

Meadow View at Twin Creeks

Community Development District

*Approved Budget
FY 2025*



May 16, 2024

Presented by:



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Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments - On Roll	\$1,547,896	\$1,522,733	\$25,163	\$1,547,896	\$2,214,532
Special Assessments - Gate Monitoring*	25,888	25,888	-	25,888	32,500
Assessments - Direct Bill	392,205	-	392,205	392,205	-
Interest/Miscellaneous Income	9,000	15,326	10,000	25,326	15,000
Restricted - Easement Fence Fund	-	10,500	1,200	11,700	-
Facility Revenue	10,000	-	10,000	10,000	10,000
Carry Forward Surplus	-	-	-	-	-
TOTAL REVENUES	\$1,984,989	\$1,574,447	\$438,568	\$2,013,015	\$2,272,032

EXPENDITURES:

Administrative

Supervisor Fees	\$4,800	\$1,600	\$2,400	\$4,000	\$4,800
FICA Taxes	367	122	184	306	367
Engineering	36,000	6,454	24,304	30,758	36,000
Attorney	30,000	6,101	19,872	25,973	30,000
Annual Audit	6,750	-	7,500	7,500	7,600
Assessment Administration	10,600	10,600	-	10,600	11,236
Arbitrage Rebate	3,600	3,000	600	3,600	3,600
Dissemination Agent	13,250	6,625	6,625	13,250	14,045
Trustee Fees	16,733	20,325	-	20,325	20,400
Management Fees	55,220	27,610	27,610	55,220	58,533
Information Technology	1,675	837	838	1,675	1,776
Website Maintenance	1,200	600	600	1,200	1,272
Telephone	700	307	393	700	700
Postage & Delivery	1,600	677	923	1,600	1,600
Insurance General Liability	8,673	8,161	-	8,161	8,977
Printing & Binding	2,300	306	1,194	1,500	2,300
Legal Advertising	1,500	477	1,023	1,500	1,500
Other Current Charges	1,600	-	500	500	1,600
Office Supplies	300	4	96	100	300
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$197,043	\$93,981	\$94,662	\$188,643	\$206,781

Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
Operations & Maintenance					
Amenity Center					
Utilities					
Telephone/Cable/Internet	\$12,400	\$6,129	\$6,295	\$12,424	\$13,326
Electric	52,500	23,146	23,354	46,500	52,500
Water/Irrigation	31,240	51,145	23,063	74,208	45,000
Gas	2,500	920	1,580	2,500	2,500
Trash Removal	8,400	4,193	4,207	8,400	8,400
Security					
Security Monitoring	1,440	666	666	1,331	1,440
Gate Monitoring	22,888	14,435	16,080	30,515	32,500
Gate Repairs	3,000	475	2,525	3,000	3,000
Access Cards	3,000	1,589	1,411	3,000	3,000
Contracted Security	20,000	8,669	11,331	20,000	20,000
Management Contracts					
Facility Management	85,851	42,926	42,925	85,851	98,729
Facility Attendant	39,149	15,805	23,345	39,149	41,498
Pool Attendants	55,890	4,283	51,607	55,890	61,479
Canoe Launch Attendant	30,750	100	30,650	30,750	5,750
Snack Bar Attendant	17,640	-	17,640	17,640	10,000
Field Management / Admin	65,000	32,500	32,500	65,000	95,000
Pool Maintenance	20,000	8,295	9,225	17,520	20,000
Pool Chemicals	20,467	12,140	12,607	24,747	26,475
Janitorial	33,010	10,989	10,206	21,195	25,112
Facility Maintenance	83,200	59,122	30,000	89,122	103,200
Private Event Attendant	5,500	2,563	3,755	6,318	6,500
Repairs & Maintenance	40,000	29,150	19,200	48,350	62,800
New Capital Projects	10,000	-	5,000	5,000	10,000
Snack Bar Inventory- CGS	1,000	49	951	1,000	1,000
Food Service License	650	-	650	650	650
Subscriptions	5,500	1,665	1,764	3,429	4,000
Pest Control	2,831	1,336	1,356	2,693	2,831
Supplies	2,500	433	2,067	2,500	2,500
Towel/Linen Service	2,800	-	-	-	-
Furniture, Fixtures & Equipment	5,000	3,625	1,375	5,000	5,000
Special Events	35,000	21,110	13,890	35,000	35,000
Holiday Decorations	20,000	20,102	-	20,102	20,000
Fitness Center Repairs/Supplies	5,500	2,636	2,864	5,500	5,500
Office Supplies	2,100	467	600	1,067	2,100
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	72,545	66,983	-	66,983	84,668
Permit and License	575	224	351	575	575
TOTAL AMENITY CENTER	\$820,626	\$447,869	\$405,040	\$852,908	\$912,832

Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
Grounds Maintenance					
Hydrology Quality/Mitigation	\$6,400	\$-	\$3,200	\$3,200	\$6,400
Electric	34,265	15,503	16,800	32,303	36,321
Landscape Maintenance	646,800	254,250	254,250	508,500	690,755
Landscape Contingency	85,000	19,255	65,745	85,000	85,000
Lake Maintenance	27,000	10,615	10,615	21,230	27,000
Grounds Maintenance	12,000	11,019	7,200	18,219	35,000
Pump Repairs	5,000	24,309	500	24,809	10,000
Streetlighting	58,207	32,936	33,000	65,936	69,294
Streetlight Repairs	5,000	-	2,500	2,500	5,000
Irrigation Repairs	50,000	12,150	32,850	45,000	50,000
Miscellaneous	6,500	2,400	4,100	6,500	6,500
Contingency	31,149	10,282	20,867	31,149	31,149
Capital Reserves	-	-	-	-	100,000
TOTAL GROUNDS MAINTENANCE	\$967,320	\$392,719	\$451,626	\$844,346	\$1,152,418
TOTAL EXPENDITURES	\$1,984,989	\$934,569	\$951,328	\$1,885,897	\$2,272,032
EXCESS REVENUES (EXPENDITURES)	\$0	\$639,878	(\$512,760)	\$127,118	\$0

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

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Fiscal Year 2025

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Tax Roll

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

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 4 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

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 Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Contract	Monthly	Annual
GMS	\$1,170	\$14,045

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 receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-South Florida, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures - Administrative (continued)
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Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services Florida, LLC.

Website Maintenance

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

Communication - Telephone

New internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

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

Other Current Charges

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

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Amenity Center

Telephone/Cable/Internet

The District will provide phone, internet & cable television services for the Amenity Center.

	Contract	Monthly	Annual
Comcast		\$897	\$10,764
AT&T (2 accounts)		\$155	\$1,862
Contingency		\$58	\$700
Total		\$1,110	\$13,326

Electric

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

Account #	Location	Monthly	Annual
67216-50049	850 Beacon Lake Prkwy	\$3,875	\$46,500
	Contingency	\$500	\$6,000
	Total	\$4,375	\$52,500

Water/Irrigation

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

Account #	Location	Monthly	Annual
567190-135186	840&850 Beacon Lk Pkwy	\$1,815	\$21,780
567190-138495	205 Concave Ln	\$110	\$1,320
567190-141222	744 Windmere Way Irr	\$19	\$228
567190-141243	255 Stamberg Ct Park	\$369	\$4,428
567190-145674	35 Loosestrife Way	\$50	\$594
567190-148759	234 Twilight Ln	\$110	\$1,320
567190-148757	148 Heron Oaks Dr	\$500	\$6,000
567190-148758	19 Twilight Ln	\$20	\$240
	Contingency	\$758	\$9,090
	Total	\$3,750	\$45,000

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures - Amenity Center (continued)
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Gas

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

Trash Removal

Estimated 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.

Contract	Monthly	Annual
Atlantic Companies	\$111	\$1,332
Contingency	\$9	\$108
Total	\$120	\$1,440

Gate Monitoring

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

Contract	Monthly	Annual
Envera	\$2,569	\$30,822
Contingency	\$140	\$1,678
Total	\$2,708	\$32,500

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 Mgmt Services	\$7,154	\$85,848

Facility Assistant

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

Contract	Monthly	Annual
Riverside Mgmt Services	\$3,262	\$39,144

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 Mgmt Services	\$5,417	\$65,004

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
Big Z Pool	\$1,363	\$17,174
Contingency	\$304	\$2,826
Total	\$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.

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures - Amenity Center (continued)

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
High Tech Commercial Cleaning	\$1,301	\$15,612
Deep Cleaning	\$208	\$2,500
Janitorial Supplies	\$583	\$7,000
Total	\$2,093	\$25,112

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, Constant Contact, 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.

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 Creeks

Community Development District

Budget Narrative

Fiscal Year 2025

Expenditures - 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.

Account #	Location	Monthly	Annual
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	\$135	\$1,620
45848-73154	136 Charlie Way #Well	\$250	\$3,000
60307-71510	35 Loosetrife Way #IRR	\$215	\$2,580
98273-97077	1624 Beacon Lake Pkwy	\$42	\$504
31743-08423	18 Charlie Way	\$35	\$420
07823-65365	21 Lomond Ct #SIGN	\$30	\$360
66553-45301	35 Loosetrife Way #Clubhse	\$320	\$3,840
	Contingency	\$372	\$4,461
	Total	\$3,027	\$36,321

Landscape Maintenance

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

Contract	Monthly	Annual
Landscape Maintenance	\$43,646	\$523,755
Mulching	\$8,021	\$96,250
Phase 4 Landscaping	\$4,750	\$57,000
Phase 4 Mulching	\$1,146	\$13,750
Total	\$57,563	\$690,755

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.

Contract	Monthly	Annual
Future Horizons Inc	\$1,769	\$21,228
Additional Lakes	\$481	\$5,772
Total	\$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

Account #	Location	Monthly	Annual
11082-69190	200 Twin Creeks Dr-SL	\$5,500	\$66,000
	Contingency	\$275	\$3,294
	Total	\$5,775	\$69,294

Streetlight Repairs

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

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

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

Meadow View at Twin Creeks
Community Development District
Approved Budget
Debt Service Series 2016A1 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments-Tax Roll	\$443,364	\$436,307	\$7,057	\$443,364	\$443,364
Interest Earnings	5,400	9,349	9,000	18,349	12,000
Carry Forward Surplus ⁽¹⁾	199,313	199,311	-	199,311	218,649
TOTAL REVENUES	\$648,077	\$644,966	\$16,057	\$661,024	\$674,013
EXPENDITURES:					
Interest - 11/1	\$156,188	\$156,188	\$-	\$156,188	\$153,263
Interest - 5/1	156,188	-	156,188	156,188	153,263
Principal - 5/1	130,000	-	130,000	130,000	140,000
TOTAL EXPENDITURES	\$442,375	\$156,188	\$286,188	\$442,375	\$446,525
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$442,375	\$156,188	\$286,188	\$442,375	\$446,525
EXCESS REVENUES (EXPENDITURES)	\$205,702	\$488,779	\$(270,130)	\$218,649	\$227,488
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/25	\$150,113
					\$150,113

Meadow View at Twin Creeks

Community Development District

Series 2016A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	5,835,000			153,263	153,263
05/01/25	5,835,000		140,000	153,263	
11/01/25	5,695,000			150,113	443,375
05/01/26	5,695,000		145,000	150,113	
11/01/26	5,550,000			146,850	441,963
05/01/27	5,550,000		150,000	146,850	
11/01/27	5,400,000			143,475	440,325
05/01/28	5,400,000		160,000	93,225	
11/01/28	5,240,000			93,225	346,450
05/01/29	5,240,000		165,000	93,225	
11/01/29	5,075,000			93,225	351,450
05/01/30	5,075,000		175,000	93,225	
11/01/30	4,900,000			93,225	361,450
05/01/31	4,900,000		185,000	93,225	
11/01/31	4,715,000			93,225	371,450
05/01/32	4,715,000		195,000	93,225	
11/01/32	4,520,000			93,225	381,450
05/01/33	4,520,000		205,000	93,225	
11/01/33	4,315,000			93,225	391,450
05/01/34	4,315,000		215,000	93,225	
11/01/34	4,100,000			93,225	401,450
05/01/35	4,100,000		225,000	93,225	
11/01/35	3,875,000			93,225	411,450
05/01/36	3,875,000		235,000	93,225	
11/01/36	3,640,000			93,225	421,450
05/01/37	3,640,000		250,000	93,225	
11/01/37	3,390,000			93,225	436,450
05/01/38	3,390,000		260,000	93,225	
11/01/38	3,130,000			86,075	439,300
05/01/39	3,130,000		275,000	86,075	
11/01/39	2,855,000			78,513	439,588
05/01/40	2,855,000		290,000	78,513	
11/01/40	2,565,000			70,538	439,050
05/01/41	2,565,000		310,000	70,538	
11/01/41	2,255,000			62,013	442,550
05/01/42	2,255,000		325,000	62,013	
11/01/42	1,930,000			53,075	440,088
05/01/43	1,930,000		345,000	53,075	
11/01/43	1,585,000			43,588	441,663
05/01/44	1,585,000		365,000	43,588	
11/01/44	1,220,000			33,550	442,138
05/01/45	1,220,000		385,000	33,550	
11/01/45	835,000			22,963	441,513
05/01/46	835,000		405,000	22,963	
11/01/46	430,000			11,825	439,788
05/01/47	430,000		430,000	11,825	441,825
Total			\$5,835,000	\$3,925,925	\$9,760,925

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2018A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments-Tax Roll	\$612,533	\$602,783	\$9,750	\$612,533	\$612,533
Interest Earnings	7,000	12,283	13,000	25,283	14,000
Carry Forward Surplus ⁽¹⁾	261,256	261,245	-	261,245	284,799
TOTAL REVENUES	\$880,789	\$876,311	\$22,750	\$899,061	\$911,332
EXPENDITURES:					
Interest - 11/1	\$229,631	\$229,631	\$-	\$229,631	\$226,338
Interest - 5/1	229,631	-	229,631	229,631	226,338
Principal - 5/1	155,000	-	155,000	155,000	160,000
TOTAL EXPENDITURES	\$614,263	\$229,631	\$384,631	\$614,263	\$612,675
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$614,263	\$229,631	\$384,631	\$614,263	\$612,675
EXCESS REVENUES (EXPENDITURES)	\$266,526	\$646,680	\$(361,881)	\$284,799	\$298,657
(1) Carry Forward is Net of Reserve Requirement				Interest Due 11/1/25	\$222,338
					\$222,338

Meadow View at Twin Creeks

Community Development District

Series 2018A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	8,245,000			226,338	226,338
05/01/25	8,245,000		160,000	226,338	
11/01/25	8,085,000			222,338	608,675
05/01/26	8,085,000		170,000	222,338	
11/01/26	7,915,000			218,088	610,425
05/01/27	7,915,000		180,000	218,088	
11/01/27	7,735,000			213,588	611,675
05/01/28	7,735,000		185,000	213,588	
11/01/28	7,550,000			208,963	607,550
05/01/29	7,550,000		195,000	208,963	
11/01/29	7,355,000			204,088	608,050
05/01/30	7,355,000		205,000	204,088	
11/01/30	7,150,000			198,963	608,050
05/01/31	7,150,000		220,000	198,963	
11/01/31	6,930,000			192,913	611,875
05/01/32	6,930,000		230,000	192,913	
11/01/32	6,700,000			186,588	609,500
05/01/33	6,700,000		245,000	186,588	
11/01/33	6,455,000			179,850	611,438
05/01/34	6,455,000		260,000	179,850	
11/01/34	6,195,000			172,700	612,550
05/01/35	6,195,000		270,000	172,700	
11/01/35	5,925,000			165,275	607,975
05/01/36	5,925,000		285,000	165,275	
11/01/36	5,640,000			157,438	607,713
05/01/37	5,640,000		305,000	157,438	
11/01/37	5,335,000			149,050	611,488
05/01/38	5,335,000		320,000	149,050	
11/01/38	5,015,000			140,250	609,300
05/01/39	5,015,000		340,000	140,250	
11/01/39	4,675,000			130,900	611,150
05/01/40	4,675,000		360,000	130,900	
11/01/40	4,315,000			120,820	611,720
05/01/41	4,315,000		380,000	120,820	
11/01/41	3,935,000			110,180	611,000
05/01/42	3,935,000		400,000	110,180	
11/01/42	3,535,000			98,980	609,160
05/01/43	3,535,000		425,000	98,980	
11/01/43	3,110,000			87,080	611,060
05/01/44	3,110,000		450,000	87,080	
11/01/44	2,660,000			74,480	611,560
05/01/45	2,660,000		475,000	74,480	
11/01/45	2,185,000			61,180	610,660
05/01/46	2,185,000		500,000	61,180	
11/01/46	1,685,000			47,180	608,360
05/01/47	1,685,000		530,000	47,180	
11/01/47	1,155,000			32,340	609,520
05/01/48	1,155,000		560,000	32,340	
11/01/48	595,000			16,660	609,000
05/01/49	595,000		595,000	16,660	611,660
Total			\$8,245,000	\$7,232,450	\$15,477,450

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2019A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments-Tax Roll	\$257,353	\$253,257	\$4,096	\$257,353	\$257,353
Special Assessments - Prepayments	\$-	\$25,163	\$-	\$25,163	\$-
Interest Earnings	3,000	5,273	6,760	12,033	8,500
Carry Forward Surplus ⁽¹⁾	114,512	114,759	-	114,759	123,508
TOTAL REVENUES	\$374,865	\$398,452	\$10,856	\$409,308	\$389,361
EXPENDITURES:					
Interest - 11/1	\$97,900	\$97,900	\$-	\$97,900	\$95,478
Interest - 5/1	97,900	-	97,900	97,900	95,478
Principal - 5/1	60,000	-	60,000	60,000	65,000
Principal Prepayment- 5/1	-	-	30,000	30,000	-
TOTAL EXPENDITURES	\$255,800	\$97,900	\$187,900	\$285,800	\$255,955
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES / (USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$255,800	\$97,900	\$187,900	\$285,800	\$255,955
EXCESS REVENUES (EXPENDITURES)	\$119,065	\$300,552	\$(177,044)	\$123,508	\$133,406

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/25	\$93,788
	\$93,788

Meadow View at Twin Creeks

Community Development District

Series 2019A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	3,355,000			95,478	95,478
05/01/25	3,355,000		65,000	95,478	
11/01/25	3,290,000			93,788	254,265
05/01/26	3,290,000		65,000	93,788	
11/01/26	3,225,000			92,098	250,885
05/01/27	3,225,000		70,000	92,098	
11/01/27	3,155,000			90,278	252,375
05/01/28	3,155,000		75,000	90,278	
11/01/28	3,080,000			88,328	253,605
05/01/29	3,080,000		80,000	88,328	
11/01/29	3,000,000			86,248	254,575
05/01/30	3,000,000		85,000	86,248	
11/01/30	2,915,000			84,038	255,285
05/01/31	2,915,000		85,000	84,038	
11/01/31	2,830,000			81,615	250,653
05/01/32	2,830,000		90,000	81,615	
11/01/32	2,740,000			79,050	250,665
05/01/33	2,740,000		100,000	79,050	
11/01/33	2,640,000			76,200	255,250
05/01/34	2,640,000		105,000	76,200	
11/01/34	2,535,000			73,208	254,408
05/01/35	2,535,000		110,000	73,208	
11/01/35	2,425,000			70,073	253,280
05/01/36	2,425,000		115,000	70,073	
11/01/36	2,310,000			66,795	251,868
05/01/37	2,310,000		125,000	66,795	
11/01/37	2,185,000			63,233	255,028
05/01/38	2,185,000		130,000	63,233	
11/01/38	2,055,000			59,528	252,760
05/01/39	2,055,000		135,000	59,528	
11/01/39	1,920,000			55,680	250,208
05/01/40	1,920,000		145,000	55,680	
11/01/40	1,775,000			51,475	252,155
05/01/41	1,775,000		155,000	51,475	
11/01/41	1,620,000			46,980	253,455
05/01/42	1,620,000		165,000	46,980	
11/01/42	1,455,000			42,195	254,175
05/01/43	1,455,000		175,000	42,195	
11/01/43	1,280,000			37,120	254,315
05/01/44	1,280,000		185,000	37,120	
11/01/44	1,095,000			31,755	253,875
05/01/45	1,095,000		195,000	31,755	
11/01/45	900,000			26,100	252,855
05/01/46	900,000		205,000	26,100	
11/01/46	695,000			20,155	251,255
05/01/47	695,000		220,000	20,155	
11/01/47	475,000			13,775	253,930
05/01/48	475,000		230,000	13,775	
11/01/48	245,000			7,105	250,880
05/01/49	245,000		245,000	7,105	252,105
Total			\$3,355,000	\$3,064,585	\$6,419,585

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2020 A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025	
REVENUES:						
Special Assessments-Tax Roll	\$113,041	\$111,242	\$1,799	\$113,041	\$114,490	
Interest Earnings	1,600	2,804	3,804	6,608	5,500	
Carry Forward Surplus ⁽¹⁾	51,604	70,486	-	70,486	61,628	
TOTAL REVENUES	\$166,245	\$184,532	\$5,603	\$190,135	\$181,618	
EXPENDITURES:						
Interest - 11/1	\$42,078	\$42,078	\$-	\$42,078	\$41,547	
Interest - 5/1	42,078	-	42,078	42,078	41,547	
Principal - 5/1	25,000	-	25,000	25,000	30,000	
TOTAL EXPENDITURES	\$109,156	\$42,078	\$67,078	\$109,156	\$113,094	
Other Sources/(Uses)						
Interfund transfer In/(Out)	\$-	\$(19,351)	-	(19,351)	\$-	
TOTAL OTHER SOURCES/(USES)	\$-	\$(19,351)	\$-	\$(19,351)	\$-	
TOTAL EXPENDITURES	\$109,156	\$61,429	\$67,078	\$128,507	\$113,094	
EXCESS REVENUES (EXPENDITURES)	\$57,089	\$123,103	\$(61,475)	\$61,628	\$68,524	
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/25	\$40,909
						\$40,909

Meadow View at Twin Creeks

Community Development District

Series 2020 A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/1/24	1,590,000			41,547	41,547
5/1/25	1,590,000		30,000	41,547	
11/1/25	1,560,000			40,909	112,456
5/1/26	1,560,000		30,000	40,909	
11/1/26	1,530,000			40,272	111,181
5/1/27	1,530,000		30,000	40,272	
11/1/27	1,500,000			39,559	109,831
5/1/28	1,500,000		35,000	39,559	
11/1/28	1,465,000			38,728	113,288
5/1/29	1,465,000		35,000	38,728	
11/1/29	1,430,000			37,897	111,625
5/1/30	1,430,000		35,000	37,897	
11/1/30	1,395,000			37,066	109,963
5/1/31	1,395,000		35,000	37,066	
11/1/31	1,360,000			36,234	108,300
5/1/32	1,360,000		40,000	36,234	
11/1/32	1,320,000			35,184	111,419
5/1/33	1,320,000		40,000	35,184	
11/1/33	1,280,000			34,134	109,319
5/1/34	1,280,000		45,000	34,134	
11/1/34	1,235,000			32,953	112,088
5/1/35	1,235,000		45,000	32,953	
11/1/35	1,190,000			31,772	109,725
5/1/36	1,190,000		50,000	31,772	
11/1/36	1,140,000			30,459	112,231
5/1/37	1,140,000		50,000	30,459	
11/1/37	1,090,000			29,147	109,606
5/1/38	1,090,000		55,000	29,147	
11/1/38	1,035,000			27,703	111,850
5/1/39	1,035,000		55,000	27,703	
11/1/39	980,000			26,259	108,963
5/1/40	980,000		60,000	26,259	
11/1/40	920,000			24,684	110,944
5/1/41	920,000		65,000	24,684	
11/1/41	855,000			22,978	112,663
5/1/42	855,000		65,000	22,978	
11/1/42	790,000			21,231	109,209
5/1/43	790,000		70,000	21,231	
11/1/43	720,000			19,350	110,581
5/1/44	720,000		75,000	19,350	
11/1/44	645,000			17,334	111,684
5/1/45	645,000		80,000	17,334	
11/1/45	565,000			15,184	112,519
5/1/46	565,000		85,000	15,184	
11/1/46	480,000			12,900	113,084
5/1/47	480,000		85,000	12,900	
11/1/47	395,000			10,616	108,516
5/1/48	395,000		90,000	10,616	
11/1/48	305,000			8,197	108,813
5/1/49	305,000		95,000	8,197	

Meadow View at Twin Creeks

Community Development District

Series 2020 A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/1/49	210,000			5,644	108,841
5/1/50	210,000		100,000	5,644	
11/1/50	110,000			2,956	108,600
5/1/51	110,000		110,000	2,956	112,956
Total			\$1,590,000	\$1,441,800	\$3,031,800

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2021 Phase 3 B Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments-Tax Roll	\$279,656	\$274,727	\$4,444	\$279,171	\$280,765
Interest Earnings	2,100	6,341	7,684	14,025	8,500
Carry Forward Surplus ⁽¹⁾	112,709	91,528	-	91,528	100,118
TOTAL REVENUES	\$394,465	\$372,597	\$12,128	\$384,724	\$389,383
EXPENDITURES:					
Interest - 11/1	\$85,560	\$85,560	\$-	\$85,560	\$84,206
Interest - 5/1	85,560	-	85,560	85,560	84,206
Principal - 5/1	105,000	-	105,000	105,000	110,000
Special Call - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$276,120	\$85,560	\$195,560	\$281,120	\$278,413
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(3,487)	-	(3,487)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(3,487)	\$-	\$(3,487)	\$-
TOTAL EXPENDITURES	\$276,120	\$89,047	\$195,560	\$284,607	\$278,413
EXCESS REVENUES (EXPENDITURES)	\$118,345	\$283,550	\$(183,432)	\$100,118	\$110,970
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/25	\$82,886
					\$82,886

Meadow View at Twin Creeks

Community Development District

Special Assessment Bonds Series 2021 Phase 3B

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	4,905,000			84,206	84,206
05/01/25	4,905,000		110,000	84,206	
11/01/25	4,795,000			82,886	277,093
05/01/26	4,795,000		115,000	82,886	
11/01/26	4,680,000			81,506	279,393
05/01/27	4,680,000		115,000	81,506	
11/01/27	4,565,000			79,781	276,288
05/01/28	4,565,000		120,000	79,781	
11/01/28	4,445,000			77,981	277,763
05/01/29	4,445,000		125,000	77,981	
11/01/29	4,320,000			76,106	279,088
05/01/30	4,320,000		125,000	76,106	
11/01/30	4,195,000			74,231	275,338
05/01/31	4,195,000		130,000	74,231	
11/01/31	4,065,000			72,281	276,513
05/01/32	4,065,000		135,000	72,281	
11/01/32	3,930,000			70,088	277,369
05/01/33	3,930,000		140,000	70,088	
11/01/33	3,790,000			67,813	277,900
05/01/34	3,790,000		145,000	67,813	
11/01/34	3,645,000			65,456	278,269
05/01/35	3,645,000		150,000	65,456	
11/01/35	3,495,000			63,019	278,475
05/01/36	3,495,000		155,000	63,019	
11/01/36	3,340,000			60,500	278,519
05/01/37	3,340,000		160,000	60,500	
11/01/37	3,180,000			57,900	278,400
05/01/38	3,180,000		165,000	57,900	
11/01/38	3,015,000			55,219	278,119
05/01/39	3,015,000		170,000	55,219	
11/01/39	2,845,000			52,456	277,675
05/01/40	2,845,000		175,000	52,456	
11/01/40	2,670,000			49,613	277,069
05/01/41	2,670,000		180,000	49,613	
11/01/41	2,490,000			46,688	276,300
05/01/42	2,490,000		185,000	46,688	
11/01/42	2,305,000			43,219	274,906
05/01/43	2,305,000		195,000	43,219	
11/01/43	2,110,000			39,563	277,781
05/01/44	2,110,000		200,000	39,563	
11/01/44	1,910,000			35,813	275,375
05/01/45	1,910,000		210,000	35,813	
11/01/45	1,700,000			31,875	277,688
05/01/46	1,700,000		215,000	31,875	
11/01/46	1,485,000			27,844	274,719
05/01/47	1,485,000		225,000	27,844	
11/01/47	1,260,000			23,625	276,469
05/01/48	1,260,000		235,000	23,625	
11/01/48	1,025,000			19,219	277,844
05/01/49	1,025,000		245,000	19,219	
11/01/49	780,000			14,625	278,844
05/01/50	780,000		250,000	14,625	
11/01/50	530,000			9,938	274,563
05/01/51	530,000		260,000	9,938	
11/01/51	270,000			5,063	275,000
05/01/52	270,000		270,000	5,063	275,063
Total			\$4,905,000	\$2,937,023	\$7,842,023

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2021 Phase 4 Special Assessment Bonds

Description	Adopted Budget FY2024	Actuals Thru 3/31/24	Projected Next 6 Months	Projected Thru 9/30/24	Approved Budget FY 2025
REVENUES:					
Special Assessments-Direct	\$423,738	\$-	\$423,738	\$423,738	\$423,738
Interest Earnings	3,000	6,906	5,703	12,609	9,000
Carry Forward Surplus ⁽¹⁾	136,629	136,133	-	136,133	142,789
TOTAL REVENUES	\$563,366	\$143,040	\$429,441	\$572,480	\$575,526
EXPENDITURES:					
Interest - 11/1	\$132,049	\$132,049	\$-	\$132,049	\$130,129
Interest - 5/1	132,049	-	132,049	132,049	130,129
Principal - 5/1	160,000	-	160,000	160,000	165,000
TOTAL EXPENDITURES	\$424,098	\$132,049	\$292,049	\$424,098	\$425,258
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(5,594)	-	(5,594)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(5,594)	\$-	\$(5,594)	\$-
TOTAL EXPENDITURES	\$424,098	\$137,642	\$292,049	\$429,691	\$425,258
EXCESS REVENUES (EXPENDITURES)	\$139,269	\$5,397	\$137,392	\$142,789	\$150,269
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/25	\$128,149
					<u>\$128,149</u>

Meadow View at Twin Creeks

Community Development District

Special Assessment Bonds Series 2021 Phase 4

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	7,300,000			130,129	130,129
05/01/25	7,300,000		165,000	130,129	
11/01/25	7,135,000			128,149	423,278
05/01/26	7,135,000		165,000	128,149	
11/01/26	6,970,000			126,169	419,318
05/01/27	6,970,000		170,000	126,169	
11/01/27	6,800,000			123,619	419,788
05/01/28	6,800,000		175,000	123,619	
11/01/28	6,625,000			120,994	419,613
05/01/29	6,625,000		180,000	120,994	
11/01/29	6,445,000			118,294	419,288
05/01/30	6,445,000		190,000	118,294	
11/01/30	6,255,000			115,444	423,738
05/01/31	6,255,000		195,000	115,444	
11/01/31	6,060,000			112,519	422,963
05/01/32	6,060,000		200,000	112,519	
11/01/32	5,860,000			109,269	421,788
05/01/33	5,860,000		205,000	109,269	
11/01/33	5,655,000			105,938	420,206
05/01/34	5,655,000		215,000	105,938	
11/01/34	5,440,000			102,444	423,381
05/01/35	5,440,000		220,000	102,444	
11/01/35	5,220,000			98,869	421,313
05/01/36	5,220,000		225,000	98,869	
11/01/36	4,995,000			95,213	419,081
05/01/37	4,995,000		235,000	95,213	
11/01/37	4,760,000			91,394	421,606
05/01/38	4,760,000		240,000	91,394	
11/01/38	4,520,000			87,494	418,888
05/01/39	4,520,000		250,000	87,494	
11/01/39	4,270,000			83,431	420,925
05/01/40	4,270,000		260,000	83,431	
11/01/40	4,010,000			79,206	422,638
05/01/41	4,010,000		265,000	79,206	
11/01/41	3,745,000			74,900	419,106
05/01/42	3,745,000		275,000	74,900	
11/01/42	3,470,000			69,400	419,300
05/01/43	3,470,000		290,000	69,400	
11/01/43	3,180,000			63,600	423,000
05/01/44	3,180,000		300,000	63,600	
11/01/44	2,880,000			57,600	421,200
05/01/45	2,880,000		310,000	57,600	
11/01/45	2,570,000			51,400	419,000
05/01/46	2,570,000		325,000	51,400	
11/01/46	2,245,000			44,900	421,300
05/01/47	2,245,000		340,000	44,900	
11/01/47	1,905,000			38,100	423,000
05/01/48	1,905,000		350,000	38,100	
11/01/48	1,555,000			31,100	419,200
05/01/49	1,555,000		365,000	31,100	
11/01/49	1,190,000			23,800	419,900
05/01/50	1,190,000		380,000	23,800	
11/01/50	810,000			16,200	420,000
05/01/51	810,000		395,000	16,200	
11/01/51	415,000			8,300	419,500
05/01/52	415,000		415,000	8,300	
					423,300
Total			\$7,300,000	\$4,615,743	\$11,915,743

O&M ALLOCATION - ALL LOTS AT PLATTED RATE

LAND USE	TOTAL UNITS	ERU	TOTAL UNITS	TOTAL ERUS	FY25 TOTAL O&M	FY25 NET O&M PER UNIT	FY25 GROSS O&M PER UNIT	FY24 GROSS O&M UNIT	\$ INCREASE GROSS PER UNIT	TOTAL O&M PROCEEDS NET	% Change
TH	196	0.80	196	156.80	240,162.24	1,225.32	1,303.49	1,141.96	161.53	240,162.24	14%
43'	472	0.90	472	424.80	650,643.62	1,378.48	1,466.43	1,284.71	181.72	650,643.62	14%
53'	330	1.00	330	330.00	505,443.49	1,531.65	1,629.37	1,427.45	201.92	505,443.49	14%
63'	309	1.10	309	339.90	520,606.79	1,684.81	1,792.30	1,570.20	222.11	520,606.79	14%
73'	66	1.15	66	75.90	116,252.00	1,761.39	1,873.77	1,641.57	232.20	116,252.00	14%
73'P	103	1.15	103	118.45	181,423.58	1,761.39	1,873.77	1,641.57	232.20	181,423.58	14%
TOTAL	1,476		1,476	1,445.85	2,214,531.72					2,214,531.72	

O&M Special Assessment - Gate Monitoring

73'P	103	1.39	103	143.17	32,500.00	315.53	335.67	-	335.67	32,500.00	
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