

**Meadow View at Twin Creeks  
Community Development District**

475 West Town Place, Suite 114

St. Augustine, Florida 32092

[www.meadowviewattwincreeksbdd.com](http://www.meadowviewattwincreeksbdd.com)

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May 28, 2025

Board of Supervisors  
Meadow View at Twin Creeks CDD

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Workshop is scheduled for **Thursday, June 4, 2025 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the workshop:

- I. Roll Call
- II. Discussion of the Fiscal Year 2026 Budget
- III. Supervisors' Requests and Audience Comments
- IV. Next Scheduled Meeting – June 19, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- V. Adjournment

# *Meadow View at Twin Creeks*

*Community Development District*

*Approved Budget  
FY 2026*



May 15, 2025

*Presented by:*



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# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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#### **REVENUES:**

Special Assessments - On Roll	\$2,144,757	\$2,082,047	\$95,151	\$2,177,198	\$2,396,274
Special Assessments - Gate Monitoring*	32,500	-	32,500	32,500	32,500
Interest/Miscellaneous Income	25,000	25,287	4,340	29,627	25,000
Restricted - Easement Fence Fund	-	15,000	3,000	18,000	-
Facility Revenue	10,000	12,873	10,000	22,873	15,000
Carry Forward Surplus	-	-	-	-	-

<b>TOTAL REVENUES</b>	<b>\$2,212,257</b>	<b>\$2,135,206</b>	<b>\$144,991</b>	<b>\$2,280,197</b>	<b>\$2,468,774</b>
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#### **EXPENDITURES:**

##### **Administrative**

Supervisor Fees	\$4,800	\$5,000	\$4,600	\$9,600	\$9,600
FICA Taxes	367	383	352	734	734
Engineering	36,000	9,357	21,401	30,758	36,000
Attorney	30,000	6,416	18,584	25,000	30,000
Annual Audit	7,600	-	7,600	7,600	7,700
Assessment Administration	11,236	11,236	-	11,236	11,798
Arbitrage Rebate	3,600	3,000	600	3,600	3,600
Dissemination Agent	14,045	7,023	7,022	14,045	14,747
Trustee Fees	20,400	19,341	-	19,341	24,241
Management Fees	58,533	29,267	29,267	58,533	61,460
Information Technology	1,776	888	888	1,776	1,865
Website Maintenance	1,272	636	636	1,272	1,336
Website Hosting	-	-	-	-	3,600
Telephone	700	278	422	700	700
Postage & Delivery	1,600	692	908	1,600	1,600
Insurance General Liability	8,977	8,732	-	8,732	9,824
Printing & Binding	2,300	321	1,423	1,744	2,300
Legal Advertising	1,500	838	662	1,500	1,500
Other Current Charges	1,600	230	1,370	1,600	1,600
Office Supplies	300	5	250	255	300
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$206,781</b>	<b>\$103,815</b>	<b>\$95,985</b>	<b>\$199,800</b>	<b>\$224,680</b>
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# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Operations &amp; Maintenance</b>					
<b><u>Amenity Center</u></b>					
<b>Utilities</b>					
Telephone/Cable/Internet	\$13,326	\$6,595	\$6,731	\$13,326	\$14,902
Electric	52,500	19,219	23,006	42,225	48,000
Water/Irrigation	45,000	23,450	26,550	50,000	55,000
Gas	2,500	884	1,198	2,082	2,500
Trash Removal	8,400	4,963	4,890	9,853	9,860
<b>Security</b>					
Security Monitoring (Atlantic Security)	1,440	666	666	1,331	1,440
Gate Monitoring (Hidden Eyes LLC)	32,500	15,694	15,891	31,585	32,500
Gate Repairs	3,000	1,067	1,000	2,067	3,000
Access Cards	3,000	715	2,285	3,000	3,000
Contracted Security (Roll Kall)	20,000	12,732	15,000	27,732	30,000
Roving Security	-	-	-	-	91,000
<b>Management Contracts</b>					
Facility Management (RMS)	98,729	49,365	49,364	98,729	104,652
Facility Attendant (RMS)	41,498	7,944	33,554	41,498	43,988
Pool Attendants (RMS)	61,479	3,451	58,028	61,479	65,168
Canoe Launch Attendant (RMS)	5,750	-	400	400	2,000
Snack Bar Attendant (RMS)	10,000	-	-	-	5,000
Field Management / Admin (RMS)	95,000	47,500	47,500	95,000	100,700
Pool Maintenance (Big Z Pools)	20,000	8,527	8,177	16,705	21,000
Pool Chemicals (Big Z Pools)	26,475	13,219	13,831	27,050	29,044
Janitorial (High Tech Commercial)	25,112	12,517	7,806	20,323	31,940
Facility Maintenance	103,200	50,183	45,868	96,051	103,200
Private Event Attendant (RMS)	6,500	3,553	2,947	6,500	6,500
Repairs & Maintenance	62,800	28,005	19,145	47,150	62,800
Pressure Washing	-	-	-	-	10,000
New Capital Projects	5,000	-	-	-	-
Snack Bar Inventory- CGS	1,000	-	-	-	1,000
Food Service License	650	-	492	492	600
Subscriptions	4,000	2,027	1,822	3,848	4,000
Pest Control	2,831	1,377	1,397	2,773	2,878
Supplies	2,500	119	1,181	1,300	1,800
Furniture, Fixtures & Equipment	5,000	526	4,474	5,000	5,000
Special Events	35,000	16,832	18,168	35,000	35,000
Holiday Decorations	20,000	5,125	14,875	20,000	20,000
Fitness Center Repairs/Supplies	5,500	1,830	3,670	5,500	5,500
Office Supplies	2,050	636	1,414	2,050	2,050
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	84,668	68,894	-	68,894	74,906
Permit and License	850	-	817	817	850
<b>TOTAL AMENITY CENTER</b>	<b>\$908,057</b>	<b>\$407,612</b>	<b>\$432,148</b>	<b>\$839,760</b>	<b>\$1,031,577</b>

# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

#### General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Grounds Maintenance</b>					
Hydrology Quality/Mitigation	\$6,400	\$-	\$-	\$-	\$6,400
Electric	36,321	10,991	14,798	25,789	36,321
Landscape Maintenance (Yellowstone)	690,755	288,231	402,524	690,755	718,624
Landscape Contingency	85,000	26,129	43,871	70,000	85,000
Lake Maintenance (Future Horizon)	27,000	13,705	15,559	29,264	31,118
Grounds Maintenance	35,000	21,660	20,340	42,000	45,000
Pump Repairs	10,000	10,167	2,325	12,492	15,000
Streetlighting	69,294	38,319	40,170	78,489	82,413
Streetlight Repairs	5,000	-	2,500	2,500	5,000
Irrigation Repairs	50,000	7,469	42,531	50,000	50,000
Miscellaneous	6,500	470	6,030	6,500	6,500
Contingency	31,149	4,778	15,222	20,000	31,149
Capital Reserves	45,000	45,000	-	45,000	100,000
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$1,097,418</b>	<b>\$466,918</b>	<b>\$605,871</b>	<b>\$1,072,788</b>	<b>\$1,212,525</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,212,257</b>	<b>\$978,345</b>	<b>\$1,134,004</b>	<b>\$2,112,349</b>	<b>\$2,468,781</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$1,156,861</b>	<b>(\$989,013)</b>	<b>\$167,848</b>	<b>\$0</b>

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

# Meadow View at Twin Creeks

## Community Development District

### Budget Narrative

#### 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-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

##### 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 12 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.

##### Assessment Roll Administration

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

##### 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.

##### 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	\$1,229	\$14,747

##### 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, 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

#### Expenditures - Administrative (continued)

##### 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.

##### Website Hosting

The district has contracted with JSK Marketing for website hosting and maintenance on secure server for the district and for any future website design.

##### Telephone

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	\$1,028	\$12,340
AT&T (2 accounts)	\$155	\$1,862
Contingency	\$58	\$700
<b>Total</b>	<b>\$1,242</b>	<b>\$14,902</b>

##### Electric

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

Account #	Location	Monthly	Annual
67216-50049	850 Beacon Lake Prkwy	\$3,500	\$42,000
	Contingency	\$500	\$6,000
	<b>Total</b>	<b>\$4,000</b>	<b>\$48,000</b>

##### 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	\$2,300	\$27,600
567190-138495	205 Concave Ln	\$75	\$900
567190-141222	744 Windmere Way Irr	\$19	\$228
567190-141243	255 Stamberg Ct Park	\$55	\$660
567190-145674	35 Loosestrife Way	\$75	\$900
567190-148759	234 Twilight Ln	\$165	\$1,980
567190-148757	148 Heron Oaks Dr	\$1,300	\$15,600
567190-148758	19 Twilight Ln	\$12	\$144
	Contingency	\$582	\$6,988
	<b>Total</b>	<b>\$4,583</b>	<b>\$55,000</b>

# Meadow View at Twin Creeks

## Community Development District

### Budget Narrative

#### Expenditures – Amenity Center (continued)

##### 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 Security	\$111	\$1,332
Contingency	\$9	\$108
<b>Total</b>	<b>\$120</b>	<b>\$1,440</b>

##### 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
<b>Total</b>	<b>\$2,708</b>	<b>\$32,500</b>

##### Gate Repairs

Estimated cost for repairs of gate.

##### Access Cards

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

##### Contracted Security

Represents the estimated annual cost for off-duty officer services through Roll Kall.

##### Roving Security

Represents the estimated cost for roving security service for the District.

##### Facility Management

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

Contract	Monthly	Annual
Riverside Mgmt Services	\$8,721	\$104,652

##### Facility Assistant

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

Contract	Monthly	Annual
Riverside Mgmt Services	\$3,666	\$43,988

##### 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	\$8,392	\$100,700

##### 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	\$1,431	\$17,173
Contingency	\$304	\$3,827
<b>Total</b>	<b>\$1,735</b>	<b>\$21,000</b>

##### Pool Chemicals

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

# Meadow View at Twin Creeks

## Community Development District

### Budget Narrative

#### Expenditures – Amenity Center (continued)

##### Janitorial

The estimated amount based on proposed contract with High Tech Commercial 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	\$1,862	\$22,344
Deep Cleaning	\$216	\$2,596
Janitorial Supplies	\$583	\$7,000
Total	\$2,662	\$31,940

##### 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.

##### Pressure Washing

The estimated amount for pressure washing throughout the district.

##### 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

##### 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.

##### 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

#### 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 Loosestrife 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 Loosestrife Way #Clubhse	\$320	\$3,840
	Contingency	\$372	\$4,461
	<b>Total</b>	<b>\$3,027</b>	<b>\$36,321</b>

##### 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	\$45,410	\$544,914
Phase 4 Landscaping	\$4,893	\$58,710
Mulching	\$9,583	\$115,000
<b>Total</b>	<b>\$59,885</b>	<b>\$718,624</b>

##### 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	\$2,593	\$31,118

##### 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	\$6,695	\$80,340
	Contingency	\$275	\$2,073
	<b>Total</b>	<b>\$6,970</b>	<b>\$82,413</b>

##### 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.

##### Capital Reserves

The District will establish a reserve to fund the renewal and replacement of District's capital related facilities which will be transferred to a Capital Reserve Fund.

# Meadow View at Twin Creeks

## Community Development District

### Proposed Budget

### Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b><u>REVENUES:</u></b>					
Capital Reserve Funding - Transfer In	\$45,000	\$45,000	\$-	\$45,000	\$100,000
Interest Income	-	-	-	-	-
Carry Forward Balance	-	-	-	-	32,508
<b>TOTAL REVENUES</b>	<b>\$45,000</b>	<b>\$45,000</b>	<b>\$-</b>	<b>\$45,000</b>	<b>\$132,508</b>
<b><u>EXPENDITURES:</u></b>					
Capital Outlay	\$-	\$-	\$-	\$-	\$15,000
Repair and Replacements	-	12,492	-	12,492	-
Other Current Charges	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$-</b>	<b>\$12,492</b>	<b>\$-</b>	<b>\$12,492</b>	<b>\$15,000</b>
<b><u>Other Sources/(Uses)</u></b>					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$-</b>	<b>\$12,492</b>	<b>\$-</b>	<b>\$12,492</b>	<b>\$15,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$45,000</b>	<b>\$32,508</b>	<b>\$-</b>	<b>\$32,508</b>	<b>\$117,508</b>

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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**REVENUES:**

Special Assessments-Tax Roll	\$443,364	\$423,988	\$19,377	\$443,364	\$443,364
Interest Earnings	12,000	8,812	9,694	18,506	12,000
Carry Forward Surplus <sup>(1)</sup>	222,167	222,113	-	222,113	237,458
<b>TOTAL REVENUES</b>	<b>\$677,531</b>	<b>\$654,913</b>	<b>\$29,071</b>	<b>\$683,983</b>	<b>\$692,822</b>

**EXPENDITURES:**

Interest - 11/1	\$153,263	\$153,263	\$-	\$153,263	\$150,113
Interest - 5/1	153,263	-	153,263	153,263	150,113
Principal - 5/1	140,000	-	140,000	140,000	145,000
<b>TOTAL EXPENDITURES</b>	<b>\$446,525</b>	<b>\$153,263</b>	<b>\$293,263</b>	<b>\$446,525</b>	<b>\$445,225</b>

**Other Sources/(Uses)**

Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>

<b>TOTAL EXPENDITURES</b>	<b>\$446,525</b>	<b>\$153,263</b>	<b>\$293,263</b>	<b>\$446,525</b>	<b>\$445,225</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$231,006</b>	<b>\$501,650</b>	<b>\$(264,192)</b>	<b>\$237,458</b>	<b>\$247,597</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$146,850
	<u>\$146,850</u>

# Meadow View at Twin Creeks

## Community Development District

### Series 2016A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	5,695,000			150,113	150,113
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
<b>Total</b>			<b>\$5,695,000</b>	<b>\$3,619,400</b>	<b>\$9,314,400</b>

**Meadow View at Twin Creeks**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2018A1 & A2 Special Assessment Bonds**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$612,533	\$585,763	\$26,770	\$612,533	\$612,533
Interest Earnings	14,000	11,535	16,434	27,969	20,000
Carry Forward Surplus <sup>(1)</sup>	288,459	288,458	-	288,458	316,286
<b>TOTAL REVENUES</b>	<b>\$914,992</b>	<b>\$885,757</b>	<b>\$43,204</b>	<b>\$928,961</b>	<b>\$948,819</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$226,338	\$226,338	\$-	\$226,338	\$222,338
Interest - 5/1	226,338	-	226,338	226,338	222,338
Principal - 5/1	160,000	-	160,000	160,000	170,000
<b>TOTAL EXPENDITURES</b>	<b>\$612,675</b>	<b>\$226,338</b>	<b>\$386,338</b>	<b>\$612,675</b>	<b>\$614,675</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$612,675</b>	<b>\$226,338</b>	<b>\$386,338</b>	<b>\$612,675</b>	<b>\$614,675</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$302,317</b>	<b>\$659,420</b>	<b>\$(343,134)</b>	<b>\$316,286</b>	<b>\$334,144</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement				Interest Due 11/1/26	\$218,088
					<u>\$218,088</u>

# Meadow View at Twin Creeks

## Community Development District

### Series 2018A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	8,085,000			222,338	222,338
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
<b>Total</b>			<b>\$8,085,000</b>	<b>\$6,779,775</b>	<b>\$14,864,775</b>

**Meadow View at Twin Creeks**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2019A1 & A2 Special Assessment Bonds**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$257,353	\$244,176	\$11,159	\$255,335	\$255,335
Interest Earnings	8,500	4,877	5,925	10,802	9,000
Carry Forward Surplus <sup>(1)</sup>	123,844	123,817	-	123,817	129,070
<b>TOTAL REVENUES</b>	<b>\$389,697</b>	<b>\$372,870</b>	<b>\$17,084</b>	<b>\$389,954</b>	<b>\$393,405</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$95,478	\$95,478	\$-	\$95,478	\$93,645
Special Call - 2/1	-	5,000	-	5,000	-
Interest - 2/1	-	71	-	71	-
Principal - 5/1	65,000	-	65,000	65,000	65,000
Interest - 5/1	95,478	-	95,335	95,335	93,645
<b>TOTAL EXPENDITURES</b>	<b>\$255,955</b>	<b>\$100,549</b>	<b>\$160,335</b>	<b>\$260,884</b>	<b>\$252,290</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$255,955</b>	<b>\$100,549</b>	<b>\$160,335</b>	<b>\$260,884</b>	<b>\$252,290</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$133,742</b>	<b>\$272,321</b>	<b>\$(143,251)</b>	<b>\$129,070</b>	<b>\$141,115</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$91,955

\$91,955

## Meadow View at Twin Creeks

### Community Development District

#### Series 2019A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/25	3,350,000		65,000	95,335	
11/01/25	3,285,000			93,645	253,980
05/01/26	3,285,000		65,000	93,645	
11/01/26	3,220,000			91,955	250,600
05/01/27	3,220,000		70,000	91,955	
11/01/27	3,150,000			90,135	252,090
05/01/28	3,150,000		75,000	90,135	
11/01/28	3,075,000			88,185	253,320
05/01/29	3,075,000		80,000	88,185	
11/01/29	2,995,000			86,105	254,290
05/01/30	2,995,000		85,000	86,105	
11/01/30	2,910,000			83,895	255,000
05/01/31	2,910,000		85,000	83,895	
11/01/31	2,825,000			81,473	250,368
05/01/32	2,825,000		90,000	81,473	
11/01/32	2,735,000			78,908	250,380
05/01/33	2,735,000		100,000	78,908	
11/01/33	2,635,000			76,058	254,965
05/01/34	2,635,000		105,000	76,058	
11/01/34	2,530,000			73,065	254,123
05/01/35	2,530,000		110,000	73,065	
11/01/35	2,420,000			69,930	252,995
05/01/36	2,420,000		115,000	69,930	
11/01/36	2,305,000			66,653	251,583
05/01/37	2,305,000		120,000	66,653	
11/01/37	2,185,000			63,233	249,885
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
<b>Total</b>			<b>\$3,350,000</b>	<b>\$2,965,545</b>	<b>\$6,315,545</b>

**Meadow View at Twin Creeks**  
**Community Development District**  
**Approved Budget**  
**Debt Service Series 2020 A1 & A2 Special Assessment Bonds**

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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**REVENUES:**

Special Assessments-Tax Roll	\$114,490	\$108,101	\$4,940	\$113,041	\$113,041
Interest Earnings	5,500	2,401	2,627	5,028	5,000
Carry Forward Surplus <sup>(1)</sup>	61,116	60,976	-	60,976	46,601
<b>TOTAL REVENUES</b>	<b>\$181,107</b>	<b>\$171,478</b>	<b>\$7,567</b>	<b>\$179,046</b>	<b>\$164,642</b>

**EXPENDITURES:**

Interest - 11/1	\$41,547	\$41,547	\$-	\$41,547	\$40,909
Interest - 5/1	41,547	-	41,547	41,547	40,909
Principal - 5/1	30,000	-	30,000	30,000	30,000
<b>TOTAL EXPENDITURES</b>	<b>\$113,094</b>	<b>\$41,547</b>	<b>\$71,547</b>	<b>\$113,094</b>	<b>\$111,819</b>

**Other Sources/(Uses)**

Interfund transfer In/(Out)	\$-	\$(19,351)	-	(19,351)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(19,351)</b>	<b>\$-</b>	<b>\$(19,351)</b>	<b>\$-</b>

<b>TOTAL EXPENDITURES</b>	<b>\$113,094</b>	<b>\$60,898</b>	<b>\$71,547</b>	<b>\$132,445</b>	<b>\$111,819</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$68,013</b>	<b>\$110,580</b>	<b>\$(63,980)</b>	<b>\$46,601</b>	<b>\$52,823</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$40,272
	<u>\$40,272</u>

## Meadow View at Twin Creeks

### Community Development District

#### Series 2020 A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/1/25	1,560,000			40,909	40,909
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	
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
<b>Total</b>			<b>\$1,560,000</b>	<b>\$1,358,706</b>	<b>\$2,918,706</b>

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$280,765	\$266,970	\$12,201	\$279,171	\$277,963
Interest Earnings	8,500	5,922	6,023	11,945	9,000
Prepayments	-	21,336	-	21,336	-
Carry Forward Surplus <sup>(1)</sup>	100,153	101,980	-	101,980	107,461
<b>TOTAL REVENUES</b>	<b>\$389,418</b>	<b>\$396,207</b>	<b>\$18,224</b>	<b>\$414,431</b>	<b>\$394,424</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$84,206	\$84,206	\$-	\$84,206	\$82,495
Interest - 5/1	84,206	-	84,206	84,206	82,495
Principal - 5/1	110,000	-	110,000	110,000	110,000
Special Call - 5/1	-	-	25,000	25,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$278,413</b>	<b>\$84,206</b>	<b>\$219,206</b>	<b>\$303,413</b>	<b>\$274,990</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$(3,558)	-	(3,558)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(3,558)</b>	<b>\$-</b>	<b>\$(3,558)</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$278,413</b>	<b>\$87,764</b>	<b>\$219,206</b>	<b>\$306,970</b>	<b>\$274,990</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$111,005</b>	<b>\$308,443</b>	<b>\$(200,982)</b>	<b>\$107,461</b>	<b>\$119,434</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$81,175

\$81,175

# Meadow View at Twin Creeks

## Community Development District

Special Assessment Bonds Series 2021 Phase 3B

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	4,770,000			82,495	82,495
05/01/26	4,770,000		110,000	82,495	
11/01/26	4,660,000			81,175	273,670
05/01/27	4,660,000		115,000	81,175	
11/01/27	4,545,000			79,450	275,625
05/01/28	4,545,000		120,000	79,450	
11/01/28	4,425,000			77,650	277,100
05/01/29	4,425,000		120,000	77,650	
11/01/29	4,305,000			75,850	273,500
05/01/30	4,305,000		125,000	75,850	
11/01/30	4,180,000			73,975	274,825
05/01/31	4,180,000		130,000	73,975	
11/01/31	4,050,000			72,025	276,000
05/01/32	4,050,000		135,000	72,025	
11/01/32	3,915,000			69,831	276,856
05/01/33	3,915,000		140,000	69,831	
11/01/33	3,775,000			67,556	277,388
05/01/34	3,775,000		145,000	67,556	
11/01/34	3,630,000			65,200	277,756
05/01/35	3,630,000		150,000	65,200	
11/01/35	3,480,000			62,763	277,963
05/01/36	3,480,000		150,000	62,763	
11/01/36	3,330,000			60,325	273,088
05/01/37	3,330,000		155,000	60,325	
11/01/37	3,175,000			57,806	273,131
05/01/38	3,175,000		165,000	57,806	
11/01/38	3,010,000			55,125	277,931
05/01/39	3,010,000		170,000	55,125	
11/01/39	2,840,000			52,363	277,488
05/01/40	2,840,000		175,000	52,363	
11/01/40	2,665,000			49,519	276,881
05/01/41	2,665,000		180,000	49,519	
11/01/41	2,485,000			46,594	276,113
05/01/42	2,485,000		185,000	46,594	
11/01/42	2,300,000			43,125	274,719
05/01/43	2,300,000		195,000	43,125	
11/01/43	2,105,000			39,469	277,594
05/01/44	2,105,000		200,000	39,469	
11/01/44	1,905,000			35,719	275,188
05/01/45	1,905,000		210,000	35,719	
11/01/45	1,695,000			31,781	277,500
05/01/46	1,695,000		215,000	31,781	
11/01/46	1,480,000			27,750	274,531
05/01/47	1,480,000		225,000	27,750	
11/01/47	1,255,000			23,531	276,281
05/01/48	1,255,000		235,000	23,531	
11/01/48	1,020,000			19,125	277,656
05/01/49	1,020,000		240,000	19,125	
11/01/49	780,000			14,625	273,750
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
<b>Total</b>			<b>\$4,770,000</b>	<b>\$2,759,653</b>	<b>\$7,529,653</b>

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

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-Direct	\$423,738	\$405,208	\$18,518	\$423,726	\$422,200
Prepayment	-	20,918	-	20,918	-
Interest Earnings	9,000	7,520	7,284	14,804	12,000
Carry Forward Surplus <sup>(1)</sup>	141,131	138,307	-	138,307	142,736
<b>TOTAL REVENUES</b>	<b>\$573,868</b>	<b>\$571,953</b>	<b>\$25,802</b>	<b>\$597,755</b>	<b>\$576,936</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$130,129	\$130,129	\$-	\$130,129	\$127,693
Interest - 5/1	130,129	-	130,129	130,129	127,693
Principal - 5/1	165,000	-	165,000	165,000	165,000
Special Call - 5/1	-	-	25,000	25,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$425,258</b>	<b>\$130,129</b>	<b>\$320,129</b>	<b>\$450,258</b>	<b>\$420,385</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$(4,762)	-	(4,762)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(4,762)</b>	<b>\$-</b>	<b>\$(4,762)</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$425,258</b>	<b>\$134,891</b>	<b>\$320,129</b>	<b>\$455,019</b>	<b>\$420,385</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$148,611</b>	<b>\$437,062</b>	<b>\$(294,326)</b>	<b>\$142,736</b>	<b>\$156,551</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$125,713
	<u>\$125,713</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
11/01/25	7,110,000			127,693	127,693
05/01/26	7,110,000		165,000	127,693	
11/01/26	6,945,000			125,713	418,405
05/01/27	6,945,000		170,000	125,713	
11/01/27	6,775,000			123,163	418,875
05/01/28	6,775,000		175,000	123,163	
11/01/28	6,600,000			120,538	418,700
05/01/29	6,600,000		180,000	120,538	
11/01/29	6,420,000			117,838	418,375
05/01/30	6,420,000		185,000	117,838	
11/01/30	6,235,000			115,063	417,900
05/01/31	6,235,000		195,000	115,063	
11/01/31	6,040,000			112,138	422,200
05/01/32	6,040,000		200,000	112,138	
11/01/32	5,840,000			108,888	421,025
05/01/33	5,840,000		205,000	108,888	
11/01/33	5,635,000			105,556	419,444
05/01/34	5,635,000		210,000	105,556	
11/01/34	5,425,000			102,144	417,700
05/01/35	5,425,000		220,000	102,144	
11/01/35	5,205,000			98,569	420,713
05/01/36	5,205,000		225,000	98,569	
11/01/36	4,980,000			94,913	418,481
05/01/37	4,980,000		235,000	94,913	
11/01/37	4,745,000			91,094	421,006
05/01/38	4,745,000		240,000	91,094	
11/01/38	4,505,000			87,194	418,288
05/01/39	4,505,000		250,000	87,194	
11/01/39	4,255,000			83,131	420,325
05/01/40	4,255,000		260,000	83,131	
11/01/40	3,995,000			78,906	422,038
05/01/41	3,995,000		265,000	78,906	
11/01/41	3,730,000			74,600	418,506
05/01/42	3,730,000		275,000	74,600	
11/01/42	3,455,000			69,100	418,700
05/01/43	3,455,000		285,000	69,100	
11/01/43	3,170,000			63,400	417,500
05/01/44	3,170,000		300,000	63,400	
11/01/44	2,870,000			57,400	420,800
05/01/45	2,870,000		310,000	57,400	
11/01/45	2,560,000			51,200	418,600
05/01/46	2,560,000		325,000	51,200	
11/01/46	2,235,000			44,700	420,900
05/01/47	2,235,000		335,000	44,700	
11/01/47	1,900,000			38,000	417,700
05/01/48	1,900,000		350,000	38,000	
11/01/48	1,550,000			31,000	419,000
05/01/49	1,550,000		365,000	31,000	
11/01/49	1,185,000			23,700	419,700
05/01/50	1,185,000		380,000	23,700	
11/01/50	805,000			16,100	419,800
05/01/51	805,000		395,000	16,100	
11/01/51	410,000			8,200	419,300
05/01/52	410,000		410,000	8,200	
					418,200
<b>Total</b>			<b>\$7,110,000</b>	<b>\$4,339,873</b>	<b>\$11,449,873</b>

**Meadow View at Twin Creeks**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds 2016 Units	Bonds 2018 Units	Bonds 2019 Units	Bonds 2020 Units	Bonds 2021 Ph3 Units	Bonds 2021 Ph4 Units	Annual Maintenance Assessments			
								FY 2026	FY2025	Increase/ (decrease) \$	Increase/ (decrease) %
TH	196	0	196	0	0	0	0	\$1,410.51	\$1,262.46	\$148.05	11.73%
43	472	86	117	0	0	131	137	\$1,586.82	\$1,420.27	\$166.56	11.73%
53	330	111	48	0	78	0	92	\$1,763.13	\$1,578.07	\$185.06	11.73%
63	309	65	75	31	0	68	70	\$1,939.45	\$1,735.88	\$203.57	11.73%
73	66	40	26	102	0	0	0	\$2,027.60	\$1,814.78	\$212.82	11.73%
90	103	0	0	0	0	0	0	\$2,027.60	\$1,814.78	\$212.82	11.73%
Total	1476	302	462	133	78	199	299				

Neighborhood	O&M Units	Bonds 2016 Units	Bonds 2018 Units	Bonds 2019 Units	Bonds 2020 Units	Bonds 2021 Ph3 Units	Bonds 2021 Ph4 Units	Annual Debt Assessments													
								FY 2026						FY2025						Increase/ (decrease) \$	
								Series 2016	Series 2018	Series 2019	Series 2020	Series 2021 Ph3	Series 2021 Ph4	Series 2016	Series 2018	Series 2019	Series 2020	Series 2021 Ph3	Series 2021 Ph4	Total	
TH	196	0	196	0	0	0	0	\$0.00	\$1,233.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,233.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
43	472	86	117	0	0	131	137	\$1,387.70	\$1,388.09	\$0.00	\$0.00	\$1,387.09	\$1,387.98	\$1,387.70	\$1,388.09	\$0.00	\$0.00	\$1,387.09	\$1,387.98	\$0.00	
53	330	111	48	0	78	0	92	\$1,541.89	\$1,542.32	\$0.00	\$1,541.75	\$0.00	\$1,542.20	\$1,541.89	\$1,542.32	\$0.00	\$1,541.75	\$0.00	\$1,542.20	\$0.00	
63	309	65	75	31	0	68	70	\$1,696.08	\$1,696.55	\$1,698.86	\$0.00	\$1,695.32	\$1,696.41	\$1,696.08	\$1,696.55	\$1,698.86	\$0.00	\$1,695.32	\$1,696.41	\$0.00	
73	66	40	26	102	0	0	0	\$1,773.17	\$1,773.67	\$2,146.75	\$0.00	\$0.00	\$0.00	\$1,773.17	\$1,773.67	\$2,146.75	\$0.00	\$0.00	\$0.00	\$0.00	
90	103	0	0	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Total	1476	302	462	133	78	199	299														

Neighbor hood	O&M Units	Bonds 2016 Units	Bonds 2018 Units	Bonds 2019 Units	Bonds 2020 Units	Bonds 2021 Ph3 Units	Bonds 2021 Ph4 Units	Total Assessed Per Unit												
								FY 2026						FY2025						Increase/ (decrease) \$
								Series 2016	Series 2018	Series 2019	Series 2020	Series 2021 Ph3	Series 2021 Ph4	Series 2016	Series 2018	Series 2019	Series 2020	Series 2021 Ph3	Series 2021 Ph4	Total
TH	196	0	196	0	0	0	0	\$1,410.51	\$2,644.37	\$1,410.51	\$1,410.51	\$1,410.51	\$1,410.51	\$1,262.46	\$2,496.32	\$1,262.46	\$1,262.46	\$1,262.46	\$1,262.46	\$148.05
43	472	86	117	0	0	131	137	\$2,974.52	\$2,974.91	\$1,586.82	\$1,586.82	\$2,973.91	\$2,974.80	\$2,807.97	\$2,808.36	\$1,420.27	\$1,420.27	\$2,807.35	\$2,808.24	\$166.56
53	330	111	48	0	79	0	92	\$3,305.02	\$3,305.45	\$1,763.13	\$3,304.88	\$1,763.13	\$3,305.34	\$3,119.96	\$3,120.39	\$1,578.07	\$3,119.82	\$1,578.07	\$3,120.27	\$185.06
63	309	65	75	31	0	68	70	\$3,635.53	\$3,636.00	\$3,638.31	\$1,939.45	\$3,634.77	\$3,635.86	\$3,431.96	\$3,432.43	\$3,434.74	\$1,735.88	\$3,431.20	\$3,432.29	\$203.57
73	66	40	26	102	0	0	0	\$3,800.77	\$3,801.27	\$4,174.35	\$2,027.60	\$2,027.60	\$2,027.60	\$3,587.95	\$3,588.45	\$3,961.53	\$1,814.78	\$1,814.78	\$1,814.78	\$212.82
90	103	0	0	0	0	0	0	\$2,027.60	\$2,027.60	\$2,027.60	\$2,027.60	\$2,027.60	\$2,027.60	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$212.82
Total	1476	302	462	133	79	199	299													