

2024

**TWO RIVERS NORTH**  
COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024  
FINAL ANNUAL OPERATING  
BUDGET



May 16, 2023

# TWO RIVERS NORTH

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Actual Operating Budget	Increase / Decrease from FY 2023 to FY 2024
<b>REVENUES</b>			
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>			
Operations & Maintenance Assmts-Tax Roll	282395.00	0.00	-282395.00
Operations & Maintenance Assmts- Off Roll	193272.00	0.00	-193272.00
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>475667.00</b>	<b>0.00</b>	<b>-475667.00</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>			
Developer Fundings	0.00	201125.00	201125.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>0.00</b>	<b>201125.00</b>	<b>201125.00</b>
<b>Misc Revenue</b>			
Other Miscellaneous Revenues	0.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL REVENUES</b>	<b>475667.00</b>	<b>201125.00</b>	<b>-274542.00</b>
<b>EXPENDITURES</b>			
<b>LEGISLATIVE</b>			
Supervisor Fees	0.00	3000.00	3000.00
<b>TOTAL LEGISLATIVE</b>	<b>0.00</b>	<b>3000.00</b>	<b>3000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>			
Administrative Services	19000.00	4500.00	-14500.00
District Manager	3750.00	2500.00	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	0.00	4000.00	4000.00
Construction Accounting	4200.00	9000.00	4800.00
Dissemination Services	9500.00	4200.00	-5300.00
Financial & Revenue Collections	20834.00	1200.00	-19634.00
Rentals & Leases	175.00	600.00	425.00
Office Supplies	12000.00	100.00	-11900.00
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	3200.00	500.00	-2700.00
Public Officials Insurance	3598.00	5000.00	1402.00
Legal Advertising	4000.00	3500.00	-500.00
Bank Fees	250.00	200.00	-50.00
Dues, Licenses & Fees	100.00	175.00	75.00
Miscellaneous Fees	0.00	250.00	250.00
Website Development & Maintenance	0.00	1200.00	1200.00
ADA Website Compliance	500.00	1800.00	1300.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>112132.00</b>	<b>95225.00</b>	<b>-16907.00</b>
<b>LEGAL COUNSEL</b>			
District Counsel	9500.00	9500.00	0.00
<b>TOTAL DISTRICT COUNSEL</b>	<b>9500.00</b>	<b>9500.00</b>	<b>0.00</b>
<b>Electric Utility Services</b>			
Electric Utility Services - StreetLights	75000.00	0.00	-75000.00
Electric Utility Services	12000.00	0.00	-12000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>87000.00</b>	<b>0.00</b>	<b>-87000.00</b>
<b>Garbage Solid Waste Control Services</b>			
Garbe Recreation Center	2800.00	0.00	-2800.00
<b>TOTAL GARBAGE SOLID WASTE CONTROL SERVICES</b>	<b>2800.00</b>	<b>0.00</b>	<b>-2800.00</b>
<b>Water-Sewer Combination Services</b>			
Water Utility Services	4500.00	0.00	-4500.00
<b>TOTAL WATER-SEWER COMBINATION SERVICES</b>	<b>4500.00</b>	<b>0.00</b>	<b>-4500.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>			
General Liability Insurance	0.00	5000.00	5000.00
Aquatic Maintenance - Contract	17500.00	38000.00	20500.00
Aquatic Plant Replacement	500.00	0.00	-500.00
Contracts - Landscape	14000.00	0.00	-14000.00
Debris Cleanup	0.00	9000.00	9000.00
Entry/Gate/Walls Maintenance	1500.00	0.00	-1500.00
Facility Janitorial R&M - Contract	7500.00	0.00	-7500.00
Facility Janitorial Supplies/Other	750.00	0.00	-750.00
Irrigation Maintenance	5000.00	0.00	-5000.00

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Landscape - Mulch	18500.00	0.00	-18500.00
Landscape - Plant Replacement Program	10000.00	0.00	-10000.00
Landscape Maintenance - Pond Banks	136360.00	25000.00	-111360.00
Pool - R&M	2500.00	0.00	-2500.00
Wildlife Control	0.00	6400.00	6400.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>214110.00</b>	<b>83400.00</b>	<b>-130710.00</b>
<b>ROAD &amp; STREET FACILITIES</b>			
Pavement & Drainage Maintenance	1500.00	0.00	-1500.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>1500.00</b>	<b>0.00</b>	<b>-1500.00</b>
<b>PARKS &amp; RECREATION</b>			
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	0.00	0.00	0.00
Contingency-Misc	0.00	0.00	0.00
Contract - Park Facility Janitorial Maintenance	1500.00	0.00	-1500.00
Dog Waste Station Service & Supplies	0.00	0.00	0.00
Lighting Maintenance	0.00	0.00	0.00
Pest Control - Amenity	0.00	0.00	0.00
Playground Equipment and Maintenance	300.00	0.00	-300.00
Pool - Contract	12000.00	0.00	-12000.00
Pool Permits	350.00	0.00	-350.00
Recreation Equip. Maint.	1000.00	0.00	-1000.00
Repairs & Maintenance	0.00	0.00	0.00
Special Events	500.00	0.00	-500.00
Telephone/Fax/Internet Services	950.00	0.00	-950.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>18600.00</b>	<b>0.00</b>	<b>-18600.00</b>
<b>CONTINGENCY</b>			
Miscellaneous Contingency	2500.00	10000.00	7500.00
<b>TOTAL CONTINGENCY</b>	<b>2500.00</b>	<b>10000.00</b>	<b>7500.00</b>
<b>TOTAL EXPENDITURES</b>	<b>452642.00</b>	<b>201125.00</b>	<b>-251517.00</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>23025.00</b>	<b>0.00</b>	<b>-23025.00</b>

# SCHEDULE OF ANNUAL ASSESSMENTS

(1)

Lot Size	EBU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment
<b>SERIES 2022</b>					
<b>Single Family 40'</b>	1.00	555	\$1,276.60	\$198.15	<b>\$1,474.75</b>
<b>Single Family 50'</b>	1.25	368	\$1,595.74	\$247.69	<b>\$1,843.43</b>
<b>Subtotal</b>		<b>923</b>			
<b>TOTAL</b>		<b>923</b>			

**Notations:**

<sup>(1)</sup> Annual assessments are adjusted for the County collection costs and statutory discounts for early payment.

<sup>(2)</sup> Operations assessments for FY 2024 will be developer funded on actual expenses and collected only from Phase 1. Amounts listed are for informational purposes and reflect operations assessments once the community is complete based on the current budget.

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