

**Two Creeks Community Development District  
General Fund  
Fiscal Year 2015/2016**

Chart of Accounts Classification	Budget for 2015/2016
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 427,265
<b>TOTAL REVENUES</b>	<b>\$ 427,265</b>
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 427,265</b>
<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
<b>EXPENDITURES - ADMINISTRATIVE</b>	
Legislative	
Supervisor Fees	\$ 4,000
Financial & Administrative	
Administrative Services	\$ 4,500
District Management	\$ 25,526
District Engineer	\$ 1,000
Disclosure Report	\$ 1,000
Trustees Fees	\$ 4,000
Financial Consulting Services	\$ 10,000
Accounting Services	\$ 14,000
Auditing Services	\$ 3,900
Arbitrage Rebate Calculation	\$ 1,000
Public Officials Liability Insurance	\$ 2,700
Legal Advertising	\$ 3,000
Dues, Licenses & Fees	\$ 175
Website Maintenance	\$ 1,200
Miscellaneous Fees	\$ 600
Legal Counsel	
District Counsel	\$ 13,000
<b>Administrative Subtotal</b>	<b>\$ 89,601</b>
<b>EXPENDITURES - FIELD OPERATIONS</b>	
Electric Utility Services	
Utility Services	\$ 20,000
Street Lights	\$ 16,000
Garbage/Solid Waste Control Services	
Garbage - Recreation Facility	\$ 1,600
Water-Sewer Combination Services	
Utility Services	\$ 34,000
Stormwater Control	
Aquatic Maintenance	\$ 10,900
Fountain Service Repairs & Maintenance	\$ 1,200
Miscellaneous Expense	\$ 1,000
Other Physical Environment	
General Liability & Property Insurance	\$ 12,000
Entry & Walls Maintenance	\$ 1,000
Landscape & Irrigation Maintenance	\$ 109,097
Irrigation Maintenance	\$ 5,000
Landscape Replacement Plants, Shrubs, Trees	\$ 5,000
Miscellaneous Expense	\$ 2,000
Road & Street Facilities	
Street Light Decorative Light Maintenance	\$ 5,000
Parks & Recreation	
Amenity Management Services and Staffing	\$ 62,385
Maintenance & Repair- Amenity Facilities	\$ 7,500
Propane/Grill Maintenance	\$ 1,000
Fitness Equipment Lease	\$ 7,788
Fitness Equipment Maintenance & Repairs	\$ 1,000
Pool Chemicals & Permits	\$ 6,000
Pest Control & Termite Bond	\$ 400
Cable Television & Internet	\$ 4,500
Tennis/Athletic Court/Park Maintenance & Supplies	\$ 1,500
Miscellaneous Expense	\$ 1,132
Contingency	
Miscellaneous Contingency	\$ 20,662
<b>Field Operations Subtotal</b>	<b>\$ 337,664</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 427,265</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Two Creeks**  
**Community Development District**  
**Reserve Fund**  
**Fiscal Year 2015/2016**

Chart of Accounts Classification	Budget for 2015/2016
<b>REVENUES</b>	
Special Assessments	
Tax Roll*	\$ 15,000
<b>TOTAL REVENUES</b>	<b>\$ 15,000</b>
Balance Forward from Prior Year	\$ -
<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 15,000</b>
<i>*Allocation of assessments between the Tax Roll and Off Roll are</i>	
<b>EXPENDITURES</b>	
Contingency	
Capital Reserves	\$ 15,000
<b>TOTAL EXPENDITURES</b>	<b>\$ 15,000</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>

**Budget Template**  
**Two Creeks Community Development District**  
**Debt Service**  
**Fiscal Year 2015/2016**

Chart of Accounts Classification	Series 2006	Budget for 2015/2016
<b>REVENUES</b>		
Special Assessments		
Net Special Assessments <sup>(1)</sup>	\$ 875,610.00	\$ 875,610.00
<b>TOTAL REVENUES</b>	<b>\$ 875,610.00</b>	<b>\$ 875,610.00</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Bank Fees		\$ -
Debt Service Obligation	\$ 875,610.00	\$ 875,610.00
<b>Administrative Subtotal</b>	<b>\$ 875,610.00</b>	<b>\$ 875,610.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 875,610.00</b>	<b>\$ 875,610.00</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>0</b>	<b>0</b>

Collection and Discount % applicable to the county: 6.0%

**Gross assessments** \$ **931,500.00**

**Notes:**

Tax Roll Collection Costs for Clay County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

Two Creeks Community Development District

FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2015/2016 O&M Budget	\$442,265.00
Clay County 6% Collection Cost:	\$28,229.68
2015/2016 Total:	<u>\$470,494.68</u>

2014/2015 O&M Budget	\$442,265.00
2015/2016 O&M Budget	\$442,265.00
Total Difference:	<u>\$0.00</u>

	<u>PER UNIT ANNUAL ASSESSMENT</u>		<u>Proposed Increase / Decrease</u>	
	<u>2014/2015</u>	<u>2015/2016</u>	<u>\$</u>	<u>%</u>
Debt Service - Single Family	\$1,500.00	\$1,500.00	\$0.00	0.00%
Operations/Maintenance - Single Family	\$754.00	\$754.00	\$0.00	0.00%
<b>Total</b>	<b>\$2,254.00</b>	<b>\$2,254.00</b>	<b>\$0.00</b>	<b>0.00%</b>

**TWO CREEKS**

**FISCAL YEAR 2015/2016 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M ASSESSMENT	\$442,265.00
COLLECTION COSTS @ 6.0%	<u>\$28,229.68</u>
TOTAL O&M ASSESSMENT	<u><u>\$470,494.68</u></u>

LOT SIZE	UNITS ASSESSED <sup>(1)</sup>		ALLOCATION OF O&M ASSESSMENT				TOTAL SERIES 2006 DEBT SERVICE ASSESSMENT	PER LOT ANNUAL ASSESSMENT		
	SERIES 2006		EAU FACTOR	TOTAL	% TOTAL	TOTAL		O&M	DEBT	TOTAL <sup>(4)</sup>
	O&M	DEBT SERVICE <sup>(2)</sup>		EAU's	EAU's	O&M BUDGET			SERVICE <sup>(3)</sup>	
Single Family	624	621	1.00	624.00	100.00%	\$470,494.68	\$931,500.00	\$754.00	\$1,500.00	\$2,254.00
	<u>624</u>	<u>621</u>		<u>624.00</u>	<u>100.00%</u>	<u>\$470,494.68</u>	<u>\$931,500.00</u>			
LESS:Clay County Collection Costs and Early Payment Discount Costs						(\$28,229.68)	(\$55,890.00)			
<b>Net Revenue to be Collected</b>						<u><u>\$442,265.00</u></u>	<u><u>\$875,610.00</u></u>			

<sup>(1)</sup> Reflects 3 (three) Series 2006 prepayments.

<sup>(2)</sup> Reflects the number of total lots with Series 2006 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2006 bond issue. Annual assessment includes principal, interest, Clay County collection costs and early payment discount costs.

<sup>(4)</sup> Annual assessment that will appear on November 2015 Clay County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.