

Two Lakes  
Community Development District

**Final Budget For  
Fiscal Year 2017/2018  
October 1, 2017 - September 30, 2018**

# **CONTENTS**

**I FINAL BUDGET**

**II DETAILED FINAL BUDGET**

**FINAL BUDGET**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	<b>FISCAL YEAR 2017/2018 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	0
Developer Contribution	163,583
Debt Assessments	0
Capital Funding - Stormwater Management Project	10,000,000
Interest Income	0
<b>TOTAL REVENUES</b>	<b>\$ 10,163,583</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	0
Management	34,908
Legal	15,000
Assessment Roll	8,750
Methodology Report	0
Audit Fees	4,250
Arbitrage Rebate Fee	0
Insurance	6,000
Legal Advertisements	3,000
Miscellaneous	1,500
Postage	500
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	0
Continuing Disclosure Fee	1,000
<b>Total Administrative Expenditures</b>	<b>\$ 75,583</b>
<b>Maintenance Expenditures</b>	
Annual Engineer's Report & Inspections	1,200
Field Operations Management	0
Lawn & Landscape Services - Entrance Roads & Interior Tracts	10,200
Perimeter Berm - Lawn & Landscape Services	21,000
Entrance Roads & Entry Features	4,000
Irrigation System(s) - Interior/Exterior	6,000
Roadway/Street Drainage System	2,400
Street Lighting - Entry Roads	7,200
FP&L Power/Utility Services - Irrigation & Street Lighting	15,000
Lake Tract(s) & Preserve Area	8,400
Miscellaneous Maintenance	6,600
Maintenance Contingencies	6,000
Capital Outlay - Stormwater Management Project	10,000,000
<b>Total Maintenance Expenditures</b>	<b>\$ 10,088,000</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 10,163,583</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ -</b>
Bond Payments	0
<b>BALANCE</b>	<b>\$ -</b>
County Appraiser & Tax Collector Fee	0
Discounts For Early Payments	0
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**Note: If District Were To Be On Assessment Roll - Annual O&M Assessment Would Be \$191.02**  
**\$163,583/.94 = \$174,024.46/911 Units = \$191.02**

**DETAILED FINAL BUDGET**  
**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2017/2018**  
**OCTOBER 1, 2017 - SEPTEMBER 30, 2018**

	FISCAL YEAR 2015/2016 ACTUAL	FISCAL YEAR 2016/2017 BUDGET	FISCAL YEAR 2017/2018 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	0	0	0	
Developer Contribution	11,350	150,375	163,583	Developer Contribution
Debt Assessments	0	0	0	
Capital Funding - Stormwater Management Project	0	0	10,000,000	Second Year Of Stormwater Management Project
Interest Income	0	0	0	
<b>TOTAL REVENUES</b>	<b>\$ 11,350</b>	<b>\$ 150,375</b>	<b>\$ 10,163,583</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	0	0	0	
Management	0	34,200	34,908	CPI Adjustment - Includes Website Management
Legal	2,648	15,000	15,000	FY 2016/2017 Expenditures Through Feb 2017 = \$6,337
Assessment Roll	0	8,750	8,750	As Per Contract
Methodology Report	0	0	0	
Audit Fees	0	0	4,250	Required Due to Stormwater Management Project
Arbitrage Rebate Fee	0	0	0	First Expenditure Will Be One Year After Bond Issue
Insurance	137	6,800	6,000	Insurance Company Estimate
Legal Advertisements	987	3,000	3,000	No Change From 2016/2017 Budget
Miscellaneous	4,250	1,500	1,500	No Change From 2016/2017 Budget
Postage	0	500	500	No Change From 2016/2017 Budget
Office Supplies	0	500	500	No Change From 2016/2017 Budget
Dues & Subscriptions	0	175	175	Annual Dues Payment To Dept Of Economic Opportunity
Trustee Fees	0	0	0	First Expenditure Will Be One Year After Bond Issue
Continuing Disclosure Fee	0	1,000	1,000	
<b>Total Administrative Expenditures</b>	<b>\$ 8,022</b>	<b>\$ 71,425</b>	<b>\$ 75,583</b>	
<b>Maintenance Expenditures</b>				
Annual Engineer's Report & Inspections	600	750	1,200	
Field Operations Management	0	0	0	Commences When District Goes On Assessment Roll
Lawn & Landscape Services - Entrance Roads & Interior Tracts	0	9,000	10,200	
Perimeter Berm - Lawn & Landscape Services	0	18,000	21,000	
Entrance Roads & Entry Features	0	3,600	4,000	
Irrigation System(s) - Interior/Exterior	0	5,000	6,000	
Roadway/Street Drainage System	0	1,800	2,400	
Street Lighting - Entry Roads	0	7,200	7,200	
FP&L Power/Utility Services - Irrigation & Street Lighting	0	14,400	15,000	
Lake Tract(s) & Preserve Area	0	7,200	8,400	
Miscellaneous Maintenance	0	6,000	6,600	
Maintenance Contingencies	0	6,000	6,000	
Capital Outlay - Stormwater Management Project	0	0	10,000,000	Second Year Of Stormwater Management Project
<b>Total Maintenance Expenditures</b>	<b>\$ 600</b>	<b>\$ 78,950</b>	<b>\$ 10,088,000</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 8,622</b>	<b>\$ 150,375</b>	<b>\$ 10,163,583</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 2,728</b>	<b>\$ -</b>	<b>\$ -</b>	
Bond Payments	0	0	0	
<b>BALANCE</b>	<b>\$ 2,728</b>	<b>\$ -</b>	<b>\$ -</b>	
County Appraiser & Tax Collector Fee	0	0	0	
Discounts For Early Payments	0	0	0	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 2,728</b>	<b>\$ -</b>	<b>\$ -</b>	

Note: If District Were To Be On Assessment Roll - Annual O&M Assessment Would Be \$191.02  
\$163,583/94 = \$174,024.46/911 Units = \$191.02