

## RESOLUTION 2026-01

**WHEREAS**, the Board of Supervisors, hereinafter referred to as the "Board", of the Meadow View at Twin Creeks Community Development District, hereinafter referred to as "District", adopted a General Fund Budget and a Capital Reserve Budget for fiscal year 2025, and

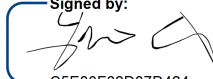
**WHEREAS**, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:


1. The General Fund Budget and Capital Reserve Budget are hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 20Th day of November, 2025 and be reflected in the monthly and fiscal Year End 9/30/25 Financial Statements and Audit Report of the District

*Meadow View at Twin Creeks*

*Community Development District*

by:   
Chairman

Attest:

by:   
Secretary

MEADOW VIEW AT TWIN CREEKS CDD  
RESOLUTION 2026-01

EXHIBIT A

Meadow View at Twin Creeks  
Community Development District  
General Fund  
Budget Amendment  
For The Period Ending September 30, 2025

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/25
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,144,757	37,606	2,182,363	\$ 2,182,363
Special Assessments - Gate Monitoring*	32,500	-	32,500	32,500
Interest/Miscellaneous Income	25,000	44,499	69,499	69,499
Restricted Easement Fence Fund	-	21,000	21,000	21,000
Facility Revenue	10,000	20,423	30,423	30,423
<b>Total Revenues</b>	<b>\$ 2,212,257</b>	<b>\$ 123,528</b>	<b>\$ 2,335,785</b>	<b>\$ 2,335,784</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 4,800	\$ 5,600	\$ 10,400	\$ 10,400
PR-FICA	367	428	796	796
Engineering	36,000	-	36,000	23,595
Attorney	30,000	-	30,000	22,273
Annual Audit	7,600	-	7,600	7,600
Assessment Administration	11,236	-	11,236	11,236
Arbitrage Rebate	3,600	-	3,600	3,600
Dissemination Agent	14,045	0	14,045	14,045
Trustee Fees	20,400	(1,059)	19,341	19,341
Management Fees	58,533	-	58,533	58,533
Information Technology	1,776	-	1,776	1,776
Website Maintenance	1,272	-	1,272	1,272
Telephone	700	211	911	911
Postage & Delivery	1,600	845	2,445	2,445
Insurance General Liability/Public Officials	8,977	(245)	8,732	8,732
Printing & Binding	2,300	(224)	2,076	2,076
Legal Advertising	1,500	768	2,268	2,268
Other Current Charges	1,600	-	1,600	665
Office Supplies	300	-	300	138
Dues, Licenses & Subscriptions	175	-	175	175
<b>Total General &amp; Administrative</b>	<b>\$ 206,781</b>	<b>\$ 6,324</b>	<b>\$ 213,105</b>	<b>\$ 191,876</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

### Budget Amendment

For The Period Ending September 30, 2025

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/25
<b><i>Operations &amp; Maintenance</i></b>				
<b>Amenity Center Expenditures</b>				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 479	\$ 13,804	\$ 13,804
Electric	52,500	(13,757)	38,743	38,743
Water/Sewer/Irrigation	45,000	4,801	49,801	49,801
Gas	2,500	(387)	2,113	2,113
Trash Removal	8,400	2,136	10,536	10,536
<i>Security</i>				
Security Monitoring	1,440	(109)	1,331	1,331
Gate Monitoring	32,500	(867)	31,633	31,633
Gate Repairs	3,000	(1,273)	1,727	1,727
Access Cards	3,000	(706)	2,294	2,294
Contacted Security	20,000	6,846	26,846	26,846
<i>Management Contracts</i>				
Facility Management	98,729	0	98,729	98,729
Facility Attendant	41,498	(13,738)	27,760	27,760
Pool Attendants	61,479	3,480	64,959	64,959
Canoe Launch Attendant	5,750	(5,750)	-	-
Snack Bar Attendant	10,000	(10,000)	-	-
Field Management / Admin	95,000	0	95,000	95,000
Pool Maintenance	20,000	(3,131)	16,869	16,869
Pool Chemicals	26,475	643	27,118	27,118
Janitorial	25,112	(273)	24,839	24,839
Facility Maintenance	103,200	(531)	102,669	102,669
Private Event Attendant	6,500	3,831	10,331	10,331
Repairs & Maintenance	62,800	2,316	65,116	65,116
New Capital Projects	5,000	(5,000)	-	-
Snack Bar Inventory -CGS	1,000	(1,000)	-	-
Food Service License	650	(158)	492	492
Community Website Services	-	1,222	1,222	1,222
Subscriptions	4,000	(135)	3,865	3,865
Pest Control	2,831	(58)	2,773	2,773
Supplies	2,500	(2,337)	163	163
Furnitures, Fixtures & Equipment	5,000	(4,204)	796	796
Special Events	35,000	(255)	34,745	34,745
Holiday Decorations	20,000	292	20,292	20,292
Fitness Center Repairs/Supplies	5,500	(1,239)	4,261	4,261
Office Supplies	2,050	(261)	1,789	1,789
ACA++SCAP/BMI Licenses	800	(800)	-	-
Property Insurance	84,668	(15,774)	68,894	68,894
Permit and License	850	(275)	575	575
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 908,057</b>	<b>\$ (55,970)</b>	<b>\$ 852,088</b>	<b>\$ 852,088</b>

Meadow View at Twin Creeks  
Community Development District  
General Fund  
Budget Amendment  
For The Period Ending September 30, 2025

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/25
<b>Ground Maintenance Expenditures</b>				
Hydrology Quality/Mitigation	\$ 6,400	\$ (6,400)	\$ -	\$ -
Electric	36,321	(11,607)	24,713	24,713
Landscape Maintenance	690,755	(93,896)	596,859	596,859
Landscape Contingency	85,000	62,068	147,068	147,068
Lake Maintenance	27,000	2,264	29,264	29,264
Grounds Maintenance	35,000	2,849	37,849	37,849
Pump Repairs	10,000	3,417	13,417	13,417
Streetlighting	69,294	9,193	78,487	78,487
Streetlight Repairs	5,000	(85)	4,915	4,915
Irrigation Repairs	50,000	(12,000)	38,000	34,867
Miscellaneous	6,500	(5,665)	835	835
Contingency	31,149	-	31,149	27,654
Capital Reserve	45,000	-	45,000	45,000
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 1,097,418</b>	<b>\$ (49,863)</b>	<b>\$ 1,047,555</b>	<b>\$ 1,040,927</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,005,476</b>	<b>\$ (105,833)</b>	<b>\$ 1,899,642</b>	<b>\$ 1,893,015</b>
<b>Total Expenditures</b>	<b>\$ 2,212,257</b>	<b>\$ (99,509)</b>	<b>\$ 2,112,748</b>	<b>\$ 2,084,890</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 223,037</b>	<b>\$ 223,037</b>	<b>\$ 250,894</b>
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 223,037</b>	<b>\$ 223,037</b>	<b>\$ 250,894</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>	<b>\$ 903,417</b>	<b>\$ 903,417</b>	<b>\$ 903,417</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 1,126,454</b>	<b>\$ 1,126,454</b>	<b>\$ 1,154,312</b>

(1) Includes special assessments for gate monitoring.

Meadow View at Twin Creeks  
Community Development District  
Capital Reserve Fund  
Budget Amendment  
For The Period Ending September 30, 2025

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/25
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 45,000	\$ -	\$ 45,000	\$ 45,000
Interest	-	844	844	844
<b>Total Revenues</b>	<b>\$ 45,000</b>	<b>\$ 844</b>	<b>\$ 45,844</b>	<b>\$ 45,844</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	12,492	12,492	12,492
Other Current Charges	-	3,900	3,900	3,900
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 16,392</b>	<b>\$ 16,392</b>	<b>\$ 16,392</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 45,000</b>	<b>\$ (15,548)</b>	<b>\$ 29,452</b>	<b>\$ 29,452</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 45,000</b>	<b>\$ (15,548)</b>	<b>\$ 29,452</b>	<b>\$ 29,452</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ 45,000</b>	<b>\$ (15,548)</b>	<b>\$ 29,452</b>	<b>\$ 29,452</b>