6.125%	$ 106,575.00	$ 721,575.00
5/1/2050	$ 2,865,000			$ 87,740.63	$ 87,740.63
11/1/2050	$ 2,865,000	$ 655,000	6.125%	$ 87,740.63	$ 742,740.63
5/1/2051	$ 2,210,000			$ 67,681.25	$ 67,681.25
11/1/2051	$ 2,210,000	$ 695,000	6.125%	$ 67,681.25	$ 762,681.25
5/1/2052	$ 1,515,000			$ 46,396.88	$ 46,396.88
11/1/2052	$ 1,515,000	$ 735,000	6.125%	$ 46,396.88	$ 781,396.88
5/1/2053	$ 780,000			$ 23,887.50	$ 23,887.50
11/1/2053	$ 780,000	$ 780,000	6.125%	$ 23,887.50	$ 803,887.50
		$ 11,270,000		**$ 13,576,573.70**	**$ 24,846,573.70**

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assessment Area One- Series 2022 Phases B1-B2, B3, B4, C1

Product	DS Units	General Fund FY 2026	General Fund FY 2025	Dollar Change	Percent Change	Debt Service Series 2022 FY 2026	Debt Service Series 2022 FY 2025		Percent Change	Total Assessments per Unit FY 2026	Total Assessments per Unit FY 2025	Dollar Change
SF 50'	338	$ 1,443.66	$238.20	$1,205.46	506%	$1,728.26	$1,728.26	$0.00	0%	$3,171.92	$1,966.46	$ 1,205.46
SF 60'	262	$ 1,732.39	$285.84	$1,446.55	506%	$2,073.91	$2,073.91	$0.00	0%	$3,806.30	$2,359.75	$ 1,446.55
SF 65'	42	$ 1,882.53	$310.62	$1,571.91	506%	$2,246.74	$2,246.74	$0.00	0%	$4,129.27	$2,557.36	$ 1,571.91
SF 70'	128	$ 2,021.12	$333.49	$1,687.63	506%	$2,419.56	$2,419.56	$0.00	0%	$4,440.68	$2,753.05	$ 1,687.63
	770											

Assessment Area Two- Series 2023 E-Villas, C1-B, C2, D4

Product	DS Units	O&M Per Unit FY 2026	O&M Per Unit FY 2025	Dollar Change	Percent Change	Debt Service Series 2023 FY 2026	Debt Service Series 2023 FY 2025		Percent Change	Total Assessments per Unit FY 2026	Total Assessments per Unit FY 2025	Dollar Change
Twin Villa 42.5	89	$ 1,224.22	$202.00	$1,022.22	506%	$1,469.00	$1,469.00	$0.00	0%	$2,693.22	$1,671.00	$ 1,022.22
SF 50'	88	$ 1,443.66	$238.20	$1,205.46	506%	$1,728.26	$1,728.26	$0.00	0%	$3,171.92	$1,966.46	$ 1,205.46
SF 60'	165	$ 1,732.39	$285.84	$1,446.55	506%	$2,073.91	$2,073.91	$0.00	0%	$3,806.30	$2,359.75	$ 1,446.55
SF 70'	107	$ 2,021.12	$333.49	$1,687.63	506%	$2,419.56	$2,419.56	$0.00	0%	$4,440.68	$2,753.05	$ 1,687.63
	449											

Future Units

Product	DS Units	O&M Per Unit FY 2026	O&M Per Unit FY 2025	Dollar Change	Percent Change	Future Units FY 2026	Future Units FY 2025		Percent Change	Total Assessments per Unit FY 2026	Total Assessments per Unit FY 2025	Dollar Change
Townhome 25'	248	$ 808.45	$133.39	$675.06	506%	$0.00	$0.00	$0.00	0%	$808.45	$133.39	$ 675.06
Twin Villa 42.5'	19	$ 1,224.22	$202.00	$1,022.22	506%	$0.00	$0.00	$0.00	0%	$1,224.22	$202.00	$ 1,022.22
SF 50'	366	$ 1,443.66	$238.20	$1,205.46	506%	$0.00	$0.00	$0.00	0%	$1,443.66	$238.20	$ 1,205.46
SF 60'	292	$ 1,732.39	$285.84	$1,446.55	506%	$0.00	$0.00	$0.00	0%	$1,732.39	$285.84	$ 1,446.55
SF 65'	0	$ 1,882.53	$310.62	$1,571.91	506%	$0.00	$0.00	$0.00	0%	$1,882.53	$310.62	$ 1,571.91
SF 70'	41	$ 2,021.12	$333.49	$1,687.63	506%	$0.00	$0.00	$0.00	0%	$2,021.12	$333.49	$ 1,687.63
	966											

ASSESSMENT INCREASE ANALYSIS

Product		Per Product	Per Unit O&M % Increase	Per Unit O&M $ Increase	Change
		Assessment Increase		$ 100,000	
Townhome 25'		$ 6,350.70	19%	$ 25.61	$ 33,080
Twin Villa 42.5'		$ 4,187.95	19%	$ 38.78	$ 21,815
SF 50'		$36,216.54	19%	$ 45.73	$188,653
SF 60'		$39,454.08	19%	$ 54.87	
SF 65'		$ 2,504.43	19%	$ 59.63	
SF 70'		$17,669.28	19%	$ 64.02	
Total		$ 106,383	*lection costs included*		

ASSESSMENT TREND ANALYSIS - GENERAL FUND

FY2025	FY2024	FY2023	FY2022	FY2021
$ 808.45	$ 49.69	$ 169.04	$ 169.04	$ -
$ 1,224.22	$ 62.47	$ 211.30	$ 211.30	$ -
$ 1,443.66	$ 88.73	$ 301.86	$ 301.86	$ -
$ 1,732.39	$ 106.48	$ 362.24	$ 362.24	$ -
$ 1,882.53	$ 115.92	$ 392.42	$ 392.42	$ -
$ 2,021.12	$ 124.22	$ 422.61	$ 422.61	$ -