

Meadow View at Twin Creeks Community Development District

Approved Budget

*FY 2024
May 18, 2023*



Meadow View at Twin Creeks Community Development District

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Meadow View at Twin Creeks

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 4/30/23</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
<u>Revenues</u>					
Assessments Tax Roll	\$1,797,076	\$1,747,998	\$49,044	\$1,797,042	\$1,940,027
Special Assessments - Gate Monitoring*	\$16,235	\$16,235	\$0	\$16,235	\$25,888
Interest/Miscellaneous Income	\$5,000	\$8,615	\$4,000	\$12,615	\$6,000
Restricted - Easement Fence Fund	\$0	\$7,950	\$5,050	\$13,000	\$0
Facility Revenue	\$10,000	\$6,300	\$5,700	\$12,000	\$10,000
Total Revenues	\$1,828,311	\$1,787,098	\$63,794	\$1,850,892	\$1,981,915
<u>Expenditures</u>					
<u>Administrative</u>					
Supervisor Fees	\$0	\$1,200	\$2,000	\$3,200	\$4,800
FICA Expense	\$0	\$92	\$153	\$245	\$367
Engineering	\$36,000	\$16,975	\$19,025	\$36,000	\$36,000
Attorney	\$30,000	\$5,994	\$24,006	\$30,000	\$30,000
Annual Audit	\$7,500	\$0	\$6,750	\$6,750	\$6,750
Arbitrage	\$3,600	\$3,000	\$600	\$3,600	\$3,600
Assessment Roll	\$10,000	\$10,000	\$0	\$10,000	\$10,600
Dissemination Agent	\$20,000	\$7,292	\$5,208	\$12,500	\$13,250
Trustee Fee	\$21,000	\$15,936	\$0	\$15,936	\$16,733
Management Fees	\$52,094	\$30,388	\$21,706	\$52,094	\$55,220
Information Technology	\$1,550	\$904	\$646	\$1,550	\$1,675
Website Compliance	\$1,100	\$642	\$458	\$1,100	\$1,200
Telephone	\$700	\$229	\$290	\$519	\$700
Postage	\$1,000	\$772	\$738	\$1,510	\$1,600
Insurance	\$8,802	\$7,885	\$0	\$7,885	\$8,673
Printing & Binding	\$2,000	\$410	\$1,912	\$2,323	\$2,300
Legal Advertising	\$1,500	\$472	\$989	\$1,461	\$1,500
Other Current Charges	\$1,600	\$0	\$800	\$800	\$1,600
Office Supplies	\$300	\$5	\$70	\$75	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenditures	\$198,921	\$102,370	\$85,352	\$187,722	\$197,043
<u>AMENITY CENTER</u>					
<u>Utilities</u>					
Telephone/Cable/Internet	\$10,900	\$6,628	\$4,532	\$11,160	\$12,400
Electric	\$45,800	\$27,247	\$22,500	\$49,747	\$52,500
Water/Irrigation	\$20,000	\$15,334	\$12,500	\$27,834	\$31,240
Gas	\$2,136	\$1,182	\$1,000	\$2,182	\$2,500
Trash Removal	\$4,860	\$4,261	\$3,410	\$7,671	\$8,400
<u>Security</u>					
Security Monitoring	\$1,440	\$888	\$444	\$1,331	\$1,440
Gate Monitoring	\$16,235	\$13,092	\$7,010	\$20,102	\$22,888
Gate Repairs	\$0	\$1,330	\$1,200	\$2,530	\$3,000
Access Cards	\$4,000	\$683	\$1,969	\$2,652	\$3,000
Contracted Security	\$20,000	\$0	\$20,000	\$20,000	\$20,000
<u>Management Contracts</u>					
Facility Management	\$125,000	\$51,737	\$38,119	\$89,856	\$85,851
Facility Attendant	\$0	\$0	\$0	\$0	\$39,149
Pool Attendants	\$51,750	\$2,451	\$45,000	\$47,451	\$55,890
Canoe Launch Attendant	\$31,050	\$0	\$400	\$400	\$31,050
Snack Bar Attendant	\$17,940	\$0	\$0	\$0	\$17,940
Field Management / Admin	\$43,200	\$25,200	\$18,000	\$43,200	\$65,000
Pool Maintenance	\$20,000	\$9,649	\$7,863	\$17,512	\$20,000
Pool Chemicals	\$15,000	\$6,124	\$9,000	\$15,124	\$17,393

Meadow View at Twin Creeks

Community Development District

General Fund

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 4/30/23</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
<u>AMENITY CENTER CONT</u>					
Janitorial	\$22,275	\$21,806	\$12,850	\$34,656	\$33,010
Facility Maintenance	\$30,000	\$21,586	\$24,895	\$46,481	\$83,200
Private Event Attendant	\$5,000	\$2,123	\$3,381	\$5,504	\$5,500
Repairs & Maintenance	\$36,000	\$27,851	\$10,980	\$38,831	\$40,000
New Capital Projects	\$12,000	\$3,640	\$0	\$3,640	\$10,000
Snack Bar Inventory- CGS	\$1,000	\$0	\$500	\$500	\$1,000
Food Service License	\$650	\$242	\$408	\$650	\$650
Rental and Leases	\$27,691	\$6,923	\$0	\$6,923	\$0
Subscriptions	\$12,000	\$1,833	\$3,245	\$5,078	\$5,500
Pest Control	\$2,600	\$1,476	\$1,097	\$2,574	\$2,831
Supplies	\$2,500	\$370	\$1,200	\$1,570	\$2,500
Towel/Linen Service	\$2,000	\$1,578	\$1,200	\$2,778	\$2,800
Furniture, Fixtures & Equipment	\$5,000	\$2,522	\$2,000	\$4,522	\$5,000
Special Events	\$35,000	\$21,159	\$13,841	\$35,000	\$35,000
Holiday Decorations	\$20,000	\$15,385	\$4,615	\$20,000	\$20,000
Fitness Center Repairs/Supplies	\$3,100	\$3,741	\$1,159	\$4,900	\$4,900
Office Supplies	\$1,500	\$1,466	\$600	\$2,066	\$2,100
ASCAP/BMI Licenses	\$800	\$0	\$0	\$0	\$800
Property Insurance	\$54,949	\$46,552	\$0	\$46,552	\$72,545
Permit and License	\$575	\$0	\$575	\$575	\$575
Performance Guaranty Bonds	\$0	\$0	\$0	\$0	\$0
<u>Amenity Center Expenditures</u>	\$703,951	\$346,058	\$275,494	\$621,552	\$817,552
<u>Grounds Maintenance</u>					
Hydrology Quality/Mitigation	\$6,400	\$0	\$0	\$0	\$6,400
Electric	\$30,000	\$15,876	\$12,678	\$28,554	\$34,265
Landscape Maintenance	\$646,800	\$310,404	\$266,717	\$577,122	\$646,800
Landscape Contingency	\$85,000	\$49,827	\$25,633	\$75,460	\$85,000
Lake Maintenance	\$27,000	\$12,654	\$8,846	\$21,500	\$27,000
Grounds Maintenance	\$12,000	\$5,522	\$5,522	\$11,044	\$12,000
Pump Repairs	\$5,000	\$1,359	\$0	\$1,359	\$5,000
Streetlighting	\$49,890	\$30,820	\$24,092	\$54,912	\$58,207
Streetlight Repairs	\$5,000	\$0	\$0	\$0	\$5,000
Storm Cleanup	\$0	\$1,220	\$0	\$1,220	\$0
Irrigation Repairs	\$22,200	\$30,186	\$12,802	\$42,988	\$50,000
Miscellaneous	\$5,000	\$0	\$1,000	\$1,000	\$6,500
Contingency	\$31,149	\$12,790	\$11,210	\$24,000	\$31,149
Capital Reserves - Transfer Out	\$0	\$0	\$0	\$0	\$0
<u>Grounds Maintenance Expenditures</u>	\$925,439	\$470,658	\$368,501	\$839,159	\$967,320
<u>TOTAL EXPENDITURES</u>	\$1,828,311	\$919,086	\$729,347	\$1,648,433	\$1,981,915
<u>Other Sources/(Uses)</u>					
<u>Interfund Transfer In/(Out)</u>	\$0	\$29,411	\$0	\$29,411	\$0
<u>TOTAL OTHER SOURCES/(USES)</u>	\$0	\$29,411	\$0	\$29,411	\$0
<u>Excess Revenues/ Expenditures</u>	\$0	\$838,601	(\$665,553)	\$173,048	\$0

*Special Assessments for Gate Monitoring included in Tax Roll Assessments collection.

Meadow View at Twin Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2024

REVENUES:

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 and will be included in the tax roll collection.

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:

Supervisor Fees

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon five supervisors paid for the estimated four annual meetings.

FICA Expense

These expenses represent the Employer's share of Social Security and Medicare taxes withheld from the Board of Supervisors checks.

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.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2024

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District is contracted with a licensed CPA firm, Berger, Toombs, Elam, Gaines & Frank CPA 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, 2019 A-1/A-2, 2020 A1, A2, A3, 2021 Phase 3B and 2021 Phase 4 Special Assessment Bonds. The District is contracted with Grau and Associates, 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

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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. and is contracted with Governmental Management Services.

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. and is contracted with Governmental Management Services.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2024

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, 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.

Meadow View at Twin Creek
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2024

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	\$ 837	\$ 10,043
AT&T (2 accounts)	\$ 139	\$ 1,669
	\$ 57	\$ 688
	\$ 1,033	\$ 12,400

Electric

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

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
67216-50049	850 Beacon Lake Parkway	\$ 3,700	\$ 44,400
	Contingency	\$ 675	\$ 8,100
		\$ 4,375	\$ 52,500

Water/Irrigation

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

<u>Account #</u>	<u>Location</u>	<u>Monthly</u>	<u>Annual</u>
567190-135186	840 & 850 Beacon Lake Pkwy	\$ 1,815	\$ 21,777
567190-138495	205 Concave Ln	\$ 110	\$ 1,317
567190-141222	744 Windermere Way Irr	\$ 19	\$ 225
567190-141243	255 Stamberg Ct Park	\$ 369	\$ 4,425
567190-145674	35 Loosestrife Way	\$ 50	\$ 595
	Contingency	\$ 242	\$ 2,901
		\$ 2,603	\$ 31,240

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

Meadow View at Twin Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2024

Gate Monitoring

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

Contract	Monthly	Annual
Envera	\$ 1,737	\$ 20,844
Contingency	\$ 170	\$ 2,044
	\$ 1,907	\$ 22,888

Access Cards

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

Contracted Security

Represents the annual cost for private security services.

Facility Management

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

Contract	Monthly	Annual
Riverside Management Services	\$ 7,154	\$ 85,851

Facility Assistant

Services provided by Riverside Management Services, Inc. to provide part time staffing of amenity center.

Contract	Monthly	Annual
Riverside Management Services	\$ 3,262	\$ 39,149

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

Contract	Monthly	Annual
Riverside Management	\$ 3,780	\$ 45,360

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2024

Pool Maintenance

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

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

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
Citywide	\$ 1,959	\$ 23,510
Deep Cleaning	\$ 1,250	\$ 2,500
Janitorial Supplies	\$ 583	\$ 7,000
	\$ 3,793	\$ 33,010

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.

Meadow View at Twin Creek
Community Development District
GENERAL FUND BUDGET
FISCAL YEAR 2024

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.

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.

Meadow View at Twin Creek
Community Development District
 GENERAL FUND BUDGET
 FISCAL YEAR 2024

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.

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	\$ 84	\$ 1,008
17096-40500	44 Beacon Lake Pkwy # Pump	\$ 628	\$ 7,536
08979-60506	333 Beacon Lake Pkwy # Pump	\$ 176	\$ 2,112
70640-86478	550 Beacon Lake Pkwy #FNTN	\$ 684	\$ 8,208
24276-26128	595 Convex Lane Lighting	\$ 28	\$ 336
05494-57141	246 Beacon Lake Pkwy #STOP	\$ 28	\$ 336
52485-29017	129 Charlie Way #Well	\$ 28	\$ 336
45848-73154	136 Charlie Way #Well	\$ 218	\$ 2,616
60307-71510	35 Loosestrife Way #IRR	\$ 130	\$ 1,560
98273-97077	1624 Beacon Lake Pkwy	\$ 43	\$ 516
31743-08423	18 Charlie Way	\$ 34	\$ 408
07823-65365	21 Lomond Ct #SIGN	\$ 30	\$ 360
	Contingency	\$ 744	\$ 8,933
		\$ 2,855	\$ 34,265

Landscape Maintenance

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

<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

Meadow View at Twin Creek

Community Development District

GENERAL FUND BUDGET
FISCAL YEAR 2024

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>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>Location</u>	<u>Monthly</u>	<u>Annual</u>
11082-69190	200 Twin Creeks Dr - SL	\$ 4,576	\$ 54,912
	Contingency	\$ 275	\$ 3,295
		\$ 4,851	\$ 58,207

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	FY24 TOTAL O&M	FY24 NET O&M PER UNIT	FY24 PLATTED GROSS O&M PER UNIT	FY23 PLATTED GROSS O&M UNIT	\$ INCREASE GROSS PER UNIT	TOTAL O&M PROCEEDS NET	% Change
TH	196	0.80	196	156.80	210,392.63	1,073.43	1,141.92	1,057.77	84.14	210,392.63	8%
43'	472	0.90	472	424.80	569,992.27	1,207.61	1,284.66	1,190.00	94.66	569,992.27	8%
53'	330	1.00	330	330.00	442,790.60	1,341.79	1,427.40	1,322.22	105.18	442,790.60	8%
63'	309	1.10	309	339.90	456,074.32	1,475.97	1,570.14	1,454.44	115.70	456,074.32	8%
73'	66	1.15	66	75.90	101,841.84	1,543.06	1,641.51	1,520.55	120.95	101,841.84	8%
73'P	103	1.15	103	118.45	158,934.99	1,543.06	1,641.51	1,520.55	120.95	158,934.99	8%
TOTAL	1,476		1,476	1,445.85	1,940,026.65					1,940,026.65	

O&M Special Assessment - Gate Monitoring

73'P	103	1.39	103	143.17	25,888.40	251.34	267.38	-	267.38	25,888.40
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Meadow View at Twin Creeks
Community Development District

Debt Service Fund
Series 2016 A1

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 4/30/23</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
Assessments - Tax Roll	\$443,364	\$438,923	\$4,441	\$443,364	\$443,364
Interest Income	\$20	\$4,834	\$2,400	\$7,234	\$3,600
Carry Forward Surplus	\$213,453	216,341	\$0	\$216,341	\$194,548
TOTAL REVENUES	\$656,837	\$660,097	\$6,841	\$666,938	\$641,512
Expenditures					
Interest - 11/01	\$159,000	\$159,000	\$0	\$159,000	\$156,188
Interest - 05/01	\$159,000	\$0	\$159,000	\$159,000	\$156,188
Principal - 05/01	\$125,000	\$0	\$125,000	\$125,000	\$130,000
TOTAL EXPENDITURES	\$443,000	\$159,000	\$284,000	\$443,000	\$442,375
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$29,390)	\$0	(\$29,390)	\$0
OTHER SOURCES AND USES	\$0	(\$29,390)	\$0	(\$29,390)	\$0
EXCESS REVENUES	\$213,837	\$471,707	(\$277,159)	\$194,548	\$199,137

November 1, 2024 - Series 2016A-1 \$153,263

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

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/1/23	\$ 5,965,000.00		\$ 156,187.50	\$ 156,187.50
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
		\$ 5,965,000.00	\$ 4,238,300.00	\$ 10,203,300.00

Meadow View at Twin Creeks
Community Development District

Debt Service Fund
Series 2018 A1 and A2

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 4/30/23</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
Assessments - A1	\$612,550	\$606,398	\$6,135	\$612,533	\$612,533
Interest Income	\$50	\$6,168	\$4,775	\$10,943	\$5,500
Carry Forward Surplus	\$232,667	248,547	\$0	\$248,547	\$256,385
TOTAL REVENUES	\$845,267	\$861,112	\$10,910	\$872,023	\$874,418
Expenditures					
<i>Debt Service 2018 A1</i>					
Interest - 11/01	\$232,819	\$232,819	\$0	\$232,819	\$229,631
Interest - 05/01	\$232,819	\$0	\$232,819	\$232,819	\$229,631
Principal - 05/01	\$150,000	\$0	\$150,000	\$150,000	\$155,000
TOTAL EXPENDITURES	\$615,638	\$232,819	\$382,819	\$615,638	\$614,263
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$229,629	\$628,293	(\$371,908)	\$256,385	\$260,156

November 1, 2024 - Series 2018A-1 \$226,338

***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>
11/1/23	\$ 8,400,000.00			\$ 229,631.25	\$ 229,631.25
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
			\$ 8,400,000.00	\$ 7,691,712.50	\$ 16,091,712.50

Meadow View at Twin Creeks
Community Development District

Debt Service Fund

Series 2019 A1 - A2

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 4/30/23</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
Assessments - A1	\$257,353	\$254,775	\$2,578	\$257,353	\$257,353
Interest Income	\$20	\$2,641	\$1,500	\$4,141	\$2,000
Carry Forward Surplus	\$107,891	\$109,558	\$0	\$109,558	\$112,132
TOTAL REVENUES	\$365,265	\$366,975	\$4,078	\$371,052	\$371,486
Expenditures					
<u>Series 2019 A1</u>					
Interest - 11/01	\$99,460	\$99,460	\$0	\$99,460	\$97,900
Interest - 05/01	\$99,460	\$0	\$99,460	\$99,460	\$97,900
Principal - 05/01	\$60,000	\$0	\$60,000	\$60,000	\$60,000
TOTAL EXPENDITURES	\$258,920	\$99,460	\$159,460	\$258,920	\$255,800
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES	\$106,345	\$267,515	(\$155,382)	\$112,132	\$115,686

November 1, 2024 - Series 2019A-1	\$96,340
Total	<u>\$96,340</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>
11/1/23	\$ 3,445,000.00			\$ 97,900.00	\$ 97,900.00
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
			\$ 3,445,000.00	\$ 3,289,525.00	\$ 6,734,525.00

Meadow View at Twin Creeks

Community Development District

Debt Service Fund

Series 2020 A1 A2 A3

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 4/30/23</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
Assessments A1	\$113,041	\$111,909	\$1,132	\$113,041	\$113,041
Interest Income	\$50	\$1,418	\$1,000	\$2,418	\$1,200
Cary Forward Surplus	\$62,751	45,510	\$0	\$45,510	\$50,219
TOTAL REVENUES	\$175,843	\$158,837	\$2,132	\$160,969	\$164,460
Expenditures					
<u>Series 2020 A1</u>					
Interest - 11/1	\$43,566	\$42,609	\$0	\$42,609	\$42,078
Principal - 11/01 (Prepayment)	\$20,000	\$0	\$0	\$0	\$0
Interest - 5/1	\$43,141	\$0	\$43,141	\$43,141	\$42,078
Principal - 5/1	\$25,000	\$0	\$25,000	\$25,000	\$25,000
TOTAL EXPENDITURES	\$131,706	\$42,609	\$68,141	\$110,750	\$109,156
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	\$0	\$0	(\$0)	\$0
TOTAL OTHER SOURCES AND USES	\$0	\$0	\$0	(\$0)	\$0
EXCESS REVENUES	\$44,136	\$116,227	(\$66,008)	\$50,219	\$55,304

November 1, 2024 - Series 2020A-1

\$41,547

*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>
11/1/23	\$ 1,615,000.00			\$ 42,078.13	\$ 42,078.13
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	
11/1/42	\$ 790,000.00			\$ 21,231.25	\$ 109,209.38
5/1/43	\$ 790,000.00		\$ 70,000.00	\$ 21,231.25	

*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>
11/1/43	\$ 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
			\$ 1,615,000.00	\$ 1,525,956.25	\$ 3,140,956.25

Meadow View at Twin Creeks
Community Development District

Debt Service Fund
Series 2021 Phase 3B

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 4/30/23</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
<i>Revenues</i>					
<i>Assessments</i>	\$280,483	\$198,352	\$82,131	\$280,483	\$280,483
<i>Prepayments</i>	\$0	\$22,755	\$0	\$22,755	\$0
<i>Interest Income</i>	\$0	\$1,996	\$1,750	\$3,746	\$1,850
<i>Carry Forward Surplus</i>	\$87,170	86,181	\$0	\$86,181	\$113,133
<i>TOTAL REVENUES</i>	\$367,652	\$309,283	\$83,881	\$393,164	\$395,466
<i>Expenditures</i>					
<i>Interest - 11/01</i>	\$87,161	\$87,161	\$0	\$87,161	\$85,901
<i>Interest - 05/01</i>	\$87,161	\$0	\$87,161	\$87,161	\$85,901
<i>Principal - 05/01</i>	\$105,000	\$0	\$105,000	\$105,000	\$110,000
<i>TOTAL EXPENDITURES</i>	\$279,323	\$87,161	\$192,161	\$279,323	\$281,803
<i>Other Sources/(Uses)</i>					
<i>Transfer In/(Out)</i>	\$0	(\$709)	\$0	(\$709)	\$0
<i>OTHER SOURCES AND USES</i>	\$0	(\$709)	\$0	(\$709)	\$0
<i>EXCESS REVENUES</i>	\$88,330	\$221,413	(\$108,280)	\$113,133	\$113,663

November 1, 2024 - Series 2021 Phase 3B \$84,581

*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>
11/1/23	\$ 5,035,000.00			\$ 85,901.25	\$ 85,901.25
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	
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	

*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>
11/1/43	\$ 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
			\$ 5,035,000.00	\$ 3,128,137.50	\$ 8,163,137.50

Meadow View at Twin Creeks
Community Development District

Debt Service Fund
Series 2021 Phase 4

<i>Description</i>	<i>Adopted Budget FY 2023</i>	<i>Actual Thru 4/30/23</i>	<i>Projected Next 5 Months</i>	<i>Total Projected 9/30/23</i>	<i>Approved Budget FY 2024</i>
Revenues					
Assessments	\$423,738	\$423,738	\$0	\$423,738	\$423,738
Interest Income	\$0	\$3,013	\$2,575	\$5,588	\$2,800
Carry Forward Surplus	\$133,919	\$134,005	\$0	\$134,005	\$137,877
TOTAL REVENUES	\$557,657	\$560,755	\$2,575	\$563,330	\$564,415
Expenditures					
Interest - 11/01	\$133,909	\$133,909	\$0	\$133,909	\$132,049
Interest - 05/01	\$133,909	\$0	\$133,909	\$133,909	\$132,049
Principal - 05/01	\$155,000	\$0	\$155,000	\$155,000	\$160,000
TOTAL EXPENDITURES	\$422,818	\$133,909	\$288,909	\$422,818	\$424,098
Other Sources/(Uses)					
Interfund Transfer In/(Out)	\$0	(\$2,636)	\$0	(\$2,636)	\$0
OTHER SOURCES AND USES	\$0	(\$2,636)	\$0	(\$2,636)	\$0
EXCESS REVENUES	\$134,839	\$424,211	(\$286,334)	\$137,877	\$140,317

November 1, 2024 - Series 2021 Phase 4 \$130,129

*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>
11/1/23	\$ 7,460,000.00			\$ 132,048.75	\$ 132,048.75
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	
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	

*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>
11/1/43	\$ 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
			\$ 7,460,000.00	\$ 4,879,840.00	\$ 12,339,840.00