



**TWO LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 20, 2022
9:45 A.M.**

**Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193**

**786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile**

AGENDA
TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
730 NW 107th Avenue,
Third Floor, Suite 300 Meeting Room
Miami, Florida 33172
REGULAR BOARD MEETING
April 20, 2022
9:45 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. November 17, 2021 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Staff Report: As Required
- H. New Business
 - 1. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 5
 - 2. Consider Approval of Quit Claim Deed for Aquabella CDD Tracts.....Page 13
- I. Administrative & Operational Matters
 - 1. Staff Report: As Required
- J. Board Member & Staff Closing Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT - FISCAL
YEAR 2021/2022 REGULAR MEETING SCHEDULE

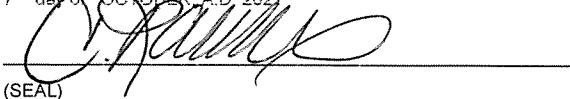
in the XXXX Court,
was published in said newspaper in the issues of

10/07/2021

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to and subscribed before me this
7 day of OCTOBER A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



TWO LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Two Lakes Community Development District** (the "District") will hold Regular Meetings at Lennar Homes, LLC located at 730 NW 107th Avenue, 3rd Floor, Suite 300 Meeting Room, Miami, Florida 33172 at **9:45 a.m.** on the following dates:

October 20, 2021
November 17, 2021
December 15, 2021
January 19, 2022
February 16, 2022
March 16, 2022
April 20, 2022
May 18, 2022
June 15, 2022
July 20, 2022
August 17, 2022
September 21, 2022

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT

www.twolakescdd.org

10/7

21-12/0000554850M

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
NOVEMBER 17, 2021**

A. CALL TO ORDER

District Manager Armando Silva called the November 17, 2021, Regular Board Meeting of the Two Lakes Community Development District (the “District”) to order at 9:58 a.m. in the Meeting Room at Lennar Homes, LLC, located at 730 NW 107th Avenue, Third Floor, Suite 300, Miami, Florida 33172

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 7, 2021, as part of the District’s Fiscal Year 2021/2022 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Maria C. Herrera, Vice Chairperson Teresa Baluja and Supervisor Raisa Krause.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; and District Counsel Michael Pawelczyk of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. July 21, 2021, Regular Board Meeting and Public Hearing

Mr. Silva presented the July 21, 2021, Regular Board Meeting and Public Hearing minutes and asked if there were any comments and/or changes.

There being no comments or changes, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed approving the July 21, 2021, Regular Board Meeting and Public Hearing minutes, *as presented*.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2021-06 – Adopting a Fiscal Year 2020/2021 Amended Budget

Mr. Silva presented Resolution No. 2021-06, entitled:

RESOLUTION NO. 2021-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. He further stated that the Operating Fund as of September 30, 2021, had a positive balance. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed to approve and adopt Resolution No. 2021-06, *as presented*, setting the amended/revised final budget for the 2020/2021 fiscal year.

2. Consider Resolution No. 2021-07 – Completion of 2017 Project

Mr. Silva presented Resolution No. 2021-07, entitled:

RESOLUTION NO. 2021-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT ACCEPTING THE COMPLETED PUBLIC INFRASTRUCUTURE IMPROVEMENTS CONSTITUTING THE SERIES 2017 PROJECT LOCATED WITHIN THE DISTRICT BOUNDARIES PURSUANT TO SECTION 10.09, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva explained the purpose of the document and advised that as a result of the completion of the improvements within the Series 2017 Project and pursuant to Chapter 190, Florida Statutes, the District must declare, by resolution, the public improvements to be complete and accept same. A discussion ensued after which:

A **motion** was made by Ms. Baluja seconded by Ms. Krause and unanimously passed approving and adopting Resolution No. 2021-07, as presented, declaring and accepting the completion of the public improvements within the Series 2006 Project.

3. Consider Second Amendment to the Aquatic Maintenance Agreement

Mr. Silva presented the Board with the Second Amendment to the Aquatic Maintenance Agreement (the “Agreement”) and stated that the Agreement was necessary because construction near the lake

bank had been completed and the District needed to start maintaining the lake in the expansion area. A discussion ensued after which;

A **motion** was made by Ms. Baluja, seconded by Ms. Krause and unanimously passed approving the Second Amendment to the Aquatic Maintenance Agreement between Allstate Resource Management and the District.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report: As Required

There was no Staff Report as Required.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Baluja, seconded by Ms. Krause and passed unanimously to adjourn the Regular Board Meeting at approximately 10:01 a.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Two Lakes Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2022/2023 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2022/2023 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for July 20, 2022 at 9:45 a.m. in the 3rd Floor Meeting Room at Lennar Homes, LLC located at 730 N.W. 107th Avenue, Suite 300, Miami, Florida 33172, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 20th day of April, 2022.

ATTEST:

**TWO LAKES
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Two Lakes Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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- V ASSESSMENT COMPARISON**

PROPOSED BUDGET
TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
Administrative Assessments	99,094
Maintenance Assessments	163,124
Developer Contribution - Debt	0
Debt Assessments - Series 2017	1,482,926
Debt Assessments - Series 2019	1,153,711
Other Revenue	0
Capital Funding - Stormwater Management Project	0
Interest Income	360
TOTAL REVENUES	\$ 2,899,215
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	0
Management	39,084
Legal	12,800
Assessment Roll	9,400
Audit Fees	5,600
Arbitrage Rebate Fee	1,300
Insurance	6,500
Legal Advertisements	1,600
Miscellaneous	1,450
Postage	550
Office Supplies	750
Dues & Subscriptions	175
Trustee Fees	6,500
Continuing Disclosure Fee	2,000
Administrative Contingency	5,800
Total Administrative Expenditures	\$ 93,509
Maintenance Expenditures	
Annual Engineer's Report & Inspections	2,400
Field Operations Management	1,500
Lawn & Landscape Services - Entrance Roads & Interior Tracts	15,000
Perimeter Berm - Lawn & Landscape Services	36,000
Entrance Roads & Entry Features - MTE	8,400
Irrigation System(s) - Interior/Exterior	10,000
Roadway/Street Drainage System	8,400
Street Lighting - Entry Roads	11,400
FP&L Power/Utility Services - Irrigation & Street Lighting	16,000
Lake Tract(s) Maintenance	12,000
Aquatic Maintenance	7,000
Maintenance Contingency	25,237
Total Maintenance Expenditures	\$ 153,337
TOTAL EXPENDITURES	\$ 246,846
REVENUES LESS EXPENDITURES	\$ 2,652,369
Bond Payments - Series 2017	(1,393,950)
Bond Payments - Series 2019	(1,084,488)
BALANCE	\$ 173,931
County Appraiser & Tax Collector Fee	(57,977)
Discounts For Early Payments	(115,954)
EXCESS/ (SHORTFALL)	\$ -
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	100,168	99,118	99,094	Expenditures Less Interest/.94
Maintenance Assessments	163,462	163,124	163,124	Expenditures/.94
Developer Contribution - Debt	725,494	0	0	
Debt Assessments - Series 2017	1,486,349	1,482,926	1,482,926	Bond Payments/.94
Debt Assessments - Series 2019	1,153,852	1,153,711	1,153,711	Bond Payments/.94
Other Revenue	740	0	0	
Capital Funding - Stormwater Management Project	0	0	0	
Interest Income	2,038	360	360	Projected At \$30 Per Month
TOTAL REVENUES	\$ 3,632,103	\$ 2,899,239	\$ 2,899,215	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	0	0	0	
Management	37,440	37,956	39,084	CPI Adjustment (Capped At 3%) - Includes Website Management
Legal	8,738	12,800	12,800	No Change From 2021/2022 Budget
Assessment Roll	9,400	9,400	9,400	Increased Due To Expansion
Audit Fees	5,500	5,500	5,600	\$100 Increase From 2021/2022 Budget
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2021/2022 Budget
Insurance	5,513	6,500	6,500	Insurance Estimate
Legal Advertisements	598	1,800	1,600	\$200 Decrease From 2021/2022 Budget
Miscellaneous	146	1,600	1,450	\$150 Decrease From 2021/2022 Budget
Postage	78	575	550	\$25 Decrease From 2021/2022 Budget
Office Supplies	162	725	750	\$25 Decrease From 2021/2022 Budget
Dues & Subscriptions	175	175	175	Annual Dues Payment To Dept Of Economic Opportunity
Trustee Fees	6,500	6,500	6,500	No Change From 2021/2022 Budget
Continuing Disclosure Fee	1,500	2,000	2,000	No Change From 2021/2022 Budget
Administrative Contingency	0	6,700	5,800	Administrative Contingency
Total Administrative Expenditures	\$ 77,050	\$ 93,531	\$ 93,509	
Maintenance Expenditures				
Annual Engineer's Report & Inspections	620	2,400	2,400	No Change From 2021/2022 Budget
Field Operations Management	1,500	1,500	1,500	No Change From 2021/2022 Budget
Lawn & Landscape Services - Entrance Roads & Interior Tracts	0	15,000	15,000	No Change From 2021/2022 Budget
Perimeter Berm - Lawn & Landscape Services	0	36,000	36,000	No Change From 2021/2022 Budget
Entrance Roads & Entry Features - MTE	0	8,400	8,400	No Change From 2021/2022 Budget
Irrigation System(s) - Interior/Exterior	0	10,000	10,000	No Change From 2021/2022 Budget
Roadway/Street Drainage System	0	8,400	8,400	No Change From 2021/2022 Budget
Street Lighting - Entry Roads	0	11,400	11,400	No Change From 2021/2022 Budget
FP&L Power/Utility Services - Irrigation & Street Lighting	0	16,000	16,000	No Change From 2021/2022 Budget
Lake Tract(s) Maintenance	2,904	12,000	12,000	No Change From 2021/2022 Budget
Aquatic Maintenance	0	0	7,000	New Line Item
Maintenance Contingency	0	23,837	25,237	Maintenance Contingency
Total Maintenance Expenditures	\$ 5,024	\$ 144,937	\$ 153,337	
TOTAL EXPENDITURES	\$ 82,074	\$ 238,468	\$ 246,846	
REVENUES LESS EXPENDITURES	\$ 3,550,029	\$ 2,660,771	\$ 2,652,369	
Bond Payments - Series 2017	(1,414,867)	(1,393,950)	(1,393,950)	2023 P & I Payments Less Earned Interest
Bond Payments - Series 2019	(1,822,348)	(1,084,488)	(1,084,488)	2023 P & I Payments Less Earned Interest
BALANCE	\$ 312,814	\$ 182,333	\$ 173,931	
County Appraiser & Tax Collector Fee	(27,903)	(57,978)	(57,977)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(113,371)	(115,955)	(115,954)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 171,540	\$ 8,400	\$ -	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 171,540	\$ 8,400	\$ -	

DETAILED FINAL DEBT SERVICE (SERIES 2017) FUND BUDGET
TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	167	25	25	Projected Interest For 2022/2023
NAV Tax Collection	1,414,867	1,393,950	1,393,950	Maximum Debt Service Collection
Total Revenues	\$1,415,034	\$1,393,975	\$1,393,975	
EXPENDITURES				
Principal Payments	395,000	420,000	435,000	Principal Payment Due In 2023
Interest Payments	989,744	970,000	956,350	Interest Payments Due In 2023
Bond Redemption	0	3,975	2,625	Estimated Excess Debt Collections
Total Expenditures	\$1,384,744	\$1,393,975	\$1,393,975	
Excess/ (Shortfall)	\$30,290	\$0	\$0	

Series 2017 Bond Information

Original Par Amount =	\$21,685,000	Annual Principal Payments Due:
Interest Rate =	3.25% - 5.0%	December 15th
Issue Date =	June 2017	Annual Interest Payments Due:
Maturity Date =	November 2047	June 15th & December 15th
Par Amount As Of 1/1/22 =	\$20,125,000	

DETAILED FINAL DEBT SERVICE (SERIES 2019) FUND BUDGET
TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	99	25	25	Projected Interest For 2022/2023
Developer Contribution - Debt	725,494	0	0	
NAV Tax Collection	1,096,855	1,084,488	1,084,488	Maximum Debt Service Collection
Total Revenues	\$1,822,448	\$1,084,513	\$1,084,513	
EXPENDITURES				
Principal Payments	370,000	395,000	405,000	Principal Payment Due In 2023
Interest Payments	705,438	688,488	676,638	Interest Payments Due In 2023
Transfer To Construction Fund	54	0	0	
Bond Redemption	0	1,025	2,876	Estimated Excess Debt Collections
Total Expenditures	\$1,075,491	\$1,084,513	\$1,084,513	
Excess/ (Shortfall)	\$746,956	\$0	\$0	

Series 2019 Bond Information

Original Par Amount =	\$19,050,000	Annual Principal Payments Due:
Interest Rate =	3.0% - 4.0%	December 15th
Issue Date =	September 2019	Annual Interest Payments Due:
Maturity Date =	December 2049	June 15th & December 15th
Par Amount As Of 1/1/22 =	\$18,300,000	

Two Lakes Community Development District Assessment Comparison

	Original Projected Debt Assessment <u>Before Discount*</u>	Fiscal Year 2019/2020 Assessment <u>Before Discount*</u>	Fiscal Year 2020/2021 Assessment <u>Before Discount*</u>	Fiscal Year 2021/2022 Assessment <u>Before Discount*</u>	Fiscal Year 2022/2023 Projected Assessment <u>Before Discount*</u>
Original Units					
Administrative For Villa Units	\$0.00	\$95.72	\$59.54	\$59.39	\$59.38
Maintenance For Villa Units	\$0.00	\$167.14	\$97.94	\$97.94	\$97.94
<u>Debt For Villa Units</u>	<u>\$1,474.19</u>	<u>\$1,472.00</u>	<u>\$1,472.00</u>	<u>\$1,472.00</u>	<u>\$1,472.00</u>
Total For Villa Units	\$1,474.19	\$1,734.86	\$1,629.48	\$1,629.33	\$1,629.32
Administrative For Townhome Units	\$0.00	\$95.72	\$59.54	\$59.39	\$59.38
Maintenance For Townhome Units	\$0.00	\$167.14	\$97.94	\$97.94	\$97.94
<u>Debt For Townhome Units</u>	<u>\$1,526.84</u>	<u>\$1,524.50</u>	<u>\$1,524.50</u>	<u>\$1,524.50</u>	<u>\$1,524.50</u>
Total For Townhome Units	\$1,526.84	\$1,787.36	\$1,681.98	\$1,681.83	\$1,681.82
Administrative For Single Family Units	\$0.00	\$95.72	\$59.54	\$59.39	\$59.38
Maintenance For Single Family Units	\$0.00	\$167.14	\$97.94	\$97.94	\$97.94
<u>Debt For Single Family Units</u>	<u>\$1,579.48</u>	<u>\$1,577.00</u>	<u>\$1,577.00</u>	<u>\$1,577.00</u>	<u>\$1,577.00</u>
Total For Single Family Units	\$1,579.48	\$1,839.86	\$1,734.48	\$1,734.33	\$1,734.32
Expansion Units					
Administrative For Villa Units	\$0.00	\$0.00	\$59.54	\$59.39	\$59.38
Maintenance For Villa Units	\$0.00	\$0.00	\$97.94	\$97.94	\$97.94
<u>Debt For Villa Units</u>	<u>\$1,555.00</u>	<u>\$0.00</u>	<u>\$1,555.00</u>	<u>\$1,555.00</u>	<u>\$1,555.00</u>
Total For Villa Units	\$1,555.00	\$0.00	\$1,712.48	\$1,712.33	\$1,712.32
Administrative For Townhome Units	\$0.00	\$0.00	\$59.54	\$59.39	\$59.38
Maintenance For Townhome Units	\$0.00	\$0.00	\$97.94	\$97.94	\$97.94
<u>Debt For Townhome Units</u>	<u>\$1,658.00</u>	<u>\$0.00</u>	<u>\$1,658.00</u>	<u>\$1,658.00</u>	<u>\$1,658.00</u>
Total For Townhome Units	\$1,658.00	\$0.00	\$1,815.48	\$1,815.33	\$1,815.32
Administrative For Single Family Units	\$0.00	\$0.00	\$59.54	\$59.39	\$59.38
Maintenance For Single Family Units	\$0.00	\$0.00	\$97.94	\$97.94	\$97.94
<u>Debt For Single Family Units</u>	<u>\$1,866.00</u>	<u>\$0.00</u>	<u>\$1,866.00</u>	<u>\$1,866.00</u>	<u>\$1,866.00</u>
Total For Single Family Units	\$1,866.00	\$0.00	\$2,023.48	\$2,023.33	\$2,023.32

* Assessments Include the Following :

4% Discount for Early Payments
1% County Tax Collector Fee
1% County Property Appraiser Fee

Note: Covenant Amount (After Discounts & Fees)

For Original Units = \$248.00

\$248.00/.94 = \$263.82

Covenant Amount (After Discounts & Fees)

For Expansion Units = \$262.00

\$262.00/.94 = \$278.72

Community Information - Original Units (Original):

Villa Units	347
Townhome Units	420
<u>Single Family Units</u>	<u>209</u>
Total Area One Units	976

Total Units

Original Units:	982
<u>Expansion Units:</u>	<u>687</u>
Total Units:	1,669

Community Information - Original Units (Current):

Villa Units	407
Townhome Units	372
<u>Single Family Units</u>	<u>203</u>
Total Area One Units	982

Community Information - Expansion Units:

Villa Units	246
Townhome Units	248
<u>Single Family Units</u>	<u>193</u>
Total Expansion Units	687

From: Marcus, Jonathan S (FTL - X27924) <jon.marcus@hklaw.com>
Sent: Wednesday, April 6, 2022 11:00 AM
To: Michael J. Pawelczyk <mjp@bclmr.com>; Armando Silva <asilva@sdsinc.org>
Subject: Transfer of Aquabella common area tracts from CDD to Lennar

Hello:

I have been informed that the reason for the requested transfer of the subject common area tracts is because Lennar was originally under the mistaken assumption that these common areas were to be maintained by the CDD but needs them back in order to transfer them to the HOA for their maintenance of them instead.

Please let me know if you need any additional information.

Thank you.

Jonathan Marcus | [Holland & Knight](#)

Partner

Holland & Knight LLP

515 East Las Olas Boulevard, Suite 1200 | Fort Lauderdale, Florida 33301

Phone 954.468.7924 | Fax 954.463.2030 | Mobile 954.559.5173

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This instrument was prepared by:
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Property Folio Nos.: 04-2016-006-3750; 04-2016-006-3940; 04-2016-006-3970; 04-2016-006-3980; 04-2016-006-3920; 04-2016-006-3930; 04-2016-006-3990; 04-2016-006-4000; 04-2016-007-5790; 04-2016-007-5800; 04-2016-007-5570; 04-2016-008-7640; 04-2016-008-7730; and 04-2016-008-7750

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made this _____ day of _____, 2022, by **TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, whose post office address is 2501A Burns Road, Palm Beach Gardens, FL 33410 (“Grantor”), to **TWO LAKES LENNAR, LLC**, a Delaware limited liability company, whose post office address is 730 NW 107th Avenue, Suite 300, Miami, Florida 33172 (“Grantee”).

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, said Grantor does hereby remise, release and quit-claim unto the said Grantee forever, the following described real property, (the “Property”) to wit:

Tracts B, U, X, Y, S, T, Z and A-1, according to the Plat of AQUABELLA SECTION ONE, recorded in Plat Book 172, Page 51, of the Public Records of Miami-Dade County, Florida.

And

Tracts A-2, B-2 and E-1, according to the Plat of AQUABELLA SECTION TWO, recorded in Plat Book 173, Page 8, of the Public Records of Miami-Dade County, Florida.

And

Tracts M2, V2 and X2, of AQUABELLA NORTH, recorded in Plat

Book 174, Page 1, of the Public Records of Miami-Dade County,
Florida.

Notwithstanding the conveyance herein, the Grant of Easements in favor of Two Lakes Community Development District recorded April 7, 2017, in Official Records Book 30493, Page 99, as amended in Official Records Book 31237, Page 1781, both of the Public Records of Miami-Dade County, shall remain in full force in effect. Grantor hereby further reserves unto itself, its successors, successors-in-title, and assigns, a perpetual non-exclusive easement for the following: ingress and egress and drainage purposes, including, but not limited to, the right to construct, reconstruct, lay, install, operate, maintain, relocate, repair, replace, improve, remove, and inspect exfiltration trenches, pipes, other drainage facilities, and all appurtenances thereto, with full right of ingress thereto and egress therefrom, on, over, under, across, and through the Property.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, That said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes

Print name:_____

Print name:_____

By:_____
Name:_____
Title:_____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this ____ day of _____, 2022, by _____ as _____ of TWO LAKES COMMUNITY DEVELOPMENT DISTRICT on behalf of the District, who is known to me or who has produced _____ as identification.

NOTARY PUBLIC