



*Meadow View @ Twin Creeks  
Community Development District*

*Approved Budget*

*FY 2020*

*June 20, 2019*



# *Meadowview at Twin Creeks Community Development District*

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# Meadow View at Twin Creek

General Fund

## Community Development District

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>	<i>Changes Increase (Decrease)</i>
<b><i>Revenues</i></b>						
<i>Developer Contrib/Assessments</i>	\$941,002	\$483,144	\$350,839	\$833,983	\$1,088,441	\$147,439
<b><i>Total Revenues</i></b>	<b>\$941,002</b>	<b>\$483,144</b>	<b>\$350,839</b>	<b>\$833,983</b>	<b>\$1,088,441</b>	<b>\$147,439</b>
<b><i>Expenditures</i></b>						
<b><i>Administrative</i></b>						
<i>Engineering</i>	\$12,000	\$13,381	\$21,000	\$34,381	\$20,000	\$8,000
<i>Attorney</i>	\$30,000	\$25,409	\$11,000	\$36,409	\$30,000	\$0
<i>Annual Audit</i>	\$4,000	\$0	\$2,315	\$2,315	\$4,000	\$0
<i>Arbitrage</i>	\$1,200	\$0	\$1,200	\$1,200	\$1,200	\$0
<i>Assessment Roll</i>	\$0	\$0	\$0	\$0	\$5,000	\$5,000
<i>Dissemination Agent</i>	\$5,000	\$4,333	\$1,667	\$6,000	\$7,500	\$2,500
<i>Trustee Fee</i>	\$10,000	\$11,062	\$0	\$11,062	\$20,000	\$10,000
<i>Management Fees</i>	\$45,000	\$30,000	\$15,000	\$45,000	\$47,250	\$2,250
<i>Information Technology</i>	\$2,000	\$1,333	\$667	\$2,000	\$2,000	\$0
<i>Telephone</i>	\$250	\$250	\$188	\$438	\$500	\$250
<i>Postage</i>	\$1,000	\$196	\$131	\$327	\$500	-\$500
<i>Insurance</i>	\$6,171	\$8,988	\$0	\$8,988	\$9,000	\$2,829
<i>Printing &amp; Binding</i>	\$4,000	\$4,145	\$1,600	\$5,745	\$4,000	\$0
<i>Legal Advertising</i>	\$3,000	\$705	\$1,000	\$1,705	\$3,000	\$0
<i>Other Current Charges</i>	\$500	\$475	\$100	\$575	\$2,500	\$2,000
<i>Office Supplies</i>	\$500	\$179	\$100	\$279	\$500	\$0
<i>Dues, Licenses &amp; Subscriptions</i>	\$175	\$175	\$0	\$175	\$175	\$0
<b><i>Administrative Expenditures</i></b>	<b>\$124,796</b>	<b>\$100,632</b>	<b>\$55,967</b>	<b>\$156,599</b>	<b>\$157,125</b>	<b>\$32,329</b>
<b><u>AMENITY CENTER</u></b>						
<b><i>Utilities</i></b>						
<i>Telephone/Cable/Internet</i>	\$9,200	\$2,949	\$2,800	\$5,749	\$9,200	\$0
<i>Electric</i>	\$55,000	\$13,193	\$10,800	\$23,993	\$40,000	(\$15,000)
<i>Water/Irrigation</i>	\$20,000	\$5,657	\$3,600	\$9,257	\$20,000	\$0
<i>Gas</i>	\$400	\$959	\$800	\$1,759	\$1,500	\$1,100
<i>Trash Removal</i>	\$6,000	\$1,191	\$800	\$1,991	\$6,000	\$0
<b><i>Security</i></b>						
<i>Security Monitoring</i>	\$1,200	\$333	\$555	\$888	\$1,331	\$131
<i>Access Cards</i>	\$1,000	\$2,350	\$500	\$2,850	\$3,000	\$2,000
<i>Contracted Security</i>	\$20,000	\$0	\$10,000	\$10,000	\$20,000	\$0
<b><i>Management Contracts</i></b>						
<i>Facility Management</i>	\$125,000	\$15,000	\$20,000	\$35,000	\$125,000	\$0
<i>Pool Attendants</i>	\$48,000	\$3,376	\$44,624	\$48,000	\$48,000	\$0
<i>Canoe Launch Attendant</i>	\$28,800	\$0	\$14,400	\$14,400	\$28,800	\$0
<i>Snack Bar Attendant</i>	\$16,640	\$0	\$8,320	\$8,320	\$16,640	\$0
<i>Field Mgmt / Admin</i>	\$25,000	\$11,667	\$6,667	\$18,333	\$25,000	\$0
<i>Pool Maintenance</i>	\$30,000	\$7,010	\$5,460	\$12,470	\$30,000	\$0
<i>Pool Chemicals</i>	\$15,000	\$5,345	\$5,520	\$10,865	\$15,000	\$0
<i>Janitorial</i>	\$12,000	\$3,885	\$5,180	\$9,065	\$15,540	\$3,540
<i>Facility Maintenance</i>	\$15,000	\$12,290	\$2,710	\$15,000	\$15,000	\$0

# Meadow View at Twin Creek

General Fund

## Community Development District

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>	<i>Changes Increase (Decrease)</i>
<b><i>AMENITY CENTER CONT'</i></b>						
<i>Repairs &amp; Maintenance</i>	\$10,000	\$4,335	\$5,665	\$10,000	\$10,000	\$0
<i>New Capital Projects</i>	\$0	\$7,071	\$4,000	\$11,071	\$12,000	\$12,000
<i>Snack Bar Inventory- CGS</i>	\$0	\$226	\$500	\$726	\$1,000	\$1,000
<i>Food Service License</i>	\$250	\$697	\$0	\$697	\$500	\$250
<i>Rental and Leases</i>	\$0	\$11,538	\$9,230	\$20,769	\$27,691	\$27,691
<i>Subscriptions</i>	\$0	\$2,988	\$6,000	\$8,988	\$12,000	\$12,000
<i>Pest Control</i>	\$0	\$0	\$0	\$0	\$1,600	\$1,600
<i>Supplies</i>	\$0	\$0	\$0	\$0	\$2,000	\$2,000
<i>Special Events</i>	\$30,000	\$5,185	\$7,859	\$13,044	\$30,000	\$0
<i>Holiday Decorations</i>	\$9,000	\$0	\$9,000	\$9,000	\$9,000	\$0
<i>Fitness Center Repairs/Supplies</i>	\$0	\$1,180	\$0	\$1,180	\$2,000	\$2,000
<i>Office Supplies</i>	\$500	\$972	\$1,000	\$1,972	\$2,000	\$1,500
<i>ASCAP/BMI Licenses</i>	\$1,000	\$0	\$1,000	\$1,000	\$1,000	\$0
<i>Property Insurance</i>	\$40,000	\$20,845	\$0	\$20,845	\$30,000	(\$10,000)
<b><i>Amenity Center Expenditures</i></b>	<b>\$518,990</b>	<b>\$140,242</b>	<b>\$186,990</b>	<b>\$327,232</b>	<b>\$560,803</b>	<b>\$41,813</b>
<b><i>Grounds Maintenance</i></b>						
<i>Hydrology Quality/Mitigation</i>	\$6,400	\$0	\$0	\$0	\$6,400	\$0
<i>Electric</i>	\$2,200	\$4,892	\$4,056	\$8,948	\$15,000	\$12,800
<i>Landscape Maintenance</i>	\$125,000	\$188,323	\$47,126	\$235,449	\$187,847	\$62,847
<i>Landscape Contingency</i>	\$5,000	\$0	\$5,000	\$5,000	\$25,000	\$20,000
<i>Lake Maintenance</i>	\$12,000	\$0	\$12,000	\$12,000	\$12,000	\$0
<i>Grounds Maintenance</i>	\$12,000	\$0	\$12,000	\$12,000	\$12,000	\$0
<i>Pump Repairs</i>	\$2,500	\$0	\$0	\$0	\$5,000	\$2,500
<i>Streetlighting</i>	\$20,000	\$13,430	\$7,200	\$20,630	\$22,000	\$2,000
<i>Streetlight Repairs</i>	\$5,000	\$0	\$5,000	\$5,000	\$5,000	\$0
<i>Irrigation Repairs</i>	\$7,500	\$0	\$7,500	\$7,500	\$7,500	\$0
<i>Miscellaneous</i>	\$5,000	\$775	\$2,000	\$2,775	\$5,000	\$0
<i>Contingency</i>	\$94,616	\$5,838	\$6,000	\$11,838	\$67,766	(\$26,850)
<b><i>Grounds Maintenance Expenditures</i></b>	<b>\$297,216</b>	<b>\$213,258</b>	<b>\$107,882</b>	<b>\$321,140</b>	<b>\$370,513</b>	<b>\$73,297</b>
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$941,002</b>	<b>\$454,132</b>	<b>\$350,839</b>	<b>\$804,971</b>	<b>\$1,088,441</b>	<b>\$147,439</b>
<b><i>Excess Revenues/ Expenditures</i></b>	<b>\$0</b>	<b>\$29,012</b>	<b>\$0.00</b>	<b>\$29,012</b>	<b>\$0</b>	<b>\$0</b>

# *Meadow View at Twin Creek Community Development District*

GENERAL FUND BUDGET  
FISCAL YEAR 2020

## **REVENUES:**

### *Developer Contributions/ Assessments*

The District will enter into a Funding Agreement with the Developer to Fund the General Fund expenditures the Fiscal Year.

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## **EXPENDITURES:**

### **Administrative:**

#### *Engineering*

The District will contract with an engineering firm to provide general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices, etc.

#### *Attorney*

The District will contract for legal counsel to provide general legal services to the District, e.g. attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

#### *Annual Audit*

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District will contract with a licensed CPA firm to prepare the annual audit.

#### *Arbitrage*

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A-1/A-2 Special Assessment Bonds. The District will contract with an independent certified public accounting firm to calculate the rebate liability and submit a report to the District.

#### *Assessment Roll*

The District has contracted with Governmental Management Services for the certification of the District's annual maintenance and debt service assessments to the County Tax Collector

#### *Dissemination Fees*

The Annual Disclosure Report prepared by Prager & Co, LLC required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

*Meadow View at Twin Creek*  
*Community Development District*  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2020

Trustee Fees

The District's Series 2016 A-1/A-2 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

Management Fees

The District will contract for Management, Accounting and Administrative services as part of a Management Agreement with management company.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Governmental Management Services	\$ 3,750	\$ 47,250

Information Technology

The cost related to District's accounting and information systems, District website creation and maintenance, electronic compliance with Florida Statutes and other electronic data requirements.

<u>Vendor</u>	<u>Monthly</u>	<u>Annually</u>
Governmental Management Services	\$ 167	\$ 2,000

Telephone

The cost of telephone and fax machine service.

Postage

The cost of mailing agenda packages, overnight deliveries, correspondence, and payments for the District.

Insurance

Represents the estimated cost for public officials and general liability insurance for the District provided by Florida Insurance Alliance.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, and etc. in a newspaper of general circulation.

*Meadow View at Twin Creek*  
*Community Development District*  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2020

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Amenity Center:**

Telephone/Cable/Internet

The District will provide internet & cable television services for the Amenity Center through Comcast.

Electric

The cost of electric associated with the Recreation Facility provided by FPL.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
67216-50049	840 Beacon Lake Parkway	\$ 3,000	\$ 36,000
	Contingency	333	4,000
		\$ 3,333	\$ 40,000

Water/Irrigation

Water, sewer and irrigation systems cost for the district provided by St Johns County Utility Department.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
567190-135186	840 & 850 Beacon Lake Parkway	\$ 689	\$ 8,268
	Contingency for New Accounts	978	11,732
		\$ 1,667	\$ 20,000

Gas

The District has contracted with TECO and Florida Natural Gas to provide propane delivery for amenity center use.

Trash Removal

Cost of garbage disposal service will be provided by Republic Services for the District.

*Meadow View at Twin Creek*  
*Community Development District*  
GENERAL FUND BUDGET  
FISCAL YEAR 2020

*Security Monitoring*

The District contracted with Atlantic Companies for security monitoring for the Amenity Center.

*Access Cards*

Represents the estimated cost for access cards purchased by the District's Amenity Center.

*Contracted Security*

Represents the annual cost for private security services.

*Facility Management*

Cost to provide management services for the Amenity Center.

*Pool Attendants*

The District has contracted with Riverside Management Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

*Canoe Launch Attendant*

The District has contracted with Riverside Management Services, Inc. to provide canoe launch attendants during the operating season.

*Snack Bar Attendant*

The District has contracted with Riverside Management Services, Inc. to provide snack bar attendants during the operating season.

*Field Management and Admin*

The District will contract Riverside Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

*Pool Maintenance*

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide maintenance of the Amenity Center swimming pool.

*Pool Chemicals*

The estimated amount based on proposed contract with vendor to provide chemicals to maintain the Amenity Center swimming pool.



*Meadow View at Twin Creek*  
*Community Development District*  
GENERAL FUND BUDGET  
FISCAL YEAR 2020

*Janitorial*

The estimated amount based on proposed contract with Riverside Management Services, Inc. to provide janitorial services for the Amenity Center.

*Facility Maintenance*

The estimated amount based on proposed contract with vendor to provide routine repairs and maintenance for the Amenity Center.

*Repair & Maintenance*

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

*New Capital Projects*

The District will establish a fund for the renewal and replacement of District's capital related facilities.

*Snack Bar Inventory – CGS*

Represents the estimated cost to purchase inventory for food or beverages in the event the District operates the snack bar.

*Food Service License*

Represents estimated annual cost to obtain licenses and permits to operate the snack bar and gourmet kitchen

*Rental & Leases*

Monthly fitness room lease payment to Municipal Asset Management in the amount of \$2,307.62

*Subscriptions*

All annual subscriptions to include but not limited to Department of Economic Opportunity, Wellbeats, computer software, etc.

*Pest Control*

The District will contract for pest control services for amenity center.

*Supplies*

Represents the District expenses for amenity supplies purchased for the amenity center.

*Meadow View at Twin Creek*  
*Community Development District*  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2020

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

Office Supplies

Represents estimated cost for office supplies for the Amenity Center.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Insurance

The District's Property insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

**Grounds Maintenance:**

Hydrology Quality/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

Electric

Electric cost billed to district by FPL for common area electric.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
51650-60509	45 Beacon Lake Pkwy # Pump	\$ 60	\$ 720
17096-40500	44 Beacon Lake Pkwy # Pump	460	5,520
08979-60506	333 Beacon Lake Pkwy # Pump	200	2,400
70640-86478	550 Beacon Lake Pkwy #FNTN	350	4,200
	Contingency	180	2,160
		\$ 1,250	\$ 15,000

*Meadow View at Twin Creek*  
*Community Development District*  
 GENERAL FUND BUDGET  
 FISCAL YEAR 2020

Landscape Maintenance

Cost to maintain the common areas and amenity center of the District contracted with Yellowstone Landscape.

Landscape Contingency

Other landscape costs that is not under contract which includes landscape light repairs and replacements.

Lake Maintenance

Cost for the maintenance of District lakes based on a contract.

Grounds Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Pump Repairs

Provision for pool pump repair or replacements as needed.

Streetlighting

FPL provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
<b>11082-69190</b>	200 Twin Creeks Dr - SL	\$ 1,800	\$ 21,600
	Contingency	33	400
		\$ 1,833	\$ 22,000

Streetlight Repairs

Estimated costs for street lighting and parking lot repairs and replacements.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

A contingency for any unanticipated and unscheduled cost to the District.

*Meadow View at Twin Creek*  
*Community Development District*  
 Assessment Chart

**Operation and Maintenance Assessment**

Product	Number of Planned Units	ERU Factor	Total ERU's	% ERU	Net Annual	Gross Annual	Net Per Unit	Gross Per Unit
TH	196	0.8	156.80	11%	\$103,689	\$110,307	\$529	\$563
43' lots	573	0.9	515.70	36%	\$341,022	\$362,790	\$595	\$633
53' lots	387	1	387.00	27%	\$255,916	\$272,251	\$661	\$703
63' lots	172	1.1	189.20	13%	\$125,114	\$133,100	\$727	\$774
73' lots	66	1.15	75.90	5%	\$50,191	\$53,395	\$760	\$809
90' lots	82	1.2	98.40	7%	\$65,070	\$69,223	\$794	\$844
<b>Total</b>	<b>1476</b>		<b>1,423</b>	<b>100%</b>	<b>\$941,002</b>	<b>\$1,001,066</b>		

**Phase I**

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$529	\$563	\$0	\$0
43	86	\$596	\$633	\$51,295	\$54,450
53	111	\$663	\$703	\$73,562	\$78,087
63	65	\$729	\$774	\$47,384	\$50,300
73	40	\$762	\$809	\$30,485	\$32,361
90	0	\$794	\$844	\$0	\$0
<b>Total</b>	<b>302</b>			<b>\$202,726</b>	<b>\$215,198</b>

**Debt Service Assessments**

**Phase I - Series 2016A-1 Bonds**

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$0	\$0	\$0	\$0
43	86	\$1,304	\$1,387	\$112,144	\$119,302
53	111	\$1,449	\$1,541	\$160,839	\$171,105
63	65	\$1,594	\$1,696	\$103,610	\$110,223
73	40	\$1,667	\$1,773	\$66,680	\$70,936
90	0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>302</b>			<b>\$443,273</b>	<b>\$471,567</b>

**Phase I - Series 2016A-2 Bonds**

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$0	\$0	\$0	\$0
43	86	\$1,123	\$1,195	\$96,578	\$102,743
53	111	\$1,247	\$1,327	\$138,417	\$147,252
63	65	\$1,372	\$1,460	\$89,180	\$94,872
73	40	\$1,435	\$1,527	\$57,400	\$61,064
90	0	\$0	\$0	\$0	\$0
<b>Total</b>	<b>302</b>			<b>\$381,575</b>	<b>\$405,931</b>

**Phases 2 thru 4 - Series 2016B Bonds**

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	196	\$404	\$430	\$79,184	\$84,238
43	487	\$455	\$484	\$221,585	\$235,729
53	276	\$505	\$537	\$139,380	\$148,277
63	107	\$556	\$591	\$59,492	\$63,289
73	26	\$581	\$618	\$15,106	\$16,070
90	82	\$606	\$645	\$49,692	\$52,864
<b>Total</b>	<b>1174</b>			<b>\$564,439</b>	<b>\$600,467</b>

# Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2016 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
<b>Revenues</b>					
<i>Special Assessments 2016-A1</i>	\$443,376	\$394,853	\$48,523	\$443,376	\$443,376
<i>Special Assessments 2016-A2</i>	\$229,350	\$120,571	\$26,535	\$147,106	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$1,572,565	\$0	\$1,572,565	\$0
<i>Interest Income</i>	\$600	\$2,623	\$1,200	\$3,823	\$1,000
<i>Carry Forward Surplus</i>	\$0	1,827,032	\$0	\$1,827,032	\$230,006
<b>TOTAL REVENUES</b>	<b>\$673,326</b>	<b>\$3,917,643</b>	<b>\$76,258</b>	<b>\$3,993,901</b>	<b>\$674,382</b>
<b>Expenditures</b>					
<i>Series 2016 A1</i>					
<i>Interest - 11/01</i>	\$169,125	\$169,125	\$0	\$169,125	\$166,763
<i>Interest - 05/01</i>	\$169,125	\$169,125	\$0	\$169,125	\$166,763
<i>Principal - 05/01</i>	\$105,000	\$105,000	\$0	\$105,000	\$110,000
<i>Series 2016 A2</i>					
<i>Interest - 11/01</i>	\$92,510	\$92,510	\$0	\$92,510	\$0
<i>Prepayment - 11/1</i>	\$0	\$1,475,000	\$0	\$1,475,000	\$0
<i>Interest - 2/1</i>	\$0	\$11,600	\$0	\$11,600	\$0
<i>Prepayment - 2/1</i>	\$0	\$800,000	\$0	\$800,000	\$0
<i>Interest - 05/01</i>	\$92,510	\$26,535	\$0	\$26,535	\$0
<i>Prepayments - 05/01</i>	\$0	\$890,000	\$0	\$890,000	\$0
<i>Principal - 05/01</i>	\$45,000	\$25,000	\$0	\$25,000	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$673,270</b>	<b>\$3,763,895</b>	<b>\$0</b>	<b>\$3,763,895</b>	<b>\$443,525</b>
<b>EXCESS REVENUES</b>	<b>\$56</b>	<b>\$153,748</b>	<b>\$76,258</b>	<b>\$230,006</b>	<b>\$230,857</b>

November 1, 2020 - Series 2016A-1

\$164,288

*Meadowview at Twin Creeks  
Community Development District  
Series 2016A-1 Special Assessment Bonds*

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/19	\$ 6,435,000.00		\$ 166,762.50	\$ 440,887.50
5/1/20	\$ 6,435,000.00	\$ 110,000.00	\$ 166,762.50	
11/1/20	\$ 6,325,000.00		\$ 164,287.50	\$ 441,050.00
5/1/21	\$ 6,325,000.00	\$ 115,000.00	\$ 164,287.50	
11/1/21	\$ 6,210,000.00		\$ 161,700.00	\$ 440,987.50
5/1/22	\$ 6,210,000.00	\$ 120,000.00	\$ 161,700.00	
11/1/22	\$ 6,090,000.00		\$ 159,000.00	\$ 440,700.00
5/1/23	\$ 6,090,000.00	\$ 125,000.00	\$ 159,000.00	
11/1/23	\$ 5,965,000.00		\$ 156,187.50	\$ 440,187.50
5/1/24	\$ 5,965,000.00	\$ 130,000.00	\$ 156,187.50	
11/1/24	\$ 5,835,000.00		\$ 153,262.50	\$ 439,450.00
5/1/25	\$ 5,835,000.00	\$ 140,000.00	\$ 153,262.50	
11/1/25	\$ 5,695,000.00		\$ 150,112.50	\$ 443,375.00
5/1/26	\$ 5,695,000.00	\$ 145,000.00	\$ 150,112.50	
11/1/26	\$ 5,550,000.00		\$ 146,850.00	\$ 441,962.50
5/1/27	\$ 5,550,000.00	\$ 150,000.00	\$ 146,850.00	
11/1/27	\$ 5,400,000.00		\$ 143,475.00	\$ 440,325.00
5/1/28	\$ 5,400,000.00	\$ 160,000.00	\$ 93,225.00	
11/1/28	\$ 5,240,000.00		\$ 93,225.00	\$ 346,450.00
5/1/29	\$ 5,240,000.00	\$ 165,000.00	\$ 93,225.00	
11/1/29	\$ 5,075,000.00		\$ 93,225.00	\$ 351,450.00
5/1/30	\$ 5,075,000.00	\$ 175,000.00	\$ 93,225.00	
11/1/30	\$ 4,900,000.00		\$ 93,225.00	\$ 361,450.00
5/1/31	\$ 4,900,000.00	\$ 185,000.00	\$ 93,225.00	
11/1/31	\$ 4,715,000.00		\$ 93,225.00	\$ 371,450.00
5/1/32	\$ 4,715,000.00	\$ 195,000.00	\$ 93,225.00	
11/1/32	\$ 4,520,000.00		\$ 93,225.00	\$ 381,450.00
5/1/33	\$ 4,520,000.00	\$ 205,000.00	\$ 93,225.00	
11/1/33	\$ 4,315,000.00		\$ 93,225.00	\$ 391,450.00
5/1/34	\$ 4,315,000.00	\$ 215,000.00	\$ 93,225.00	
11/1/34	\$ 4,100,000.00		\$ 93,225.00	\$ 401,450.00
5/1/35	\$ 4,100,000.00	\$ 225,000.00	\$ 93,225.00	

*Meadowview at Twin Creeks  
Community Development District  
Series 2016A-1 Special Assessment Bonds*

<b>DATE</b>	<b>BALANCE</b>	<b>PRINCIPAL</b>	<b>INTEREST</b>	<b>TOTAL</b>
11/1/35	\$ 3,875,000.00		\$ 93,225.00	\$ 411,450.00
5/1/36	\$ 3,875,000.00	\$ 235,000.00	\$ 93,225.00	
11/1/36	\$ 3,640,000.00		\$ 93,225.00	\$ 421,450.00
5/1/37	\$ 3,640,000.00	\$ 250,000.00	\$ 93,225.00	
11/1/37	\$ 3,390,000.00		\$ 93,225.00	\$ 436,450.00
5/1/38	\$ 3,390,000.00	\$ 260,000.00	\$ 93,225.00	
11/1/38	\$ 3,130,000.00		\$ 86,075.00	\$ 439,300.00
5/1/39	\$ 3,130,000.00	\$ 275,000.00	\$ 86,075.00	
11/1/39	\$ 2,855,000.00		\$ 78,512.50	\$ 439,587.50
5/1/40	\$ 2,855,000.00	\$ 290,000.00	\$ 78,512.50	
11/1/40	\$ 2,565,000.00		\$ 70,537.50	\$ 439,050.00
5/1/41	\$ 2,565,000.00	\$ 310,000.00	\$ 70,537.50	
11/1/41	\$ 2,255,000.00		\$ 62,012.50	\$ 442,550.00
5/1/42	\$ 2,255,000.00	\$ 325,000.00	\$ 62,012.50	
11/1/42	\$ 1,930,000.00		\$ 53,075.00	\$ 440,087.50
5/1/43	\$ 1,930,000.00	\$ 345,000.00	\$ 53,075.00	
11/1/43	\$ 1,585,000.00		\$ 43,587.50	\$ 441,662.50
5/1/44	\$ 1,585,000.00	\$ 365,000.00	\$ 43,587.50	
11/1/44	\$ 1,220,000.00		\$ 33,550.00	\$ 442,137.50
5/1/45	\$ 1,220,000.00	\$ 385,000.00	\$ 33,550.00	
11/1/45	\$ 835,000.00		\$ 22,962.50	\$ 441,512.50
5/1/46	\$ 835,000.00	\$ 405,000.00	\$ 22,962.50	
11/1/46	\$ 430,000.00		\$ 11,825.00	\$ 439,787.50
5/1/47	\$ 430,000.00	\$ 430,000.00	\$ 11,825.00	\$ 441,825.00
		<b>\$ 6,435,000.00</b>	<b>\$ 5,541,800.00</b>	<b>\$ 12,250,925.00</b>

# Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2016 B

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
<b>Revenues</b>					
<i>Special Assessments</i>	\$564,300	\$137,400	\$137,400	\$274,800	\$274,800
<i>Interest Income</i>	\$600	\$1,907	\$260	\$2,167	\$600
<i>Prepayments</i>	\$0	\$4,883,578	\$0	\$4,883,578	\$0
<i>Carry Forward Surplus</i>	\$0	\$282,889	\$0	\$282,889	\$139,566
<b>TOTAL REVENUES</b>	<b>\$564,900</b>	<b>\$5,305,773</b>	<b>\$137,660</b>	<b>\$5,443,433</b>	<b>\$414,966</b>
<b>Expenditures</b>					
<i>Series 2016 B</i>					
<i>Interest - 11/01</i>	\$282,150	\$282,150	\$0	\$282,150	\$ 137,400
<i>Prepayment - 12/15</i>	\$0	\$3,400,000	\$0	\$3,400,000	\$0
<i>Interest - 12/15</i>	\$0	\$26,067	\$0	\$26,067	\$0
<i>Prepayment - 3/21</i>	\$0	\$1,425,000	\$0	\$1,425,000	\$0
<i>Interest - 3/21</i>	\$0	\$33,250	\$0	\$33,250	\$0
<i>Interest - 05/01</i>	\$282,150	\$137,400	\$0	\$137,400	\$ 137,400
<b>TOTAL EXPENDITURES</b>	<b>\$564,300</b>	<b>\$5,303,867</b>	<b>\$0</b>	<b>\$5,303,867</b>	<b>\$274,800</b>
<b>EXCESS REVENUES</b>	<b>\$600</b>	<b>\$1,906</b>	<b>\$137,660</b>	<b>\$139,566</b>	<b>\$140,166</b>

November 1, 2020 - Series 2016B

\$137,400



*Meadowview at Twin Creeks  
Community Development District  
Series 2016B Special Assessment Bonds*

**AMORTIZATION SCHEDULE**

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/19	\$4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/20	\$4,580,000.00	6.000%		\$ 137,400.00	
11/01/20	\$4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/21	\$4,580,000.00	6.000%		\$ 137,400.00	
11/01/21	\$4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/22	\$4,580,000.00	6.000%		\$ 137,400.00	
11/01/22	\$4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/23	\$4,580,000.00	6.000%		\$ 137,400.00	
11/01/23	\$4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/24	\$4,580,000.00	6.000%		\$ 137,400.00	
11/01/24	\$4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/25	\$4,580,000.00	6.000%		\$ 137,400.00	
11/01/25	\$4,580,000.00	6.000%		\$ 137,400.00	\$ 274,800.00
05/01/26	\$4,580,000.00	6.000%		\$ 137,400.00	
11/01/26	\$4,580,000.00	6.000%	\$ 4,580,000.00	\$ 137,400.00	\$ 274,800.00
			<b>\$ 4,580,000.00</b>	<b>\$ 2,061,000.00</b>	<b>\$ 2,198,400.00</b>

# Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2018 A1 - A2

<i>Description</i>	<i>Proposed Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
<b>Revenues</b>					
<i>Bond Proceeds</i>	\$1,199,623	\$1,199,623	\$0	\$1,199,623	\$0
<i>Special Assessments 2018-A1</i>	\$0	\$0	\$0	\$0	\$612,550
<i>Special Assessments 2018-A2</i>	\$0	\$0	\$0	\$0	\$520,960
<i>Interest Income</i>	\$2,000	\$1,608	\$1,000	\$2,608	\$1,500
<i>Carry Forward Surplus</i>	\$0	\$0	\$0	\$0	\$453,126
<b><i>TOTAL REVENUES</i></b>	<b>\$1,201,623</b>	<b>\$1,201,231</b>	<b>\$1,000</b>	<b>\$1,202,231</b>	<b>\$1,588,136</b>
<b>Expenditures</b>					
<i>Series 2018 A1</i>					
<i>Interest - 11/01</i>	\$0	\$0	\$0	\$0	\$241,425
<i>Interest - 05/01</i>	\$217,283	\$217,283	\$0	\$217,283	\$241,425
<i>Principal - 05/01</i>	\$0	\$0	\$0	\$0	\$130,000
<i>Series 2018 A2</i>					
<i>Interest - 11/01</i>	\$0	\$0	\$0	\$0	\$210,980
<i>Interest - 05/01</i>	\$189,882	\$189,882	\$0	\$189,882	\$210,980
<i>Principal - 05/01</i>	\$0	\$0	\$0	\$0	\$100,000
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$407,165</b>	<b>\$407,165</b>	<b>\$0</b>	<b>\$407,165</b>	<b>\$1,134,810</b>
<b><i>EXCESS REVENUES</i></b>	<b>\$794,459</b>	<b>\$794,066</b>	<b>\$1,000</b>	<b>\$795,066</b>	<b>\$453,326</b>

November 1, 2020 - Series 2018A-1	\$238,663
November 1, 2020 - Series 2018A-2	\$208,180
Total	<u>\$446,843</u>

*Meadowview at Twin Creeks  
Community Development District  
Series 2018A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/19	\$ 8,955,000.00			\$ 241,425.00	\$ 458,707.50
5/1/20	\$ 8,955,000.00		\$ 130,000.00	\$ 241,425.00	
11/1/20	\$ 8,825,000.00			\$ 238,662.50	\$ 610,087.50
5/1/21	\$ 8,825,000.00		\$ 135,000.00	\$ 238,662.50	
11/1/21	\$ 8,690,000.00			\$ 235,793.75	\$ 609,456.25
5/1/22	\$ 8,690,000.00		\$ 140,000.00	\$ 235,793.75	
11/1/22	\$ 8,550,000.00			\$ 232,818.75	\$ 608,612.50
5/1/23	\$ 8,550,000.00		\$ 150,000.00	\$ 232,818.75	
11/1/23	\$ 8,400,000.00			\$ 229,631.25	\$ 612,450.00
5/1/24	\$ 8,400,000.00		\$ 155,000.00	\$ 229,631.25	
11/1/24	\$ 8,245,000.00			\$ 226,337.50	\$ 610,968.75
5/1/25	\$ 8,245,000.00		\$ 160,000.00	\$ 226,337.50	
11/1/25	\$ 8,085,000.00			\$ 222,337.50	\$ 608,675.00
5/1/26	\$ 8,085,000.00		\$ 170,000.00	\$ 222,337.50	
11/1/26	\$ 7,915,000.00			\$ 218,087.50	\$ 610,425.00
5/1/27	\$ 7,915,000.00		\$ 180,000.00	\$ 218,087.50	
11/1/27	\$ 7,735,000.00			\$ 213,587.50	\$ 611,675.00
5/1/28	\$ 7,735,000.00		\$ 185,000.00	\$ 213,587.50	
11/1/28	\$ 7,550,000.00			\$ 208,962.50	\$ 607,550.00
5/1/29	\$ 7,550,000.00		\$ 195,000.00	\$ 208,962.50	
11/1/29	\$ 7,355,000.00			\$ 204,087.50	\$ 608,050.00
5/1/30	\$ 7,355,000.00		\$ 205,000.00	\$ 204,087.50	
11/1/30	\$ 7,150,000.00			\$ 198,962.50	\$ 608,050.00
5/1/31	\$ 7,150,000.00		\$ 220,000.00	\$ 198,962.50	
11/1/31	\$ 6,930,000.00			\$ 192,912.50	\$ 611,875.00
5/1/32	\$ 6,930,000.00		\$ 230,000.00	\$ 192,912.50	
11/1/32	\$ 6,700,000.00			\$ 186,587.50	\$ 609,500.00
5/1/33	\$ 6,700,000.00		\$ 245,000.00	\$ 186,587.50	
11/1/33	\$ 6,455,000.00			\$ 179,850.00	\$ 611,437.50
5/1/34	\$ 6,455,000.00		\$ 260,000.00	\$ 179,850.00	
11/1/34	\$ 6,195,000.00			\$ 172,700.00	\$ 612,550.00
5/1/35	\$ 6,195,000.00		\$ 270,000.00	\$ 172,700.00	

*Meadowview at Twin Creeks  
Community Development District  
Series 2018A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/35	\$ 5,925,000.00			\$ 165,275.00	\$ 607,975.00
5/1/36	\$ 5,925,000.00		\$ 285,000.00	\$ 165,275.00	
11/1/36	\$ 5,640,000.00			\$ 157,437.50	\$ 607,712.50
5/1/37	\$ 5,640,000.00		\$ 305,000.00	\$ 157,437.50	
11/1/37	\$ 5,335,000.00			\$ 149,050.00	\$ 611,487.50
5/1/38	\$ 5,335,000.00		\$ 320,000.00	\$ 149,050.00	
11/1/38	\$ 5,015,000.00			\$ 140,250.00	\$ 609,300.00
5/1/39	\$ 5,015,000.00		\$ 340,000.00	\$ 140,250.00	
11/1/39	\$ 4,675,000.00			\$ 130,900.00	\$ 611,150.00
5/1/40	\$ 4,675,000.00		\$ 360,000.00	\$ 130,900.00	
11/1/40	\$ 4,315,000.00			\$ 120,820.00	\$ 611,720.00
5/1/41	\$ 4,315,000.00		\$ 380,000.00	\$ 120,820.00	
11/1/41	\$ 3,935,000.00			\$ 110,180.00	\$ 611,000.00
5/1/42	\$ 3,935,000.00		\$ 400,000.00	\$ 110,180.00	
11/1/42	\$ 3,535,000.00			\$ 98,980.00	\$ 609,160.00
5/1/43	\$ 3,535,000.00		\$ 425,000.00	\$ 98,980.00	
11/1/43	\$ 3,110,000.00			\$ 87,080.00	\$ 611,060.00
5/1/44	\$ 3,110,000.00		\$ 450,000.00	\$ 87,080.00	
11/1/44	\$ 2,660,000.00			\$ 74,480.00	\$ 611,560.00
5/1/45	\$ 2,660,000.00		\$ 475,000.00	\$ 74,480.00	
11/1/45	\$ 2,185,000.00			\$ 61,180.00	\$ 610,660.00
5/1/46	\$ 2,185,000.00		\$ 500,000.00	\$ 61,180.00	
11/1/46	\$ 1,685,000.00			\$ 47,180.00	\$ 608,360.00
5/1/47	\$ 1,685,000.00		\$ 530,000.00	\$ 47,180.00	
11/1/47	\$ 1,155,000.00			\$ 32,340.00	\$ 609,520.00
5/1/48	\$ 1,155,000.00		\$ 560,000.00	\$ 32,340.00	
11/1/48	\$ 595,000.00			\$ 16,660.00	\$ 609,000.00
5/1/49	\$ 595,000.00		\$ 595,000.00	\$ 16,660.00	\$ 611,660.00
			<b>\$ 8,955,000.00</b>	<b>\$ 9,589,112.50</b>	<b>\$ 18,761,395.00</b>

*Meadowview at Twin Creeks  
Community Development District  
Series 2018A-2 Special Assessment Bonds*

**AMORTIZATION SCHEDULE**

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/19	\$ 7,535,000.00	5.600%		\$ 210,980.00	\$ 421,960.00
05/01/20	\$ 7,535,000.00	5.600%	\$ 100,000.00	\$ 210,980.00	
11/01/20	\$ 7,435,000.00	5.600%		\$ 208,180.00	\$ 519,160.00
05/01/21	\$ 7,435,000.00	5.600%	\$ 105,000.00	\$ 208,180.00	
11/01/21	\$ 7,330,000.00	5.600%		\$ 205,240.00	\$ 518,420.00
05/01/22	\$ 7,330,000.00	5.600%	\$ 110,000.00	\$ 205,240.00	
11/01/22	\$ 7,220,000.00	5.600%		\$ 202,160.00	\$ 517,400.00
05/01/23	\$ 7,220,000.00	5.600%	\$ 120,000.00	\$ 202,160.00	
11/01/23	\$ 7,100,000.00	5.600%		\$ 198,800.00	\$ 520,960.00
05/01/24	\$ 7,100,000.00	5.600%	\$ 125,000.00	\$ 198,800.00	
11/01/24	\$ 6,975,000.00	5.600%		\$ 195,300.00	\$ 519,100.00
05/01/25	\$ 6,975,000.00	5.600%	\$ 130,000.00	\$ 195,300.00	
11/01/25	\$ 6,845,000.00	5.600%		\$ 191,660.00	\$ 516,960.00
05/01/26	\$ 6,845,000.00	5.600%	\$ 140,000.00	\$ 191,660.00	
11/01/26	\$ 6,705,000.00	5.600%		\$ 187,740.00	\$ 519,400.00
05/01/27	\$ 6,705,000.00	5.600%	\$ 145,000.00	\$ 187,740.00	
11/01/27	\$ 6,560,000.00	5.600%		\$ 183,680.00	\$ 516,420.00
05/01/28	\$ 6,560,000.00	5.600%	\$ 155,000.00	\$ 183,680.00	
11/01/28	\$ 6,405,000.00	5.600%		\$ 179,340.00	\$ 518,020.00
05/01/29	\$ 6,405,000.00	5.600%	\$ 165,000.00	\$ 179,340.00	
11/01/29	\$ 6,240,000.00	5.600%		\$ 174,720.00	\$ 519,060.00
05/01/30	\$ 6,240,000.00	5.600%	\$ 175,000.00	\$ 174,720.00	
11/01/30	\$ 6,065,000.00	5.600%		\$ 169,820.00	\$ 519,540.00
05/01/31	\$ 6,065,000.00	5.600%	\$ 185,000.00	\$ 169,820.00	
11/01/31	\$ 5,880,000.00	5.600%		\$ 164,640.00	\$ 519,460.00
05/01/32	\$ 5,880,000.00	5.600%	\$ 195,000.00	\$ 164,640.00	
11/01/32	\$ 5,685,000.00	5.600%		\$ 159,180.00	\$ 518,820.00
05/01/33	\$ 5,685,000.00	5.600%	\$ 205,000.00	\$ 159,180.00	
11/01/33	\$ 5,480,000.00	5.600%		\$ 153,440.00	\$ 517,620.00
05/01/34	\$ 5,480,000.00	5.600%	\$ 220,000.00	\$ 153,440.00	
11/01/34	\$ 5,260,000.00	5.600%		\$ 147,280.00	\$ 520,720.00
05/01/35	\$ 5,260,000.00	5.600%	\$ 230,000.00	\$ 147,280.00	

*Meadowview at Twin Creeks  
Community Development District  
Series 2018A-2 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/35	\$ 5,030,000.00	5.600%		\$ 140,840.00	\$ 518,120.00
05/01/36	\$ 5,030,000.00	5.600%	\$ 245,000.00	\$ 140,840.00	
11/01/36	\$ 4,785,000.00	5.600%		\$ 133,980.00	\$ 519,820.00
05/01/37	\$ 4,785,000.00	5.600%	\$ 260,000.00	\$ 133,980.00	
11/01/37	\$ 4,525,000.00	5.600%		\$ 126,700.00	\$ 520,680.00
05/01/38	\$ 4,525,000.00	5.600%	\$ 270,000.00	\$ 126,700.00	
11/01/38	\$ 4,255,000.00	5.600%		\$ 119,140.00	\$ 515,840.00
05/01/39	\$ 4,255,000.00	5.600%	\$ 290,000.00	\$ 119,140.00	
11/01/39	\$ 3,965,000.00	5.600%		\$ 111,020.00	\$ 520,160.00
05/01/40	\$ 3,965,000.00	5.600%	\$ 305,000.00	\$ 111,020.00	
11/01/40	\$ 3,660,000.00	5.600%		\$ 102,480.00	\$ 518,500.00
05/01/41	\$ 3,660,000.00	5.600%	\$ 320,000.00	\$ 102,480.00	
11/01/41	\$ 3,340,000.00	5.600%		\$ 93,520.00	\$ 516,000.00
05/01/42	\$ 3,340,000.00	5.600%	\$ 340,000.00	\$ 93,520.00	
11/01/42	\$ 3,000,000.00	5.600%		\$ 84,000.00	\$ 517,520.00
05/01/43	\$ 3,000,000.00	5.600%	\$ 360,000.00	\$ 84,000.00	
11/01/43	\$ 2,640,000.00	5.600%		\$ 73,920.00	\$ 517,920.00
05/01/44	\$ 2,640,000.00	5.600%	\$ 380,000.00	\$ 73,920.00	
11/01/44	\$ 2,260,000.00	5.600%		\$ 63,280.00	\$ 517,200.00
05/01/45	\$ 2,260,000.00	5.600%	\$ 405,000.00	\$ 63,280.00	
11/01/45	\$ 1,855,000.00	5.600%		\$ 51,940.00	\$ 520,220.00
05/01/46	\$ 1,855,000.00	5.600%	\$ 425,000.00	\$ 51,940.00	
11/01/46	\$ 1,430,000.00	5.600%		\$ 40,040.00	\$ 516,980.00
05/01/47	\$ 1,430,000.00	5.600%	\$ 450,000.00	\$ 40,040.00	
11/01/47	\$ 980,000.00	5.600%		\$ 27,440.00	\$ 517,480.00
05/01/48	\$ 980,000.00	5.600%	\$ 475,000.00	\$ 27,440.00	
11/01/48	\$ 505,000.00	5.600%		\$ 14,140.00	\$ 516,580.00
05/01/49	\$ 505,000.00	5.600%	\$ 505,000.00	\$ 14,140.00	\$ 519,140.00
			<b>\$ 7,535,000.00</b>	<b>\$ 8,229,200.00</b>	<b>\$ 15,975,180.00</b>

# Meadow View at Twin Creek

Community Development District

Debt Service Fund

Series 2019 A1 - A2

<i>Description</i>	<i>Proposed Budget FY 2019</i>	<i>Actual Thru 5/31/19</i>	<i>Projected Next 4 Months</i>	<i>Total Projected 9/30/19</i>	<i>Approved Budget FY 2020</i>
<b>Revenues</b>					
Bond Proceeds	\$489,702	\$489,702	\$0	\$489,702	\$0
Special Assessments 2019-A1	\$0	\$0	\$0	\$0	\$257,360
Special Assessments 2019-A2	\$0	\$0	\$0	\$0	\$315,630
Interest Income	\$100	\$262	\$460	\$722	\$500
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$232,540
<b>TOTAL REVENUES</b>	<b>\$489,802</b>	<b>\$489,964</b>	<b>\$460</b>	<b>\$490,424</b>	<b>\$806,030</b>
<b>Expenditures</b>					
<u>Series 2019 A1</u>					
Interest - 11/01	\$0	\$0	\$0	\$0	\$103,490
Interest - 05/01	\$37,946	\$37,946	\$37,946	\$75,892	\$103,490
Principal - 05/01	\$0	\$0	\$0	\$0	\$50,000
<u>Series 2019 A2</u>					
Interest - 11/01	\$0	\$0	\$0	\$0	\$129,050
Interest - 05/01	\$47,318	\$47,318	\$47,318	\$94,636	\$129,050
Principal - 05/01	\$0	\$0	\$0	\$0	\$55,000
<b>TOTAL EXPENDITURES</b>	<b>\$85,264</b>	<b>\$85,264</b>	<b>\$85,265</b>	<b>\$170,529</b>	<b>\$570,080</b>
<b>EXCESS REVENUES</b>	<b>\$404,538</b>	<b>\$404,700</b>	<b>(\$84,805)</b>	<b>\$319,895</b>	<b>\$235,950</b>

November 1, 2020 - Series 2019A-1	\$102,190
November 1, 2020 - Series 2019A-2	\$127,455
Total	<u>\$229,645</u>

*Meadowview at Twin Creeks  
Community Development District  
Series 2019A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/19	\$ 3,660,000.00			\$ 103,490.00	\$ 141,436.33
5/1/20	\$ 3,660,000.00		\$ 50,000.00	\$ 103,490.00	
11/1/20	\$ 3,610,000.00			\$ 102,190.00	\$ 255,680.00
5/1/21	\$ 3,610,000.00		\$ 50,000.00	\$ 102,190.00	
11/1/21	\$ 3,560,000.00			\$ 100,890.00	\$ 253,080.00
5/1/22	\$ 3,560,000.00		\$ 55,000.00	\$ 100,890.00	
11/1/22	\$ 3,505,000.00			\$ 99,460.00	\$ 255,350.00
5/1/23	\$ 3,505,000.00		\$ 60,000.00	\$ 99,460.00	
11/1/23	\$ 3,445,000.00			\$ 97,900.00	\$ 257,360.00
5/1/24	\$ 3,445,000.00		\$ 60,000.00	\$ 97,900.00	
11/1/24	\$ 3,385,000.00			\$ 96,340.00	\$ 254,240.00
5/1/25	\$ 3,385,000.00		\$ 65,000.00	\$ 96,340.00	
11/1/25	\$ 3,320,000.00			\$ 94,650.00	\$ 255,990.00
5/1/26	\$ 3,320,000.00		\$ 65,000.00	\$ 94,650.00	
11/1/26	\$ 3,255,000.00			\$ 92,960.00	\$ 252,610.00
5/1/27	\$ 3,255,000.00		\$ 70,000.00	\$ 92,960.00	
11/1/27	\$ 3,185,000.00			\$ 91,140.00	\$ 254,100.00
5/1/28	\$ 3,185,000.00		\$ 75,000.00	\$ 91,140.00	
11/1/28	\$ 3,110,000.00			\$ 89,190.00	\$ 255,330.00
5/1/29	\$ 3,110,000.00		\$ 80,000.00	\$ 89,190.00	
11/1/29	\$ 3,030,000.00			\$ 87,110.00	\$ 256,300.00
5/1/30	\$ 3,030,000.00		\$ 85,000.00	\$ 87,110.00	
11/1/30	\$ 2,945,000.00			\$ 84,900.00	\$ 257,010.00
5/1/31	\$ 2,945,000.00		\$ 90,000.00	\$ 84,900.00	
11/1/31	\$ 2,855,000.00			\$ 82,335.00	\$ 257,235.00
5/1/32	\$ 2,855,000.00		\$ 95,000.00	\$ 82,335.00	
11/1/32	\$ 2,760,000.00			\$ 79,627.50	\$ 256,962.50
5/1/33	\$ 2,760,000.00		\$ 100,000.00	\$ 79,627.50	
11/1/33	\$ 2,660,000.00			\$ 76,777.50	\$ 256,405.00
5/1/34	\$ 2,660,000.00		\$ 105,000.00	\$ 76,777.50	
11/1/34	\$ 2,555,000.00			\$ 73,785.00	\$ 255,562.50
5/1/35	\$ 2,555,000.00		\$ 110,000.00	\$ 73,785.00	



*Meadowview at Twin Creeks  
Community Development District  
Series 2019A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/35	\$ 2,445,000.00			\$ 70,650.00	\$ 254,435.00
5/1/36	\$ 2,445,000.00		\$ 115,000.00	\$ 70,650.00	
11/1/36	\$ 2,330,000.00			\$ 67,372.50	\$ 253,022.50
5/1/37	\$ 2,330,000.00		\$ 125,000.00	\$ 67,372.50	
11/1/37	\$ 2,205,000.00			\$ 63,810.00	\$ 256,182.50
5/1/38	\$ 2,205,000.00		\$ 130,000.00	\$ 63,810.00	
11/1/38	\$ 2,075,000.00			\$ 60,105.00	\$ 253,915.00
5/1/39	\$ 2,075,000.00		\$ 140,000.00	\$ 60,105.00	
11/1/39	\$ 1,935,000.00			\$ 56,115.00	\$ 256,220.00
5/1/40	\$ 1,935,000.00		\$ 145,000.00	\$ 56,115.00	
11/1/40	\$ 1,790,000.00			\$ 51,910.00	\$ 253,025.00
5/1/41	\$ 1,790,000.00		\$ 155,000.00	\$ 51,910.00	
11/1/41	\$ 1,635,000.00			\$ 47,415.00	\$ 254,325.00
5/1/42	\$ 1,635,000.00		\$ 165,000.00	\$ 47,415.00	
11/1/42	\$ 1,470,000.00			\$ 42,630.00	\$ 255,045.00
5/1/43	\$ 1,470,000.00		\$ 175,000.00	\$ 42,630.00	
11/1/43	\$ 1,295,000.00			\$ 37,555.00	\$ 255,185.00
5/1/44	\$ 1,295,000.00		\$ 185,000.00	\$ 37,555.00	
11/1/44	\$ 1,110,000.00			\$ 32,190.00	\$ 254,745.00
5/1/45	\$ 1,110,000.00		\$ 195,000.00	\$ 32,190.00	
11/1/45	\$ 915,000.00			\$ 26,535.00	\$ 253,725.00
5/1/46	\$ 915,000.00		\$ 210,000.00	\$ 26,535.00	
11/1/46	\$ 705,000.00			\$ 20,445.00	\$ 256,980.00
5/1/47	\$ 705,000.00		\$ 220,000.00	\$ 20,445.00	
11/1/47	\$ 485,000.00			\$ 14,065.00	\$ 254,510.00
5/1/48	\$ 485,000.00		\$ 235,000.00	\$ 14,065.00	
11/1/48	\$ 250,000.00			\$ 7,250.00	\$ 256,315.00
5/1/49	\$ 250,000.00		\$ 250,000.00	\$ 7,250.00	\$ 257,250.00
			<b>\$ 3,660,000.00</b>	<b>\$ 4,101,585.00</b>	<b>\$ 7,799,531.33</b>

*Meadowview at Twin Creeks  
Community Development District  
Series 2019A-2 Special Assessment Bonds*

**AMORTIZATION SCHEDULE**

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/19	\$4,450,000.00	5.800%		\$ 129,050.00	\$ 176,368.33
05/01/20	\$4,450,000.00	5.800%	\$ 55,000.00	\$ 129,050.00	
11/01/20	\$4,395,000.00	5.800%		\$ 127,455.00	\$ 311,505.00
05/01/21	\$4,395,000.00	5.800%	\$ 60,000.00	\$ 127,455.00	
11/01/21	\$4,335,000.00	5.800%		\$ 125,715.00	\$ 313,170.00
05/01/22	\$4,335,000.00	5.800%	\$ 65,000.00	\$ 125,715.00	
11/01/22	\$4,270,000.00	5.800%		\$ 123,830.00	\$ 314,545.00
05/01/23	\$4,270,000.00	5.800%	\$ 70,000.00	\$ 123,830.00	
11/01/23	\$4,200,000.00	5.800%		\$ 121,800.00	\$ 315,630.00
05/01/24	\$4,200,000.00	5.800%	\$ 70,000.00	\$ 121,800.00	
11/01/24	\$4,130,000.00	5.800%		\$ 119,770.00	\$ 311,570.00
05/01/25	\$4,130,000.00	5.800%	\$ 75,000.00	\$ 119,770.00	
11/01/25	\$4,055,000.00	5.800%		\$ 117,595.00	\$ 312,365.00
05/01/26	\$4,055,000.00	5.800%	\$ 80,000.00	\$ 117,595.00	
11/01/26	\$3,975,000.00	5.800%		\$ 115,275.00	\$ 312,870.00
05/01/27	\$3,975,000.00	5.800%	\$ 85,000.00	\$ 115,275.00	
11/01/27	\$3,890,000.00	5.800%		\$ 112,810.00	\$ 313,085.00
05/01/28	\$3,890,000.00	5.800%	\$ 90,000.00	\$ 112,810.00	
11/01/28	\$3,800,000.00	5.800%		\$ 110,200.00	\$ 313,010.00
05/01/29	\$3,800,000.00	5.800%	\$ 95,000.00	\$ 110,200.00	
11/01/29	\$3,705,000.00	5.800%		\$ 107,445.00	\$ 312,645.00
05/01/30	\$3,705,000.00	5.800%	\$ 100,000.00	\$ 107,445.00	
11/01/30	\$3,605,000.00	5.800%		\$ 104,545.00	\$ 311,990.00
05/01/31	\$3,605,000.00	5.800%	\$ 105,000.00	\$ 104,545.00	
11/01/31	\$3,500,000.00	5.800%		\$ 101,500.00	\$ 311,045.00
05/01/32	\$3,500,000.00	5.800%	\$ 115,000.00	\$ 101,500.00	
11/01/32	\$3,385,000.00	5.800%		\$ 98,165.00	\$ 314,665.00
05/01/33	\$3,385,000.00	5.800%	\$ 120,000.00	\$ 98,165.00	
11/01/33	\$3,265,000.00	5.800%		\$ 94,685.00	\$ 312,850.00
05/01/34	\$3,265,000.00	5.800%	\$ 130,000.00	\$ 94,685.00	
11/01/34	\$3,135,000.00	5.800%		\$ 90,915.00	\$ 315,600.00
05/01/35	\$3,135,000.00	5.800%	\$ 135,000.00	\$ 90,915.00	

*Meadowview at Twin Creeks  
Community Development District  
Series 2019A-2 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/01/35	\$3,000,000.00	5.800%		\$ 87,000.00	\$ 312,915.00
05/01/36	\$3,000,000.00	5.800%	\$ 145,000.00	\$ 87,000.00	
11/01/36	\$2,855,000.00	5.800%		\$ 82,795.00	\$ 314,795.00
05/01/37	\$2,855,000.00	5.800%	\$ 150,000.00	\$ 82,795.00	
11/01/37	\$2,705,000.00	5.800%		\$ 78,445.00	\$ 311,240.00
05/01/38	\$2,705,000.00	5.800%	\$ 160,000.00	\$ 78,445.00	
11/01/38	\$2,545,000.00	5.800%		\$ 73,805.00	\$ 312,250.00
05/01/39	\$2,545,000.00	5.800%	\$ 170,000.00	\$ 73,805.00	
11/01/39	\$2,375,000.00	5.800%		\$ 68,875.00	\$ 312,680.00
05/01/40	\$2,375,000.00	5.800%	\$ 180,000.00	\$ 68,875.00	
11/01/40	\$2,195,000.00	5.800%		\$ 63,655.00	\$ 312,530.00
05/01/41	\$2,195,000.00	5.800%	\$ 190,000.00	\$ 63,655.00	
11/01/41	\$2,005,000.00	5.800%		\$ 58,145.00	\$ 311,800.00
05/01/42	\$2,005,000.00	5.800%	\$ 205,000.00	\$ 58,145.00	
11/01/42	\$1,800,000.00	5.800%		\$ 52,200.00	\$ 315,345.00
05/01/43	\$1,800,000.00	5.800%	\$ 215,000.00	\$ 52,200.00	
11/01/43	\$1,585,000.00	5.800%		\$ 45,965.00	\$ 313,165.00
05/01/44	\$1,585,000.00	5.800%	\$ 230,000.00	\$ 45,965.00	
11/01/44	\$1,355,000.00	5.800%		\$ 39,295.00	\$ 315,260.00
05/01/45	\$1,355,000.00	5.800%	\$ 240,000.00	\$ 39,295.00	
11/01/45	\$1,115,000.00	5.800%		\$ 32,335.00	\$ 311,630.00
05/01/46	\$1,115,000.00	5.800%	\$ 255,000.00	\$ 32,335.00	
11/01/46	\$ 860,000.00	5.800%		\$ 24,940.00	\$ 312,275.00
05/01/47	\$ 860,000.00	5.800%	\$ 270,000.00	\$ 24,940.00	
11/01/47	\$ 590,000.00	5.800%		\$ 17,110.00	\$ 312,050.00
05/01/48	\$ 590,000.00	5.800%	\$ 285,000.00	\$ 17,110.00	
11/01/48	\$ 305,000.00	5.800%		\$ 8,845.00	\$ 310,955.00
05/01/49	\$ 305,000.00	5.800%	\$ 305,000.00	\$ 8,845.00	\$ 313,845.00
			<b>\$ 4,450,000.00</b>	<b>\$ 5,068,330.00</b>	<b>\$ 9,565,648.33</b>