Two Rivers North

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Adopted Budget

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Two Rivers North
Community Development District
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
REVENUES		
Interest - Tax Collector	-	-
Special Assmnts- Tax Collector	$ 1,500,047	$ 1,500,047
Special Assmnts- Discounts	$ (60,002)	
TOTAL REVENUES	**$ 1,440,045**	**$ 1,500,047**
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	$ 10,000	$ 12,000
Profserv - Administrative Services	4,500	5,500
Profserv - District Manager	25,000	25,000
Profserv - Recording Secretary	2,400	4,500
Profserv - Accounting Services	9,000	12,000
Profserv - Dissemination Services	5,000	5,000
Profserv - Financial & Revenue Collections	5,000	-
Profserv - Assessment Roll		5,000
Profserv - Rentals & Leases	600	1,200
Profserv - Website Administration	1,200	2,400
Profserv - Technology Services	600	1,200
Profserv - Field Services	12,000	18,000
District Counsel	9,500	25,000
District Engineer	9,500	9,500
Trustee Fees	6,500	6,500
Meeting Expense	4,000	500
Management and Accounting	6,000	-
Auditing Services	6,000	6,000
Postage, Phone, Faxes, Copies, Mailings	2,000	1,000
Legal Advertising	3,500	3,500
Bank Fees	200	200
Dues, Licenses & Fees	175	175
Miscellaneous Expenses	250	-
ADA Website Compliance	1,500	1,500
Info Technology	-	-
Total Financial and Administrative	**$ 124,425**	**$ 145,675**
Insurance		
Public Officials Insurance	$ 2,574	$ 2,738
Property & Causality Insurance	35,000	30,244
General Liability Insurance	3,146	3,346
Crime Insurance	-	500

Two Rivers North
Community Development District
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
Insurance - Deductible	2,500	2,500
Total Insurance	**$ 43,220**	**$ 39,328**
Utility Services		
Streetlights	$ 190,000	$ 190,000
Electric Utility Services	30,000	45,000
Water Utility Services	3,000	20,000
Gas	10,000	10,000
Internet	2,400	1,800
Total Utility Services	**$ 235,400**	**$ 266,800**
Other Physical Environment		
Aquatic Maintenance - Contract	$ 38,000	$ 36,120
Aquatic Plant Replacement	5,000	-
Contracts - Landscape	477,000	477,000
Other Landscape	15,000	-
Landscape R&M	15,000	-
Landscape - Plant Replacement Program	30,000	45,000
Landscape - Mulch	35,000	35,000
Landscape Annuals	18,000	18,000
Irrigation Maintenance	30,000	30,000
Tree Trmming	10,000	10,000
Trail Maintenance	10,000	13,574
Debris Cleanup	9,000	9,000
Entry/Gate/Walls Maintenance	10,000	10,000
Boundary Wall Maintenance	30,000	30,000
Wildlife Control	6,400	9,000
Bush Hogging	-	-
Landscape - Pond	-	-
Waterway Management Program	2,500	-
Total Other Physical Environment	**$ 740,900**	**$ 722,694**
Road & Street Facilities		
Sidewalk, Pavement, Signange Repairs	$ 30,000	$ 30,000
Total Road & Street Facilities	**$ 30,000**	**$ 30,000**
Parks and Recreation		
Amenity Onsite Staff	$ 85,000	$ 87,550
Pool - Onsite Monitor	24,000	24,000
Access Control & Fob Distribution	2,000	-
Access Control R&M	10,000	10,000
Security Monitoring Services	12,000	12,000

Two Rivers North
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General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
Security Camera R&M	4,000	4,000
Amenity Center - Misc Facility	4,000	-
Amenity R&M	20,000	20,000
Contract - Facility Janitorial	32,000	20,000
Facility Janitorial Supplies/Other	3,000	3,000
Dog Waste Station Service & Supplies	5,000	-
Pest Control - Amenity	2,400	2,400
Pool - Contract	36,000	40,000
Pool - R&M	6,000	6,000
Pool Permits	600	600
Special Events	10,000	10,000
Office Supplies	100	1,000
Total Parks and Recreation	**$ 256,100**	**$ 240,550**
Contingency		
Miscellaneous Contingency	$ 10,000	$ 20,000
Storm Clean Up Contingency		35,000
Total Contingency	**$ 10,000**	**$ 55,000**
TOTAL EXPENDITURES	**$ 1,440,045**	**$ 1,500,047**

Series 2022 Bonds
Fiscal Year 2026 Budget

REVENUES		
CDD Debt Service Assessments	$	1,215,334
TOTAL REVENUES	**$**	**1,215,334**
EXPENDITURES		
Series 2022 May Bond Interest Payment	$	453,809
Series 2022 May Bond Principal Payment	$	315,000
Series 2022 November Bond Interest Payment	$	446,525
TOTAL EXPENDITURES	**$**	**1,215,334**
EXCESS OF REVENUES OVER EXPENDITURES	**$**	**-**
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2025	$	17,635,000
Principal Payment Applied Toward Series 2022 Bonds	$	315,000
Bonds Outstanding - Period Ending 11/1/2026	**$**	**17,320,000**

Two Rivers North
Series 2022, Special Assessment Bonds

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2022	$18,495,000			$428,959	$428,959
5/1/2023	$18,495,000	$ 275,000	4.625%	$473,697	$748,697
11/1/2023	$18,220,000	$ -		$467,338	$467,338
5/1/2024	$18,220,000	$ 285,000	4.625%	$467,338	$752,338
11/1/2024	$17,935,000	$ -		$460,747	$460,747
5/1/2025	$17,935,000	$ 300,000	4.625%	$460,747	$760,747
11/1/2025	$17,635,000	$ -		$453,809	$453,809
5/1/2026	$17,635,000	$ 315,000	4.625%	$453,809	$768,809
11/1/2026	$17,320,000	$ -		$446,525	$446,525
5/1/2027	$17,320,000	$ 330,000	4.625%	$446,525	$776,525
11/1/2027	$16,990,000	$ -		$438,894	$438,894
5/1/2028	$16,990,000	$ 345,000	4.875%	$438,894	$783,894
11/1/2028	$16,645,000	$ -		$430,484	$430,484
5/1/2029	$16,645,000	$ 365,000	4.875%	$430,484	$795,484
11/1/2029	$16,280,000	$ -		$421,588	$421,588
5/1/2030	$16,280,000	$ 380,000	4.875%	$421,588	$801,588
11/1/2030	$15,900,000	$ -		$412,325	$412,325
5/1/2031	$15,900,000	$ 400,000	4.875%	$412,325	$812,325
11/1/2031	$15,500,000	$ -		$402,575	$402,575
5/1/2032	$15,500,000	$ 420,000	4.875%	$402,575	$822,575
11/1/2032	$15,080,000	$ -		$392,338	$392,338
5/1/2033	$15,080,000	$ 440,000	5.125%	$392,338	$832,338
11/1/2033	$14,640,000	$ -		$381,063	$381,063
5/1/2034	$14,640,000	$ 465,000	5.125%	$381,063	$846,063
11/1/2034	$14,175,000	$ -		$369,147	$369,147
5/1/2035	$14,175,000	$ 490,000	5.125%	$369,147	$859,147
11/1/2035	$13,685,000	$ -		$356,591	$356,591
5/1/2036	$13,685,000	$ 515,000	5.125%	$356,591	$871,591
11/1/2036	$13,170,000	$ -		$343,394	$343,394
5/1/2037	$13,170,000	$ 540,000	5.125%	$343,394	$883,394
11/1/2037	$12,630,000	$ -		$329,556	$329,556
5/1/2038	$12,630,000	$ 570,000	5.125%	$329,556	$899,556
11/1/2038	$12,060,000	$ -		$314,950	$314,950
5/1/2039	$12,060,000	$ 600,000	5.125%	$314,950	$914,950
11/1/2039	$11,460,000	$ -		$299,575	$299,575
5/1/2040	$11,460,000	$ 635,000	5.125%	$299,575	$934,575
11/1/2040	$10,825,000	$ -		$283,303	$283,303
5/1/2041	$10,825,000	$ 665,000	5.125%	$283,303	$948,303
11/1/2041	$10,160,000	$ -		$266,263	$266,263
5/1/2042	$10,160,000	$ 700,000	5.125%	$266,263	$966,263
11/1/2042	$9,460,000	$ -		$248,325	$248,325
5/1/2043	$9,460,000	$ 740,000	5.250%	$248,325	$988,325
11/1/2043	$8,720,000	$ -		$228,900	$228,900
5/1/2044	$8,720,000	$ 780,000	5.250%	$228,900	$1,008,900
11/1/2044	$7,940,000	$ -		$208,425	$208,425
5/1/2045	$7,940,000	$ 820,000	5.250%	$208,425	$1,028,425
11/1/2045	$7,120,000	$ -		$186,900	$186,900
5/1/2046	$7,120,000	$ 865,000	5.250%	$186,900	$1,051,900
11/1/2046	$6,255,000	$ -		$164,194	$164,194
5/1/2047	$6,255,000	$ 910,000	5.250%	$164,194	$1,074,194
11/1/2047	$5,345,000	$ -		$140,306	$140,306
5/1/2048	$5,345,000	$ 960,000	5.250%	$140,306	$1,100,306
11/1/2048	$4,385,000	$ -		$115,106	$115,106
5/1/2049	$4,385,000	$ 1,010,000	5.250%	$115,106	$1,125,106
11/1/2049	$3,375,000	$ -		$88,594	$88,594
5/1/2050	$3,375,000	$ 1,065,000	5.250%	$88,594	$1,153,594
11/1/2050	$2,310,000	$ -		$60,638	$60,638
5/1/2051	$2,310,000	$ 1,125,000	5.250%	$60,638	$1,185,638
11/1/2051	$1,185,000	$ -		$31,106	$31,106
5/1/2052	$1,185,000	$ 1,185,000	5.250%	$31,106	$1,216,106
Total		**$ 18,495,000**		**$18,388,568**	**$36,883,568**

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assessment Area One										
		O&M Assessment			Debt Service Series 2022			Total Assessments per Unit		
Product	OM Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
SF 40'	555	$ 1,572.21	$ 1,572.21	$ 0.00	$ 1,276.60	$ 1,276.60	$ -	$ 2,848.81	$ 2,848.81	$ 0.00
SF 50'	368	$ 1,965.26	$ 1,965.26	$ 0.00	$ 1,595.74	$ 1,595.74	$ -	$ 3,561.00	$ 3,561.00	$ 0.00
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