



*Meadow View @ Twin Creeks
Community Development District*

Adopted Budget

FY 2020

August 15, 2019



Meadowview @ Twin Creeks Community Development District

TABLE OF CONTENTS

<i>Summary Revenues and Expenditures</i>	<i>Page 1-2</i>
<i>Narrative - Administrative and Maintenance</i>	<i>Page 3-9</i>
<i>Assessment Chart</i>	<i>Page 10</i>
<i>2016 Debt Service Fund</i>	<i>Page 11-13</i>
<i>2016B Debt Service Fund</i>	<i>Page 14-15</i>
<i>2018 Debt Service Fund</i>	<i>Page 16-20</i>
<i>2019 Debt Service Fund</i>	<i>Page 21-25</i>

Meadow View at Twin Creek

General Fund

Community Development District

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Adopted Budget FY 2020</i>
<u>Revenues</u>					
<i>Developer Contrib/Assessments</i>	\$941,002	\$610,968	\$196,360	\$807,327	\$1,088,840
<i>Interest/Miscellaneous Income</i>	\$0	\$22	\$8	\$30	\$0
<i>Facility Revenue</i>	\$0	\$800	\$0	\$800	\$0
<u>Total Revenues</u>	\$941,002	\$611,790	\$196,368	\$808,157	\$1,088,840

Expenditures

Administrative

<i>Engineering</i>	\$12,000	\$30,102	\$15,050	\$45,152	\$20,000
<i>Attorney</i>	\$30,000	\$25,865	\$8,800	\$34,665	\$30,000
<i>Annual Audit</i>	\$4,000	\$2,380	\$0	\$2,380	\$3,800
<i>Arbitrage</i>	\$1,200	\$0	\$1,200	\$1,200	\$1,800
<i>Assessment Roll</i>	\$0	\$0	\$0	\$0	\$5,000
<i>Dissemination Agent</i>	\$5,000	\$5,167	\$833	\$6,000	\$7,500
<i>Trustee Fee</i>	\$10,000	\$11,062	\$0	\$11,062	\$20,000
<i>Management Fees</i>	\$45,000	\$37,500	\$7,500	\$45,000	\$47,250
<i>Information Technology</i>	\$2,000	\$1,667	\$333	\$2,000	\$2,000
<i>Website Compliance</i>	\$0	\$0	\$0	\$0	\$1,200
<i>Telephone</i>	\$250	\$315	\$50	\$365	\$500
<i>Postage</i>	\$1,000	\$252	\$100	\$352	\$500
<i>Insurance</i>	\$6,171	\$8,988	\$0	\$8,988	\$9,000
<i>Printing & Binding</i>	\$4,000	\$5,028	\$708	\$5,736	\$4,000
<i>Legal Advertising</i>	\$3,000	\$880	\$825	\$1,705	\$3,000
<i>Other Current Charges</i>	\$500	\$499	\$50	\$549	\$2,500
<i>Office Supplies</i>	\$500	\$215	\$36	\$251	\$500
<i>Dues, Licenses & Subscriptions</i>	\$175	\$175	\$0	\$175	\$175
<u>Administrative Expenditures</u>	\$124,796	\$130,094	\$35,486	\$165,580	\$158,725

AMENITY CENTER

Utilities

<i>Telephone/Cable/Internet</i>	\$9,200	\$4,356	\$1,430	\$5,786	\$9,200
<i>Electric</i>	\$55,000	\$21,804	\$6,600	\$28,404	\$40,000
<i>Water/Irrigation</i>	\$20,000	\$7,179	\$1,600	\$8,779	\$20,000
<i>Gas</i>	\$400	\$1,122	\$250	\$1,372	\$1,500
<i>Trash Removal</i>	\$6,000	\$1,397	\$250	\$1,647	\$6,000
<u>Security</u>					
<i>Security Monitoring</i>	\$1,200	\$333	\$555	\$888	\$1,331
<i>Access Cards</i>	\$1,000	\$2,350	\$0	\$2,350	\$3,000
<i>Contracted Security</i>	\$20,000	\$0	\$3,300	\$3,300	\$20,000
<u>Management Contracts</u>					
<i>Facility Management</i>	\$125,000	\$25,000	\$10,000	\$35,000	\$125,000
<i>Pool Attendants</i>	\$48,000	\$10,820	\$37,180	\$48,000	\$48,000
<i>Canoe Launch Attendant</i>	\$28,800	\$190	\$4,800	\$4,990	\$28,800
<i>Snack Bar Attendant</i>	\$16,640	\$0	\$3,000	\$3,000	\$16,640
<i>Field Mgmt / Admin</i>	\$25,000	\$15,000	\$3,333	\$18,333	\$25,000
<i>Pool Maintenance</i>	\$30,000	\$9,740	\$2,730	\$12,470	\$30,000
<i>Pool Chemicals</i>	\$15,000	\$6,920	\$2,760	\$9,680	\$15,000
<i>Janitorial</i>	\$12,000	\$6,499	\$2,590	\$9,089	\$15,540

Meadow View at Twin Creek

General Fund

Community Development District

<i>Description</i>	<i>Adopted Budget FY 2019</i>	<i>Actual Thru 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Adopted Budget FY 2020</i>
<i>AMENITY CENTER CONT</i>					
<i>Facility Maintenance</i>	\$15,000	\$16,746	\$0	\$16,746	\$15,000
<i>Repairs & Maintenance</i>	\$10,000	\$5,161	\$4,839	\$10,000	\$10,000
<i>New Capital Projects</i>	\$0	\$7,071	\$4,000	\$11,071	\$12,000
<i>Snack Bar Inventory- CGS</i>	\$0	\$553	\$0	\$553	\$1,000
<i>Food Service License</i>	\$250	\$697	\$0	\$697	\$500
<i>Rental and Leases</i>	\$0	\$13,846	\$4,615	\$18,461	\$27,691
<i>Subscriptions</i>	\$0	\$2,988	\$0	\$2,988	\$12,000
<i>Pest Control</i>	\$0	\$0	\$0	\$0	\$2,280
<i>Supplies</i>	\$0	\$0	\$0	\$0	\$2,000
<i>Special Events</i>	\$30,000	\$5,247	\$7,797	\$13,044	\$30,000
<i>Holiday Decorations</i>	\$9,000	\$0	\$9,000	\$9,000	\$9,000
<i>Fitness Center Repairs/Supplies</i>	\$0	\$1,230	\$0	\$1,230	\$2,000
<i>Office Supplies</i>	\$500	\$1,781	\$400	\$2,181	\$2,000
<i>ASCAP/BMI Licenses</i>	\$1,000	\$0	\$1,000	\$1,000	\$1,000
<i>Property Insurance</i>	\$40,000	\$20,845	\$0	\$20,845	\$30,000
<i>Amenity Center Expenditures</i>	\$518,990	\$188,874	\$112,030	\$300,904	\$561,483
<i>Grounds Maintenance</i>					
<i>Hydrology Quality/Mitigation</i>	\$6,400	\$0	\$0	\$0	\$6,400
<i>Electric</i>	\$2,200	\$6,697	\$1,944	\$8,641	\$15,000
<i>Landscape Maintenance</i>	\$125,000	\$227,458	\$31,308	\$258,766	\$187,846
<i>Landscape Contingency</i>	\$5,000	\$0	\$1,000	\$1,000	\$25,000
<i>Lake Maintenance</i>	\$12,000	\$0	\$0	\$0	\$10,800
<i>Grounds Maintenance</i>	\$12,000	\$0	\$2,000	\$2,000	\$12,000
<i>Pump Repairs</i>	\$2,500	\$0	\$0	\$0	\$5,000
<i>Streetlighting</i>	\$20,000	\$13,430	\$3,600	\$17,030	\$22,000
<i>Streetlight Repairs</i>	\$5,000	\$0	\$0	\$0	\$5,000
<i>Irrigation Repairs</i>	\$7,500	\$1,438	\$3,000	\$4,438	\$7,500
<i>Miscellaneous</i>	\$5,000	\$775	\$0	\$775	\$5,000
<i>Contingency</i>	\$94,616	\$6,788	\$6,000	\$12,788	\$67,086
<i>Grounds Maintenance Expenditures</i>	\$297,216	\$256,585	\$48,852	\$305,437	\$368,632
<i>TOTAL EXPENDITURES</i>	\$941,002	\$575,554	\$196,368	\$771,921	\$1,088,840
<i>Excess Revenues/ Expenditures</i>	\$0	\$36,236	\$0	\$36,236	\$0

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.

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, 2016 B, 2018A-1/A-2, and 2019 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.

Trustee Fees

The District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, and 2019 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.

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

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

Website Compliance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

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.

Other Current Charges

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

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

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.

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.

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

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.

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.

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

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.

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.

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

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

Landscape Maintenance

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

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone Landscape	Landscape Maintenance	\$ 15,654	\$ 187,846

Landscape Contingency

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

Lake Maintenance

Cost to provide aquatic plant management for thirteen lakes within the District. Includes treatment of lakes with herbicides and technology to control vegetation, and trash disposal along banks and lakes.

<u>Vendor</u>	<u>Description</u>	<u>Monthly</u>	<u>Annual</u>
Future Horizons	Lake maintenance for 13 Lakes	\$ 900	\$ 10,800

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

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>
11082-69190	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

Platted

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$0	\$0	\$0	\$0
43	86	\$596	\$635	\$51,293	\$54,567
53	190	\$663	\$705	\$125,913	\$133,950
63	65	\$729	\$776	\$47,383	\$50,408
73	40	\$762	\$811	\$30,484	\$32,430
90	0	\$0	\$0	\$0	\$0
Total	381			\$255,074	\$271,355

Bulk Lands

Product	Units	Net Per Unit	Net Annual
TH	196	\$108	\$21,077
43	399	\$108	\$42,907
53	120	\$108	\$12,904
63	158	\$108	\$16,991
73	222	\$108	\$23,873
90	0	\$108	\$0
Total	1095		\$117,753

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	\$1,388	\$112,185	\$119,342
53	111	\$1,449	\$1,542	\$160,885	\$171,150
63	65	\$1,594	\$1,696	\$103,633	\$110,245
73	40	\$1,667	\$1,773	\$66,673	\$70,927
90	0	\$0	\$0	\$0	\$0
Total	302			\$443,376	\$471,663

Phase 2, TH - Series 2018A1-2 Bonds

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	196	\$2,146	\$2,283	\$420,673	\$447,512
43	117	\$2,415	\$2,569	\$282,506	\$300,529
53	48	\$2,683	\$2,854	\$128,777	\$136,993
63	75	\$2,951	\$3,139	\$221,336	\$235,458
73	26	\$3,085	\$3,282	\$80,218	\$85,336
90	0	\$0	\$0	\$0	\$0
Total	462			\$1,133,510	\$1,205,828

Phase 3A - Series 2019A1-2 Bonds

Product	Units	Net Per Unit	Gross Per Unit	Net Annual	Gross Annual
TH	0	\$0	\$0	\$0	\$0
43	0	\$0	\$0	\$0	\$0
53	0	\$0	\$0	\$0	\$0
63	31	\$3,556	\$3,782	\$110,221	\$117,254
73 Premium	103	\$4,493	\$4,780	\$462,769	\$492,293
90	0	\$0	\$0	\$0	\$0
Total	134			\$572,990	\$609,547

Phases 3B & 4 - Series 2016B Bonds (Paid off at Closing)

Product	Net Per Unit
TH	\$404
43	\$455
53	\$505
63	\$556
73	\$581
90	\$606
Total	\$3,107.00

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 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Adopted Budget FY 2020</i>
Revenues					
<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	\$0	\$120,571	\$0
<i>Special Assessments - Prepayments</i>	\$0	\$1,572,565	\$0	\$1,572,565	\$0
<i>Interest Income</i>	\$600	\$2,767	\$140	\$2,907	\$1,000
<i>Carry Forward Surplus</i>	\$0	1,826,965	\$0	\$1,826,965	\$202,329
TOTAL REVENUES	\$673,326	\$3,917,720	\$48,663	\$3,966,383	\$646,705
Expenditures					
<u>Series 2016 A1</u>					
<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
<u>Series 2016 A2</u>					
<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>Principal - 05/01</i>	\$45,000	\$25,000	\$0	\$25,000	\$0
<i>Prepayments - 05/01</i>	\$0	\$890,000	\$0	\$890,000	\$0
TOTAL EXPENDITURES	\$673,270	\$3,763,895	\$0	\$3,763,895	\$443,525
Other Sources/(Uses)					
<i>Interfund Transfer In/(Out)</i>	\$0	(\$160)	\$0	(\$160)	\$0
OTHER SOURCES AND USES	\$0	(\$160)	\$0	(\$160)	\$0
EXCESS REVENUES	\$56	\$153,665	\$48,663	\$202,329	\$203,180

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*

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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
		\$ 6,435,000.00	\$ 5,541,800.00	\$ 12,250,925.00

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 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Adopted Budget FY 2020</i>
Revenues					
<i>Special Assessments</i>	\$564,300	\$137,400	\$137,400	\$274,800	\$274,800
<i>Prepayments</i>	\$0	\$4,883,578	\$0	\$4,883,578	\$0
<i>Interest Income</i>	\$600	\$2,049	\$140	\$2,189	\$600
<i>Carry Forward Surplus</i>	\$0	\$282,889	\$0	\$282,889	\$138,886
TOTAL REVENUES	\$564,900	\$5,305,915	\$137,540	\$5,443,455	\$414,286
Expenditures					
<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
TOTAL EXPENDITURES	\$564,300	\$5,303,867	\$0	\$5,303,867	\$274,800
Other Sources/(Uses)					
<i>Interfund Transfer In/(Out)</i>	\$0	(\$703)	\$0	(\$703)	\$0
OTHER SOURCES AND USES	\$0	(\$703)	\$0	(\$703)	\$0
EXCESS REVENUES	\$600	\$1,346	\$137,540	\$138,886	\$139,486

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
			\$ 4,580,000.00	\$ 2,061,000.00	\$ 2,198,400.00

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 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Adopted Budget FY 2020</i>
Revenues					
<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	\$2,006	\$388	\$2,394	\$1,500
<i>Carry Forward Surplus</i>	\$0	\$0	\$0	\$0	\$453,126
TOTAL REVENUES	\$1,201,623	\$1,201,628	\$388	\$1,202,016	\$1,588,136
Expenditures					
<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
TOTAL EXPENDITURES	\$407,165	\$407,165	\$0	\$407,165	\$1,134,810
Other Sources/(Uses)					
<i>Interfund Transfer In/(Out)</i>	\$0	(\$288)	\$0	(\$288)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$288)	\$0	(\$288)	\$0
EXCESS REVENUES	\$794,459	\$794,176	\$388	\$794,564	\$453,326

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
			\$ 8,955,000.00	\$ 9,589,112.50	\$ 18,761,395.00

*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
			\$ 7,535,000.00	\$ 8,229,200.00	\$ 15,975,180.00

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 7/31/19</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/19</i>	<i>Adopted Budget FY 2020</i>
Revenues					
<i>Bond Proceeds</i>	\$489,702	\$489,702	\$0	\$489,702	\$0
<i>Special Assessments 2019-A1</i>	\$0	\$0	\$0	\$0	\$257,360
<i>Special Assessments 2019-A2</i>	\$0	\$0	\$0	\$0	\$315,630
<i>Interest Income</i>	\$100	\$465	\$200	\$665	\$500
<i>Carry Forward Surplus</i>	\$0	\$0	\$0	\$0	\$232,540
TOTAL REVENUES	\$489,802	\$490,166	\$200	\$490,366	\$806,030
Expenditures					
<i>Series 2019 A1</i>					
<i>Interest - 11/01</i>	\$0	\$0	\$0	\$0	\$103,490
<i>Interest - 05/01</i>	\$37,946	\$37,946	\$0	\$37,946	\$103,490
<i>Principal - 05/01</i>	\$0	\$0	\$0	\$0	\$50,000
<i>Series 2019 A2</i>					
<i>Interest - 11/01</i>	\$0	\$0	\$0	\$0	\$129,050
<i>Interest - 05/01</i>	\$47,318	\$47,318	\$0	\$47,318	\$129,050
<i>Principal - 05/01</i>	\$0	\$0	\$0	\$0	\$55,000
TOTAL EXPENDITURES	\$85,264	\$85,265	\$0	\$85,265	\$570,080
Other Sources/(Uses)					
<i>Interfund Transfer In/(Out)</i>	\$0	(\$98)	\$0	(\$98)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$98)	\$0	(\$98)	\$0
EXCESS REVENUES	\$404,538	\$404,803	\$200	\$405,003	\$235,950

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
			\$ 3,660,000.00	\$ 4,101,585.00	\$ 7,799,531.33

*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
			\$ 4,450,000.00	\$ 5,068,330.00	\$ 9,565,648.33