

2022



TWO RIVERS NORTH
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022
FINAL ANNUAL OPERATING BUDGET

FEBRUARY 15, 2022



TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

REVENUE COLLECTION

Fiscal Year 2022 Final Operating Budget

December 17th 2021 - September 30th 2022

GENERAL FUND REVENUES

SPECIAL ASSESSMENTS - SERVICE CHARGES

Operations & Maintenance Assmts-On Tax Roll	0.00
Operations & Maintenance Assmts-Off Tax Roll	475,166.67

TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES **\$475,166.67**

CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES

Landowner/Private Contributions	0.00
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TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES **\$0.00**

OTHER MISCELLANEOUS REVENUES

Miscellaneous	0.00
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TOTAL OTHER MISCELLANEOUS REVENUES **\$0.00**

TOTAL REVENUES **\$475,166.67**

Notations:

(1) Revenues shown exclude County 2% collection cost and 4% early payment discount.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

ADMINISTRATION DETAIL

December 17th 2021 - September 30th 2022

EXPENDITURES - SHARED GF ADMINSTRATIVE

FINANCIAL & ADMINISTRATIVE

Supervisor Fees	10,000.00
District Manager	20,833.33
District Engineer	9,500.00
Organizational Meeting/Initial Set up	4,000.00
Administration Services	3,750.00
Recording Secretary	2,000.00
ADA Website Set Up/Compliance	1,800.00
Website Maintenance	1,000.00
Accounting Services	10,000.00
Construction Accounting	4,500.00
Assessment Roll Preparation	0.00
Financial & Revenue Collections	2,625.00
Auditing Services	0.00
Dissemination Services	2,083.33
Arbitrage Rebate Reporting	0.00
Postage, Phone, Faxes, Copies	500.00
Public Officials Insurance	2,500.00
Legal Advertising	3,500.00
Bank Fees	200.00
Dues, Licenses, & Fees	175.00
Rentals and Leases	500.00
Office Supplies	100.00
Website Maintenance	1,000.00
Technology Services	500.00
Miscellaneous Fees	250.00

LEGAL COUNSEL

District Counsel	9,500.00
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TOTAL ADMINSTRATIVE	\$90,816.67
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TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

SITE OPERATIONS

December 17th 2021 - September 30th 2022

EXPENDITURES - FIELD OPERATIONS	
ELECTRIC UTILITY SERVICES	
Electric Utility Services - Streetlights	75,000.00
Electric Utility Services - All Others	12,000.00
TOTAL ELECTRIC UTILITY SERVICES	\$87,000.00
GARBAGE/SOLID WASTE SERVICES	
Garbage Recreation Center	2,800.00
TOTAL GARBAGE/SOLID WASTE SERVICES	\$2,800.00
WATER-SEWER COMBINATION SERVICES	
Water Utility Services	4,500.00
TOTAL WATER-SEWER COMBINATION SERVICES	\$4,500.00
STORMWATER CONTROL	
Aquatic Maintenance	17,500.00
Aquatic Plant Replacement	500.00
TOTAL STORMWATER CONTROL	\$17,500.00
OTHER PHYSICAL ENVIRONMENT	
Property & Casualty Insurance	22,500.00
General Liability Insurance	3,200.00
Entry & Wall Maintenance	1,500.00
Landscape Maintenance	140,000.00
Irrigation Maintenance	5,000.00
Landscape Mulch	18,500.00
Landscape Annuals	14,000.00
Plant Replacement Program	10,000.00
Miscellaneous Landscape	5,000.00
TOTAL OTHER PHYSICAL ENVIRONMENT	\$219,700.00
ROAD & STREET FACILITIES	
Pavement & Drainage Maintenance	1,500.00
TOTAL ROAD & STREET FACILITIES	\$1,500.00
PARKS AND RECREATION	
Field Services	12,000.00
Facility Maintenance	7,500.00
On Site Staff	0.00
Pool Permits	350.00
Facility Janitorial Services	7,500.00
Facility Janitorial Supplies	750.00
Pool Service Contract	12,000.00
Pool Repairs	2,500.00
Facility A/C Maintenance	1,000.00
Telephone/Internet Services	950.00
Playground Equipment Maintenance	300.00
Access Control Maintenance	2,000.00
Dog Waste Station Service and Supplies	1,500.00
Holiday Decorations	0.00
Event Services & Supplies	500.00
TOTAL PARKS AND RECREATION	\$48,850.00
Contingency	
Miscellaneous Contingency	2,500.00
TOTAL CONTINGENCY	\$2,500.00
TOTAL SITE OPERATIONS	\$384,350.00

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT SUMMARY**

Fiscal Year 2022 Final Operating Budget

Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit	O&M Per Unit	FY 2022 Total Assessment
Single Family 40'	1.000	555	555.00	\$0.00	\$468.14	\$468.14
Single Family 50'	1.250	368	460.00	\$0.00	\$585.18	\$585.18
Vacant Acreage	0.500	0	0.00	\$0.00	o	\$0.00
Subtotal		923	1,015.00			

Notations:

(1) Assessments shown are net of County 2% collection cost and 4% early payment discount.