Two Ridges
Community Development District

Amended Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026

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AMENDED FINAL BUDGET
TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
O&M Assessments	275,888	**211,285**	211,285
O&M Assessments - Direct Bill	0	**61,625**	61,625
Debt Assessments	776,330	**607,710**	607,710
Debt Assessments - Direct Bill	0	**158,557**	158,557
Interest Income	240	**165**	148
Total Revenues	**$ 1,052,458**	**$ 1,039,342**	**$ 1,039,325**
EXPENDITURES			
Administrative Expenditures			
Supervisor Fees	0	**0**	0
Management	36,000	**36,000**	36,000
Legal	30,000	**6,000**	3,087
Assessment Roll	5,000	**5,000**	5,000
Audit Fees	4,500	**4,300**	4,300
Arbitrage Rebate Fee	650	**650**	650
Insurance	7,000	**5,000**	5,000
Legal Advertisements	15,000	**2,000**	934
Miscellaneous	1,500	**1,200**	945
Postage	200	**330**	314
Office Supplies	1,500	**625**	575
Dues & Subscriptions	175	**200**	200
Website Management & ADA Compliance	3,000	**3,000**	3,000
Trustee Fees	4,500	**4,246**	4,246
Continuing Disclosure Fee	1,000	**1,000**	1,000
Total Administrative Expenditures	**110,025**	**69,551**	**65,251**
Maintenance Expenditures			
Engineering/Inspections	6,000	**1,000**	0
Miscellaneous Maintenance	1,000	**500**	0
Stormwater System Inspections & Maintenance	5,800	**500**	0
Lake Maintenance	108,000	**84,000**	84,000
Two Ridges Road Public ROW Sidewalk Maintenance	5,000	**500**	0
Two Ridges Road Public ROW Mowing	15,000	**500**	0
Open Space Tract East Of Two Ridges Road Public ROW Maintenance	8,750	**500**	0
Total Maintenance Expenditures	**149,550**	**87,500**	**84,000**
Total Expenditures	**$ 259,575**	**$ 157,051**	**$ 149,251**
REVENUES LESS EXPENDITURES	**$ 792,883**	**$ 882,291**	**$ 890,074**
Bond Payments	(729,750)	**(730,964)**	(730,964)
BALANCE	**$ 63,133**	**$ 151,327**	**$ 159,110**
County Appraiser & Tax Collector Fee	(21,044)	**(15,729)**	(15,729)
Discounts For Early Payments	(42,089)	**(31,805)**	(31,805)
EXCESS/ (SHORTFALL)	**$ -**	**$ 103,793**	**$ 111,576**
Carryover From Prior Year	0	**0**	0
NET EXCESS/ (SHORTFALL)	**$ -**	**$ 103,793**	**$ 111,576**

Fund Balance As Of 9/30/2025	$13,878
Projected FY 2025/2026 Activity	$103,793
Fund Balance As Of 9/30/2026	$117,671

AMENDED FINAL BUDGET

TWO RIDGES COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2025
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
Interest Income	1,000	**25,000**	24,830
NAV Assessment Collection	729,750	**572,406**	572,406
Payment from Developer	0	**158,557**	158,557
Transfer from Capital Projects	0	**10,668**	10,668
Total Revenues	**$ 730,750**	**$ 766,631**	**$ 766,461**
EXPENDITURES			
Principal Payments	145,000	**145,000**	145,000
Interest Payments	581,419	**487,083**	487,083
Bond Redemption	4,331	**0**	0
Total Expenditures	**$ 730,750**	**$ 632,083**	**$ 632,083**
Excess/ (Shortfall)	**$ -**	**$ 134,548**	**$ 134,378**

FUND BALANCE AS OF 9/30/25	$563,750
FY 2025/2026 ACTIVITY	$134,548
FUND BALANCE AS OF 9/30/26	$698,298

Notes

Reserve Fund Balance = $364,875*. Revenue Account Balance = $333,423*

Revenue Account Balance To Be Used To Make 11/1/2026 Interest Payment Of $289,169.

* Approximate Amounts

Series 2025 Bond Information

Original Par Amount =	$10,300,000	Annual Principal Payments Due:
Interest Rate =	4.25% - 6.00%	May 1st
Issue Date =	July 2025	Annual Interest Payments Due:
Maturity Date =	May 2055	November 1st
Par Amount As Of 9/30/26 =	$10,155,000	