

Meadow View at Twin Creeks Community Development District

Adopted Budget

*FY 2023
August 18, 2022*



Meadow View at 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 3-11</i>
<i>Assessment Chart</i>	<i>Page 12</i>
<i>2016 Debt Service Fund</i>	<i>Page 13-15</i>
<i>2018 Debt Service Fund</i>	<i>Page 16-18</i>
<i>2019 Debt Service Fund</i>	<i>Page 19-21</i>
<i>2020 Debt Service Fund</i>	<i>Page 22-24</i>
<i>2021 Debt Service Fund - Phase 3B</i>	<i>Page 25-27</i>
<i>2021 Debt Service Fund - Phase 4</i>	<i>Page 28-30</i>

Meadow View at Twin Creeks

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Adopted Budget FY 2023</i>
<u>Revenues</u>					
Assessments	\$639,572	\$678,597	\$0	\$678,597	\$1,797,076
Developer Contributions	\$912,203	\$322,756	\$512,946	\$835,702	\$0.00
Special Assessments - Gate Monitoring	\$0	\$0	\$0	\$0	\$16,235
Interest/Miscellaneous Income	\$0	\$7,870	\$2	\$7,872	\$5,000
Restricted - Easement Fence Fund	\$0	\$12,600	\$600	\$13,200	\$0
Facility Revenue	\$10,000	\$12,587	\$500	\$13,087	\$10,000
Total Revenues	\$1,561,775	\$1,034,410	\$514,048	\$1,548,458	\$1,828,311
<u>Expenditures</u>					
<u>Administrative</u>					
Engineering	\$20,000	\$19,864	\$16,226	\$36,089	\$36,000
Attorney	\$30,000	\$24,055	\$5,945	\$30,000	\$30,000
Annual Audit	\$7,500	\$7,500	\$0	\$7,500	\$7,500
Arbitrage	\$2,400	\$1,800	\$600	\$2,400	\$3,600
Assessment Roll	\$10,000	\$10,000	\$0	\$10,000	\$10,000
Dissemination Agent	\$20,000	\$14,892	\$3,583	\$18,475	\$20,000
Trustee Fee	\$21,000	\$12,813	\$2,478	\$15,291	\$21,000
Management Fees	\$49,613	\$41,344	\$8,269	\$49,613	\$52,094
Information Technology	\$1,400	\$1,167	\$233	\$1,400	\$1,550
Website Compliance	\$1,000	\$833	\$167	\$1,000	\$1,100
Telephone	\$500	\$592	\$126	\$718	\$700
Postage	\$800	\$1,263	\$112	\$1,375	\$1,000
Insurance	\$7,796	\$7,335	\$0	\$7,335	\$8,802
Printing & Binding	\$4,000	\$1,830	\$186	\$2,016	\$2,000
Legal Advertising	\$3,000	\$560	\$500	\$1,060	\$1,500
Other Current Charges	\$1,600	\$698	\$500	\$1,198	\$1,600
Office Supplies	\$300	\$60	\$14	\$74	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$181,084	\$146,780	\$38,939	\$185,719	\$198,921
<u>AMENITY CENTER</u>					
<u>Utilities</u>					
Telephone/Cable/Internet	\$10,752	\$8,957	\$1,738	\$10,695	\$10,900
Electric	\$38,000	\$33,883	\$7,490	\$41,373	\$45,800
Water/Irrigation	\$20,000	\$14,616	\$4,600	\$19,216	\$20,000
Gas	\$1,500	\$1,487	\$349	\$1,836	\$2,136
Trash Removal	\$3,528	\$4,207	\$836	\$5,043	\$4,860
<u>Security</u>					
Security Monitoring	\$17,675	\$1,110	\$222	\$1,331	\$1,440
Gate Monitoring	\$0	\$12,090	\$2,513	\$14,603	\$16,235
Access Cards	\$3,000	\$2,009	\$1,941	\$3,950	\$4,000
Contracted Security	\$20,000	\$0	\$12,768	\$12,768	\$20,000
<u>Management Contracts</u>					
Facility Management	\$125,000	\$53,045	\$10,609	\$63,654	\$125,000
Pool Attendants	\$51,750	\$28,234	\$23,516	\$51,750	\$51,750
Canoe Launch Attendant	\$31,050	\$0	\$0	\$0	\$31,050
Snack Bar Attendant	\$17,940	\$0	\$0	\$0	\$17,940
Field Management / Admin	\$25,000	\$33,333	\$6,667	\$40,000	\$43,200
Pool Maintenance	\$20,000	\$14,619	\$2,596	\$17,215	\$20,000
Pool Chemicals	\$15,000	\$9,444	\$3,200	\$12,644	\$15,000

Meadow View at Twin Creeks
Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Adopted Budget FY 2023</i>
<u>AMENITY CENTER CONT'</u>					
Janitorial	\$20,000	\$15,480	\$3,600	\$19,080	\$22,275
Facility Maintenance	\$30,000	\$14,684	\$4,000	\$18,684	\$30,000
Private Event Attendant	\$5,000	\$4,418	\$1,000	\$5,418	\$5,000
Repairs & Maintenance	\$36,000	\$22,582	\$5,000	\$27,582	\$36,000
New Capital Projects	\$12,000	\$4,919	\$0	\$4,919	\$12,000
Snack Bar Inventory- CGS	\$1,000	\$0	\$0	\$0	\$1,000
Food Service License	\$610	\$392	\$250	\$642	\$650
Rental and Leases	\$27,691	\$23,076	\$4,615	\$27,691	\$27,691
Subscriptions	\$12,000	\$3,098	\$2,528	\$5,626	\$12,000
Pest Control	\$2,280	\$1,967	\$399	\$2,366	\$2,600
Supplies	\$2,000	\$2,889	\$200	\$3,089	\$2,500
Towel/Linen Service	\$2,000	\$1,391	\$260	\$1,651	\$2,000
Furniture, Fixtures & Equipment	\$5,000	\$3,539	\$0	\$3,539	\$5,000
Special Events	\$30,000	\$29,035	\$6,965	\$36,000	\$35,000
Holiday Decorations	\$9,000	\$10,870	\$9,202	\$20,072	\$20,000
Fitness Center Repairs/Supplies	\$2,000	\$3,107	\$0	\$3,107	\$3,100
Office Supplies	\$1,500	\$859	\$500	\$1,359	\$1,500
ASCAP/BMI Licenses	\$1,000	\$0	\$0	\$0	\$800
Property Insurance	\$40,183	\$38,456	\$0	\$38,456	\$54,949
Permit and License	\$575	\$575	\$0	\$575	\$575
Performance Guaranty Bonds	\$0	\$16,659	\$0	\$16,659	\$0
<u>Amenity Center Expenditures</u>	\$640,034	\$415,031	\$117,563	\$532,594	\$703,951
<u>Grounds Maintenance</u>					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$30,000	\$19,516	\$5,360	\$24,876	\$30,000
Landscape Maintenance	\$532,120	\$488,433	\$88,687	\$577,120	\$646,800
Landscape Contingency	\$30,000	\$40,659	\$44,341	\$85,000	\$85,000
Lake Maintenance	\$27,000	\$18,946	\$3,538	\$22,485	\$27,000
Grounds Maintenance	\$12,000	\$8,703	\$3,297	\$12,000	\$12,000
Pump Repairs	\$5,000	\$3,695	\$0	\$3,695	\$5,000
Streetlighting	\$42,000	\$38,637	\$7,844	\$46,481	\$49,890
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Irrigation Repairs	\$15,000	\$31,311	\$2,000	\$33,311	\$22,200
Miscellaneous	\$5,000	\$0	\$1,000	\$1,000	\$5,000
Contingency	\$31,136	\$24,178	\$0	\$24,178	\$31,149
<u>Grounds Maintenance Expenditures</u>	\$740,656	\$674,078	\$156,067	\$830,145	\$925,439
<u>TOTAL EXPENDITURES</u>	\$1,561,774	\$1,235,888	\$312,570	\$1,548,458	\$1,828,311
<u>Excess Revenues/ Expenditures</u>	\$0	(\$201,478)	\$201,478	\$0	\$0

Meadow View at Twin Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

REVENUES:

Developer Contributions

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

Assessments

The District will levy a non ad-valorem special assessment on all taxable property within the District to fund all of the General Operating Expenditures for the fiscal year.

Special Assessments – Gate Monitoring

The District will levy a non ad-valorem special assessment to owners of 73' Premium lots for the cost incurred for gate monitoring used for the fiscal year.

Interest/Miscellaneous Income

The District will have all excess funds invested with the US Bank Corporate Trust Services. Interest amount is based upon the estimated average balance of funds available during the fiscal year. Miscellaneous Income is any other deposit for the District.

Restricted-Easement Fence Fund

Fees received from residents to install fences within District easements located on residents' lots.

Facility Revenue

Income received from residents for rental of clubroom and purchase of access cards.

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 is contracted with KE Law Group , PLLC to provide legal counsel and 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.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

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, 2019 A-1/A-2, 2020 A1, A2, A3, 2021 Phase 3B and 2021 Phase 4 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, LLC 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 Governmental Management Services, 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.

<u>Vendor</u>	<u>Monthly</u>	<u>Annual</u>
GMS	\$ 1,042	\$ 12,500
Disclosure Services	\$ 625	\$ 7,500
	\$ 1,667	\$ 20,000

Trustee Fees

The District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, 2020A1-A3, 2021 Phase 3B. and 2021 Phase 4 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 has contracted with Governmental Management Services, LLC for Management, Accounting and Administrative services as part of a Management Agreement with management company.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Compliance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

The cost of telephone and fax machine service.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

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, amortization schedules, 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 phone, internet & cable television services for the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Comcast	\$ 801	\$ 9,609
AT&T	\$ 70	\$ 840
	\$ 38	\$ 451
	\$ 871	\$ 10,900

Electric

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

Meadow View at Twin Creek
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2023

<u>Account #</u>	<u>Address</u>	<u>Monthly</u>	<u>Annual</u>
67216-50049	850 Beacon Lake Parkway	\$ 3,700	\$ 44,400
	Contingency	117	1,400
		\$ 3,817	\$ 45,800

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	\$ 1,040	\$ 12,480
	205 Concave Ln	\$ 100	\$ 1,200
	Contingency for New Accounts	527	6,320
		\$ 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.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Atlantic Companies	\$ 111	\$ 1,331
Contingency	\$ 9	\$ 109
	\$ 120	\$ 1,440

Gate Monitoring

The District contracted with Hidden Eyes LLC dba Envera for gate monitoring for the community.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Envera	\$ 1,105	\$ 13,254
Contingency	\$ 248	\$ 2,981
	\$ 1,353	\$ 16,235

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 2023

Contracted Security

Represents the annual cost for private security services.

Amenity Management

The Districted contracted with Riverside Management Services to provide management services for the Amenity Center.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Amenity Manager	\$ 5,305	\$ 63,654
Assistant Manager	\$ 700	\$ 8,400
Contingency	\$ 4,412	\$ 52,946
	\$ 10,417	\$ 125,000

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.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Riverside Management	\$ 3,600	\$ 43,200

Pool Maintenance

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

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Riverside Management	\$ 1,363	\$ 16,355
Contingency	\$ 304	\$ 3,645
	\$ 1,667	\$ 20,000

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

Pool Chemicals

The estimated amount based on proposed contract with Poolsure 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 which includes the purchase of janitorial supplies such as paper towels, soap, garbage bags and cleaning supplies.

Contract	Monthly	Annual
Jani King	\$ 1,523	\$ 18,275
Janitorial Supplies	\$ 333	\$ 4,000
	\$ 1,856	\$ 22,275

Facility Maintenance

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

Private Event Attendant

The estimated amount for service to cover cost of attendant at private parties.

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 Wellbeats, computer software, Prime subscriptions etc.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2023

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.

Towel/Linen Service

Represents the District expenses for the cleaning of towels and linen used by the amenity center.

Furniture, Fixtures & Equipment

Represents the District expenses for furniture, fixtures and equipment 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.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Property 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.

Permit and License

Cost of pool permit renewals with Florida Department of Health.

Meadow View at Twin Creek
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2023

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>Location</u>	<u>Monthly</u>	<u>Annual</u>
51650-60509	45 Beacon Lake Pkwy # Pump	\$ 65	\$ 780
17096-40500	44 Beacon Lake Pkwy # Pump	\$ 420	\$ 5,040
08979-60506	333 Beacon Lake Pkwy # Pump	\$ 128	\$ 1,536
70640-86478	550 Beacon Lake Pkwy #FNTN	\$ 325	\$ 3,900
24276-26128	595 Convex Lane Lighting	\$ 15	\$ 180
05494-57141	246 Beacon Lake Pkwy #STOP	\$ 15	\$ 180
52485-29017	129 Charlie Way #Well	\$ 125	\$ 1,500
45848-73154	136 Charlie Way #Well	\$ 125	\$ 1,500
37599-46118	744 Windermere Way	\$ 10	\$ 120
91057-19240	323 Loosestrife Way #LS	\$ 15	\$ 180
60307-71510	35 Loosestrife Way #IRR	\$ 200	\$ 2,400
98273-97077	1624 Beacon Lake Pkwy	\$ 125	\$ 1,500
	Contingency	\$ 932	\$ 11,184
		\$ 2,500	\$ 30,000

Landscape Maintenance

Cost to maintain the common areas and amenity center of the District contracted with Yellowstone Landscape and West Orange Nurseries for the first 7 months of warranty period then contract for new phase will revert to Yellowstone for last 5 months for fiscal year.

<u>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Yellowstone	\$ 27,369	\$ 328,422
West Orange Nurseries	\$ 8,420	\$ 101,040
West Orange Nurseries TH/Entry	\$ 9,011	\$ 108,138
West Orange Nurseries (3A)	\$ 9,100	\$ 109,200
	\$ 53,900	\$ 646,800

Landscape Contingency

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

Meadow View at Twin Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2023

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>Contract</u>	<u>Monthly</u>	<u>Annual</u>
Future Horizons Inc	\$ 1,769	\$ 21,230
Additional Lakes	\$ 481	\$ 5,770
	\$ 2,250	\$ 27,000

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	\$ 3,922	\$ 47,066
	Contingency	235	2,824
		\$ 4,158	\$ 49,890

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.

O&M ALLOCATION - ALL LOTS AT PLATTED RATE

LAND USE	TOTAL UNITS	ERU	TOTAL UNITS	TOTAL ERUS	FY23 TOTAL O&M	FY23 NET O&M PER UNIT	FY23 PLATTED GROSS O&M PER UNIT	FY22 O&M	\$ INCREASE GROSS PER UNIT	TOTAL O&M PROCEEDS NET
TH	196	0.80	196	156.80	194,889.83	994.34	1,057.77	530.18	527.60	194,889.83
43'	472	0.90	472	424.80	527,992.35	1,118.63	1,190.00	596.45	593.55	527,992.35
53'	330	1.00	330	330.00	410,163.55	1,242.92	1,322.22	662.72	659.50	410,163.55
63'	309	1.10	309	339.90	422,468.46	1,367.21	1,454.44	728.99	725.45	422,468.46
73'	66	1.15	66	75.90	94,337.62	1,429.36	1,520.55	762.13	758.42	94,337.62
73'P	103	1.15	103	118.45	147,223.86	1,429.36	1,520.55	795.26	725.29	147,223.86
TOTAL	1,476		1,476	1,445.85	1,797,075.67					1,797,075.67

O&M Special Assessment - Gate Monitoring

73'P	103	1.39	103	143.17	16,235.00	157.62	167.68	-	167.68	16,235.00
------	-----	------	-----	--------	-----------	--------	--------	---	--------	-----------

Meadow View at Twin Creeks
Community Development District

Debt Service Fund
Series 2016 A1

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Adopted Budget FY 2023</i>
<i>Revenues</i>					
<i>Assessments - Tax Roll</i>	\$443,364	\$447,050	\$0	\$447,050	\$443,364
<i>Interest Income</i>	\$20	\$17	\$3	\$20	\$20
<i>Carry Forward Surplus</i>	\$206,338	209,783	\$0	\$209,783	\$213,453
<i>TOTAL REVENUES</i>	\$649,722	\$656,850	\$3	\$656,853	\$656,837
<i>Expenditures</i>					
<i>Interest - 11/01</i>	\$161,700	\$161,700	\$0	\$161,700	\$159,000
<i>Interest - 05/01</i>	\$161,700	\$161,700	\$0	\$161,700	\$159,000
<i>Principal - 05/01</i>	\$120,000	\$120,000	\$0	\$120,000	\$125,000
<i>TOTAL EXPENDITURES</i>	\$443,400	\$443,400	\$0	\$443,400	\$443,000
<i>EXCESS REVENUES</i>	\$206,322	\$213,450	\$3	\$213,453	\$213,837

November 1, 2023 - Series 2016A-1 \$156,188

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
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	

***Meadow View 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
		\$ 6,090,000.00	\$ 4,556,300.00	\$ 10,928,000.00

Meadow View at Twin Creeks

Community Development District

Debt Service Fund

Series 2018 A1 and A2

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Adopted Budget FY 2023</i>
Revenues					
Assessments - A1	\$612,550	\$617,626	\$0	\$617,626	\$612,550
Assessments - A2	\$304,937	\$77,328	\$5,575	\$82,903	\$0
Prepayments - A2	\$0	\$1,153,676	\$0	\$1,153,676	\$0
Interest Income	\$50	\$44	\$4	\$48	\$50
Carry Forward Surplus	\$797,498	1,312,091	\$0	\$1,312,091	\$232,667
TOTAL REVENUES	\$1,715,035	\$3,160,765	\$5,579	\$3,166,344	\$845,267
Expenditures					
<i>Debt Service 2018 A1</i>					
Interest - 11/01	\$235,794	\$235,794	\$0	\$235,794	\$232,819
Interest - 05/01	\$235,794	\$235,794	\$0	\$235,794	\$232,819
Principal - 05/01	\$140,000	\$140,000	\$0	\$140,000	\$150,000
<i>Debt Service 2018 A2</i>					
Interest - 11/01	\$74,760	\$62,720	\$0	\$62,720	\$0
Principal - 11/01 (Prepayment)	\$570,000	\$955,000	\$0	\$955,000	\$0
Interest - 2/01	\$0	\$6,300	\$0	\$6,300	\$0
Principal - 2/1 (Prepayment)	\$0	\$450,000	\$0	\$450,000	\$0
Interest - 5/01	\$74,760	\$23,380	\$0	\$23,380	\$0
Principal - 5/1	\$55,000	\$15,000	\$0	\$15,000	\$0
Principal - 5/1 (Prepayment)	\$0	\$625,000	\$0	\$625,000	\$0
Interest - 8/1	\$0	\$0	\$1,820	\$1,820	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$195,000	\$195,000	\$0
TOTAL EXPENDITURES	\$1,386,108	\$2,748,988	\$196,820	\$2,945,808	\$615,638
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$12,130	\$0	\$12,130	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$12,130	\$0	\$12,130	\$0
EXCESS REVENUES	\$328,927	\$423,908	(\$191,241)	\$232,667	\$229,629

November 1, 2023 - Series 2018A-1

\$229,631

***Meadow View 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>
11/1/22	\$ 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	

*Meadow View 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
			\$ 8,550,000.00	\$ 8,157,350.00	\$ 17,083,143.75

Meadow View at Twin Creeks

Community Development District

Debt Service Fund

Series 2019 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Adopted Budget FY 2023</i>
Revenues					
Assessments - A1	\$257,360	\$259,493	\$0	\$259,493	\$257,353
Assessments - A2	\$194,530	\$11,751	\$0	\$11,751	\$0
Prepayments	\$0	\$1,851,343	\$0	\$1,851,343	\$0
Interest Income	\$20	\$22	\$1	\$24	\$20
Cary Forward Surplus	\$468,896	\$727,724	\$0	\$727,724	\$107,891
TOTAL REVENUES	\$920,806	\$2,850,334	\$1	\$2,850,335	\$365,265
Expenditures					
<u>Series 2019 A1</u>					
Interest - 11/01	\$100,890	\$100,890	\$0	\$100,890	\$ 99,460.00
Interest - 05/01	\$100,890	\$100,890	\$0	\$100,890	\$ 99,460.00
Principal - 05/01	\$55,000	\$55,000	\$0	\$55,000	\$ 60,000.00
<u>Series 2019 A2</u>					
Interest - 11/01	\$77,285	\$69,455	\$0	\$69,455	\$0
Principal - 11/1 (Prepayment)	\$280,000	\$460,000	\$0	\$460,000	\$0
Interest - 2/1	\$0	\$21,199	\$0	\$21,199	\$0
Principal - 2/1 (Prepayment)	\$0	\$1,935,000	\$0	\$1,935,000	\$0
Interest - 5/1	\$77,285	\$0	\$0	\$0	\$0
Principal - 5/1	\$40,000	\$0	\$0	\$0	\$0
Principal - 5/1 (Prepayment)	\$0	\$0	\$0	\$0	\$0
Interest - 8/1	\$0	\$0	\$0	\$0	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$731,350	\$2,742,434	\$0	\$2,742,434	\$258,920
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$10)	\$0	(\$10)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$10)	\$0	(\$10)	\$0
EXCESS REVENUES	\$189,456	\$107,890	\$1	\$107,891	\$106,345

November 1, 2023 - Series 2019A-1	\$97,900
Total	<u>\$97,900</u>

***Meadow View 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>
11/1/22	\$ 3,505,000.00			\$ 99,460.00	\$ 99,460.00
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	
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

*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>
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
			\$ 3,505,000.00	\$ 3,488,445.00	\$ 6,993,445.00

Meadow View at Twin Creeks

Community Development District

Debt Service Fund

Series 2020 A1 A2 A3

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Adopted Budget FY 2023</i>
Revenues					
Assessments A1	\$114,494	\$113,981	\$0	\$113,981	\$113,041
Assessments A2	\$121,431	\$59,448	\$23,712	\$83,160	\$0
Assessments A3	\$180,400	\$87,792	\$28,091	\$115,883	\$0
Prepayments A2	\$0	\$892,039	\$0	\$892,039	\$0
Prepayments A3	\$0	\$1,220,197	\$0	\$1,220,197	\$0
Interest Income	\$50	\$50	\$2	\$52	\$50
Cary Forward Surplus	\$769,988	1,194,869	\$0	\$1,194,869	\$62,751
TOTAL REVENUES	\$1,186,363	\$3,568,376	\$51,805	\$3,620,181	\$175,843
Expenditures					
<u>Series 2020 A1</u>					
Interest - 11/1	\$43,678	\$43,678	\$0	\$43,678	\$43,566
Principal - 11/01 (Prepayment)	\$20,000	\$20,000	\$0	\$0	\$20,000
Interest - 5/1	\$43,678	\$43,141	\$0	\$43,141	\$43,141
Principal - 5/1	\$25,000	\$25,000	\$0	\$25,000	\$25,000
<u>Series 2020 A2</u>					
Interest - 11/1	\$47,569	\$36,550	\$0	\$36,550	\$0
Principal - 11/1 (Prepayment)	\$185,000	\$375,000	\$0	\$375,000	\$0
Interest Expense - 2/1	\$0	\$2,889	\$0	\$2,889	\$0
Principal - 2/1 (Prepayment)	\$0	\$215,000	\$0	\$215,000	\$0
Interest - 5/1	\$47,569	\$20,694	\$0	\$20,694	\$0
Principal - 5/1 (Prepayment)	\$25,000	\$645,000	\$0	\$645,000	\$0
Interest - 8/1	\$0	\$0	\$5,116	\$5,116	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$125,000	\$125,000	\$0
<u>Series 2020 A3</u>					
Interest - 11/1	\$65,172	\$50,794	\$0	\$50,794	\$0
Principal - 11/1 (Prepayment)	\$325,000	\$525,000	\$0	\$525,000	\$0
Interest - 2/1	\$0	\$4,233	\$0	\$4,233	\$0
Principal - 2/1 (Prepayment)	\$0	\$315,000	\$0	\$315,000	\$0
Interest - 5/01	\$65,172	\$28,219	\$0	\$28,219	\$0
Principal - 5/1 (Prepayment)	\$50,000	\$1,000,000	\$0	\$1,000,000	\$0
Interest - 8/1	\$0	\$0	\$47,116	\$47,116	\$0
Principal - 8/1 (Prepayment)	\$0	\$0	\$50,000	\$50,000	\$0
TOTAL EXPENDITURES	\$942,838	\$3,350,197	\$227,232	\$3,557,429	\$131,706
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$12,133)	\$0	(\$0)	\$0
TOTAL OTHER SOURCES AND USES	\$0	(\$12,133)	\$0	(\$0)	\$0
EXCESS REVENUES	\$243,525	\$206,046	(\$175,427)	\$62,751	\$44,136

November 1, 2023 - Series 2020A-1

\$42,078

*Meadow View at Twin Creeks
Community Development District
Series 2020 A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/22	\$ 1,640,000.00			\$ 42,609.38	\$ 42,609.38
5/1/23	\$ 1,640,000.00		\$ 25,000.00	\$ 42,609.38	
11/1/23	\$ 1,615,000.00			\$ 42,078.13	\$ 109,687.50
5/1/24	\$ 1,615,000.00		\$ 25,000.00	\$ 42,078.13	
11/1/24	\$ 1,590,000.00			\$ 41,546.88	\$ 108,625.00
5/1/25	\$ 1,590,000.00		\$ 30,000.00	\$ 41,546.88	
11/1/25	\$ 1,560,000.00			\$ 40,909.38	\$ 112,456.25
5/1/26	\$ 1,560,000.00		\$ 30,000.00	\$ 40,909.38	
11/1/26	\$ 1,530,000.00			\$ 40,271.88	\$ 111,181.25
5/1/27	\$ 1,530,000.00		\$ 30,000.00	\$ 40,271.88	
11/1/27	\$ 1,500,000.00			\$ 39,559.38	\$ 109,831.25
5/1/28	\$ 1,500,000.00		\$ 35,000.00	\$ 39,559.38	
11/1/28	\$ 1,465,000.00			\$ 38,728.13	\$ 113,287.50
5/1/29	\$ 1,465,000.00		\$ 35,000.00	\$ 38,728.13	
11/1/29	\$ 1,430,000.00			\$ 37,896.88	\$ 111,625.00
5/1/30	\$ 1,430,000.00		\$ 35,000.00	\$ 37,896.88	
11/1/30	\$ 1,395,000.00			\$ 37,065.63	\$ 109,962.50
5/1/31	\$ 1,395,000.00		\$ 35,000.00	\$ 37,065.63	
11/1/31	\$ 1,360,000.00			\$ 36,234.38	\$ 108,300.00
5/1/32	\$ 1,360,000.00		\$ 40,000.00	\$ 36,234.38	
11/1/32	\$ 1,320,000.00			\$ 35,184.38	\$ 111,418.75
5/1/33	\$ 1,320,000.00		\$ 40,000.00	\$ 35,184.38	
11/1/33	\$ 1,280,000.00			\$ 34,134.38	\$ 109,318.75
5/1/34	\$ 1,280,000.00		\$ 45,000.00	\$ 34,134.38	
11/1/34	\$ 1,235,000.00			\$ 32,953.13	\$ 112,087.50
5/1/35	\$ 1,235,000.00		\$ 45,000.00	\$ 32,953.13	
11/1/35	\$ 1,190,000.00			\$ 31,771.88	\$ 109,725.00
5/1/36	\$ 1,190,000.00		\$ 50,000.00	\$ 31,771.88	
11/1/36	\$ 1,140,000.00			\$ 30,459.38	\$ 112,231.25
5/1/37	\$ 1,140,000.00		\$ 50,000.00	\$ 30,459.38	
11/1/37	\$ 1,090,000.00			\$ 29,146.88	\$ 109,606.25
5/1/38	\$ 1,090,000.00		\$ 55,000.00	\$ 29,146.88	
11/1/38	\$ 1,035,000.00			\$ 27,703.13	\$ 111,850.00
5/1/39	\$ 1,035,000.00		\$ 55,000.00	\$ 27,703.13	
11/1/39	\$ 980,000.00			\$ 26,259.38	\$ 108,962.50
5/1/40	\$ 980,000.00		\$ 60,000.00	\$ 26,259.38	
11/1/40	\$ 920,000.00			\$ 24,684.38	\$ 110,943.75
5/1/41	\$ 920,000.00		\$ 65,000.00	\$ 24,684.38	
11/1/41	\$ 855,000.00			\$ 22,978.13	\$ 112,662.50
5/1/42	\$ 855,000.00		\$ 65,000.00	\$ 22,978.13	

*Meadow View at Twin Creeks
Community Development District
Series 2020 A-1 Special Assessment Bonds*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/42	\$ 790,000.00			\$ 21,231.25	\$ 109,209.38
5/1/43	\$ 790,000.00		\$ 70,000.00	\$ 21,231.25	
11/1/43	\$ 720,000.00			\$ 19,350.00	\$ 110,581.25
5/1/44	\$ 720,000.00		\$ 75,000.00	\$ 19,350.00	
11/1/44	\$ 645,000.00			\$ 17,334.38	\$ 111,684.38
5/1/45	\$ 645,000.00		\$ 80,000.00	\$ 17,334.38	
11/1/45	\$ 565,000.00			\$ 15,184.38	\$ 112,518.75
5/1/46	\$ 565,000.00		\$ 85,000.00	\$ 15,184.38	
11/1/46	\$ 480,000.00			\$ 12,900.00	\$ 113,084.38
5/1/47	\$ 480,000.00		\$ 85,000.00	\$ 12,900.00	
11/1/47	\$ 395,000.00			\$ 10,615.63	\$ 108,515.63
5/1/48	\$ 395,000.00		\$ 90,000.00	\$ 10,615.63	
11/1/48	\$ 305,000.00			\$ 8,196.88	\$ 108,812.50
5/1/49	\$ 305,000.00		\$ 95,000.00	\$ 8,196.88	
11/1/49	\$ 210,000.00			\$ 5,643.75	\$ 108,840.63
5/1/50	\$ 210,000.00		\$ 100,000.00	\$ 5,643.75	
11/1/50	\$ 110,000.00			\$ 2,956.25	\$ 108,600.00
5/1/51	\$ 110,000.00		\$ 110,000.00	\$ 2,956.25	
					\$ 112,956.25
			\$ 1,640,000.00	\$ 1,611,175.00	\$ 3,251,175.00

Meadow View at Twin Creeks
Community Development District

Debt Service Fund
Series 2021 Phase 3B

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Adopted Budget FY 2023</i>
<i>Revenues</i>					
<i>Assessments</i>	\$0	\$0	\$0	\$0	\$280,483
<i>Interest Income</i>	\$0	\$9	\$2	\$11	\$0
<i>Carry Forward Surplus</i>	\$0	\$0	\$0	\$0	\$87,170
<i>TOTAL REVENUES</i>	\$0	\$9	\$2	\$11	\$367,652
<i>Expenditures</i>					
<i>Interest - 11/01</i>	\$0	\$0	\$0	\$0	\$87,161
<i>Interest - 05/01</i>	\$83,772	\$83,772	\$0	\$83,772	\$87,161
<i>Principal - 05/01</i>	\$0	\$0	\$0	\$0	\$105,000
<i>TOTAL EXPENDITURES</i>	\$83,772	\$83,772	\$0	\$83,772	\$279,323
<i>Other Sources/(Uses)</i>					
<i>Bonds Proceeds</i>	\$311,174	\$311,174	\$0	\$311,174	\$0
<i>OTHER SOURCES AND USES</i>	\$311,174	\$311,174	\$0	\$311,174	\$0
<i>EXCESS REVENUES</i>	\$227,403	\$227,412	\$2	\$227,414	\$88,330

November 1, 2023 - Series 2021 Phase 3B \$85,901

*Meadow View at Twin Creeks
Community Development District
Special Assessment Bonds Series 2021 Phase 3B*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/22	\$ 5,140,000.00			\$ 87,161.25	\$ 170,932.90
5/1/23	\$ 5,140,000.00		\$ 105,000.00	\$ 87,161.25	
11/1/23	\$ 5,035,000.00			\$ 85,901.25	\$ 278,062.50
5/1/24	\$ 5,035,000.00		\$ 110,000.00	\$ 85,901.25	
11/1/24	\$ 4,925,000.00			\$ 84,581.25	\$ 280,482.50
5/1/25	\$ 4,925,000.00		\$ 110,000.00	\$ 84,581.25	
11/1/25	\$ 4,815,000.00			\$ 83,261.25	\$ 277,842.50
5/1/26	\$ 4,815,000.00		\$ 115,000.00	\$ 83,261.25	
11/1/26	\$ 4,700,000.00			\$ 81,881.25	\$ 280,142.50
5/1/27	\$ 4,700,000.00		\$ 115,000.00	\$ 81,881.25	
11/1/27	\$ 4,585,000.00			\$ 80,156.25	\$ 277,037.50
5/1/28	\$ 4,585,000.00		\$ 120,000.00	\$ 80,156.25	
11/1/28	\$ 4,465,000.00			\$ 78,356.25	\$ 278,512.50
5/1/29	\$ 4,465,000.00		\$ 125,000.00	\$ 78,356.25	
11/1/29	\$ 4,340,000.00			\$ 76,481.25	\$ 279,837.50
5/1/30	\$ 4,340,000.00		\$ 125,000.00	\$ 76,481.25	
11/1/30	\$ 4,215,000.00			\$ 74,606.25	\$ 276,087.50
5/1/31	\$ 4,215,000.00		\$ 130,000.00	\$ 74,606.25	
11/1/31	\$ 4,085,000.00			\$ 72,656.25	\$ 277,262.50
5/1/32	\$ 4,085,000.00		\$ 135,000.00	\$ 72,656.25	
11/1/32	\$ 3,950,000.00			\$ 70,462.50	\$ 278,118.75
5/1/33	\$ 3,950,000.00		\$ 140,000.00	\$ 70,462.50	
11/1/33	\$ 3,810,000.00			\$ 68,187.50	\$ 278,650.00
5/1/34	\$ 3,810,000.00		\$ 145,000.00	\$ 68,187.50	
11/1/34	\$ 3,665,000.00			\$ 65,831.25	\$ 279,018.75
5/1/35	\$ 3,665,000.00		\$ 150,000.00	\$ 65,831.25	
11/1/35	\$ 3,515,000.00			\$ 63,393.75	\$ 279,225.00
5/1/36	\$ 3,515,000.00		\$ 155,000.00	\$ 63,393.75	
11/1/36	\$ 3,360,000.00			\$ 60,875.00	\$ 279,268.75
5/1/37	\$ 3,360,000.00		\$ 160,000.00	\$ 60,875.00	
11/1/37	\$ 3,200,000.00			\$ 58,275.00	\$ 279,150.00
5/1/38	\$ 3,200,000.00		\$ 165,000.00	\$ 58,275.00	
11/1/38	\$ 3,035,000.00			\$ 55,593.75	\$ 278,868.75
5/1/39	\$ 3,035,000.00		\$ 170,000.00	\$ 55,593.75	
11/1/39	\$ 2,865,000.00			\$ 52,831.25	\$ 278,425.00
5/1/40	\$ 2,865,000.00		\$ 175,000.00	\$ 52,831.25	
11/1/40	\$ 2,690,000.00			\$ 49,987.50	\$ 277,818.75
5/1/41	\$ 2,690,000.00		\$ 180,000.00	\$ 49,987.50	
11/1/41	\$ 2,510,000.00			\$ 47,062.50	\$ 277,050.00
5/1/42	\$ 2,510,000.00		\$ 185,000.00	\$ 47,062.50	

*Meadow View at Twin Creeks
Community Development District
Special Assessment Bonds Series 2021 Phase 3B*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/42	\$ 2,325,000.00			\$ 43,593.75	\$ 275,656.25
5/1/43	\$ 2,325,000.00		\$ 195,000.00	\$ 43,593.75	
11/1/43	\$ 2,130,000.00			\$ 39,937.50	\$ 278,531.25
5/1/44	\$ 2,130,000.00		\$ 200,000.00	\$ 39,937.50	
11/1/44	\$ 1,930,000.00			\$ 36,187.50	\$ 276,125.00
5/1/45	\$ 1,930,000.00		\$ 210,000.00	\$ 36,187.50	
11/1/45	\$ 1,720,000.00			\$ 32,250.00	\$ 278,437.50
5/1/46	\$ 1,720,000.00		\$ 220,000.00	\$ 32,250.00	
11/1/46	\$ 1,500,000.00			\$ 28,125.00	\$ 280,375.00
5/1/47	\$ 1,500,000.00		\$ 225,000.00	\$ 28,125.00	
11/1/47	\$ 1,275,000.00			\$ 23,906.25	\$ 277,031.25
5/1/48	\$ 1,275,000.00		\$ 235,000.00	\$ 23,906.25	
11/1/48	\$ 1,040,000.00			\$ 19,500.00	\$ 278,406.25
5/1/49	\$ 1,040,000.00		\$ 245,000.00	\$ 19,500.00	
11/1/49	\$ 795,000.00			\$ 14,906.25	\$ 279,406.25
5/1/50	\$ 795,000.00		\$ 255,000.00	\$ 14,906.25	
11/1/50	\$ 540,000.00			\$ 10,125.00	\$ 280,031.25
5/1/51	\$ 540,000.00		\$ 265,000.00	\$ 10,125.00	
11/1/51	\$ 275,000.00			\$ 5,156.25	\$ 280,281.25
5/1/52	\$ 275,000.00		\$ 275,000.00	\$ 5,156.25	
11/1/52	\$ -				\$ 280,156.25
			\$ 5,140,000.00	\$ 3,386,231.65	\$ 8,526,231.65

Meadow View at Twin Creeks

Community Development District

Debt Service Fund

Series 2021 Phase 4

<i>Description</i>	<i>Adopted Budget FY 2022</i>	<i>Actual Thru 7/31/22</i>	<i>Projected Next 2 Months</i>	<i>Total Projected 9/30/22</i>	<i>Adopted Budget FY 2023</i>
Revenues					
Assessments	\$0	\$0	\$0	\$0	\$423,738
Interest Income	\$0	\$15	\$3	\$18	\$0
Carry Forward Surplus	\$0	\$0	\$0	\$0	\$133,919
TOTAL REVENUES	\$0	\$15	\$3	\$18	\$557,657
Expenditures					
Interest - 11/01	\$0	\$0	\$0	\$0	\$133,909
Interest - 05/01	\$128,701	\$128,701	\$0	\$128,701	\$133,909
Principal - 05/01	\$0	\$0	\$0	\$0	\$155,000
TOTAL EXPENDITURES	\$128,701	\$128,701	\$0	\$128,701	\$422,818
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$7)	\$0	(\$7)	\$0
Bonds Proceeds	\$363,689	\$363,689	\$0	\$363,689	\$0
Net Premium on Bond	\$110,790	\$110,790	\$0	\$110,790	\$0
OTHER SOURCES AND USES	\$474,479	\$474,471	\$0	\$474,471	\$0
EXCESS REVENUES	\$345,778	\$345,785	\$3	\$345,788	\$134,839

November 1, 2023 - Series 2021 Phase 4

\$132,049

*Meadow View at Twin Creeks
Community Development District
Special Assessment Bonds Series 2021 Phase 4*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/22	\$ 7,615,000.00			\$ 133,908.75	\$ 262,609.94
5/1/23	\$ 7,615,000.00		\$ 155,000.00	\$ 133,908.75	
11/1/23	\$ 7,460,000.00			\$ 132,048.75	\$ 420,957.50
5/1/24	\$ 7,460,000.00		\$ 160,000.00	\$ 132,048.75	
11/1/24	\$ 7,300,000.00			\$ 130,128.75	\$ 422,177.50
5/1/25	\$ 7,300,000.00		\$ 165,000.00	\$ 130,128.75	
11/1/25	\$ 7,135,000.00			\$ 128,148.75	\$ 423,277.50
5/1/26	\$ 7,135,000.00		\$ 165,000.00	\$ 128,148.75	
11/1/26	\$ 6,970,000.00			\$ 126,168.75	\$ 419,317.50
5/1/27	\$ 6,970,000.00		\$ 170,000.00	\$ 126,168.75	
11/1/27	\$ 6,800,000.00			\$ 123,618.75	\$ 419,787.50
5/1/28	\$ 6,800,000.00		\$ 175,000.00	\$ 123,618.75	
11/1/28	\$ 6,625,000.00			\$ 120,993.75	\$ 419,612.50
5/1/29	\$ 6,625,000.00		\$ 180,000.00	\$ 120,993.75	
11/1/29	\$ 6,445,000.00			\$ 118,293.75	\$ 419,287.50
5/1/30	\$ 6,445,000.00		\$ 190,000.00	\$ 118,293.75	
11/1/30	\$ 6,255,000.00			\$ 115,443.75	\$ 423,737.50
5/1/31	\$ 6,255,000.00		\$ 195,000.00	\$ 115,443.75	
11/1/31	\$ 6,060,000.00			\$ 112,518.75	\$ 422,962.50
5/1/32	\$ 6,060,000.00		\$ 200,000.00	\$ 112,518.75	
11/1/32	\$ 5,860,000.00			\$ 109,268.75	\$ 421,787.50
5/1/33	\$ 5,860,000.00		\$ 205,000.00	\$ 109,268.75	
11/1/33	\$ 5,655,000.00			\$ 105,937.50	\$ 420,206.25
5/1/34	\$ 5,655,000.00		\$ 215,000.00	\$ 105,937.50	
11/1/34	\$ 5,440,000.00			\$ 102,443.75	\$ 423,381.25
5/1/35	\$ 5,440,000.00		\$ 220,000.00	\$ 102,443.75	
11/1/35	\$ 5,220,000.00			\$ 98,868.75	\$ 421,312.50
5/1/36	\$ 5,220,000.00		\$ 225,000.00	\$ 98,868.75	
11/1/36	\$ 4,995,000.00			\$ 95,212.50	\$ 419,081.25
5/1/37	\$ 4,995,000.00		\$ 235,000.00	\$ 95,212.50	
11/1/37	\$ 4,760,000.00			\$ 91,393.75	\$ 421,606.25
5/1/38	\$ 4,760,000.00		\$ 240,000.00	\$ 91,393.75	
11/1/38	\$ 4,520,000.00			\$ 87,493.75	\$ 418,887.50
5/1/39	\$ 4,520,000.00		\$ 250,000.00	\$ 87,493.75	
11/1/39	\$ 4,270,000.00			\$ 83,431.25	\$ 420,925.00
5/1/40	\$ 4,270,000.00		\$ 260,000.00	\$ 83,431.25	
11/1/40	\$ 4,010,000.00			\$ 79,206.25	\$ 422,637.50
5/1/41	\$ 4,010,000.00		\$ 265,000.00	\$ 79,206.25	
11/1/41	\$ 3,745,000.00			\$ 74,900.00	\$ 419,106.25
5/1/42	\$ 3,745,000.00		\$ 275,000.00	\$ 74,900.00	

*Meadow View at Twin Creeks
Community Development District
Special Assessment Bonds Series 2021 Phase 4*

<i>DATE</i>	<i>BALANCE</i>	<i>RATE</i>	<i>PRINCIPAL</i>	<i>INTEREST</i>	<i>TOTAL</i>
11/1/42	\$ 3,470,000.00			\$ 69,400.00	\$ 419,300.00
5/1/43	\$ 3,470,000.00		\$ 290,000.00	\$ 69,400.00	
11/1/43	\$ 3,180,000.00			\$ 63,600.00	\$ 423,000.00
5/1/44	\$ 3,180,000.00		\$ 300,000.00	\$ 63,600.00	
11/1/44	\$ 2,880,000.00			\$ 57,600.00	\$ 421,200.00
5/1/45	\$ 2,880,000.00		\$ 310,000.00	\$ 57,600.00	
11/1/45	\$ 2,570,000.00			\$ 51,400.00	\$ 419,000.00
5/1/46	\$ 2,570,000.00		\$ 325,000.00	\$ 51,400.00	
11/1/46	\$ 2,245,000.00			\$ 44,900.00	\$ 421,300.00
5/1/47	\$ 2,245,000.00		\$ 340,000.00	\$ 44,900.00	
11/1/47	\$ 1,905,000.00			\$ 38,100.00	\$ 423,000.00
5/1/48	\$ 1,905,000.00		\$ 350,000.00	\$ 38,100.00	
11/1/48	\$ 1,555,000.00			\$ 31,100.00	\$ 419,200.00
5/1/49	\$ 1,555,000.00		\$ 365,000.00	\$ 31,100.00	
11/1/49	\$ 1,190,000.00			\$ 23,800.00	\$ 419,900.00
5/1/50	\$ 1,190,000.00		\$ 380,000.00	\$ 23,800.00	
11/1/50	\$ 810,000.00			\$ 16,200.00	\$ 420,000.00
5/1/51	\$ 810,000.00		\$ 395,000.00	\$ 16,200.00	
11/1/51	\$ 415,000.00			\$ 8,300.00	\$ 419,500.00
5/1/52	\$ 415,000.00		\$ 415,000.00	\$ 8,300.00	
11/1/52	\$ -				\$ 423,300.00
			\$ 7,615,000.00	\$ 5,276,358.69	\$ 12,891,358.69