

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksccd.com

June 8, 2026

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 **Monday, June 15, 2026 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 2027 Budget
- III. Supervisors' Requests and Audience Comments
- IV. Next Scheduled Meeting – June 18, 2026 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 2027



May 21, 2026

Presented by:



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Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$2,220,362	\$2,179,340	\$73,520	\$2,252,860	\$2,509,122
Special Assessments - Gate Monitoring*	32,500	32,500	-	32,500	33,531
Interest/Miscellaneous Income	25,000	25,474	32,112	57,586	50,000
Restricted - Easement Fence Fund	-	4,200	1,800	6,000	-
Facility Revenue	20,000	11,905	18,518	30,423	25,000
Carry Forward Surplus	-	-	53,232	53,232	\$-
TOTAL REVENUES	\$2,297,862	\$2,253,419	\$179,182	\$2,432,601	\$ 2,617,653

EXPENDITURES:

Administrative

Supervisor Fees	\$9,600	\$4,800	\$4,400	\$9,200	\$9,600
FICA Taxes	734	367	337	704	734
Engineering	36,000	18,276	17,724	36,000	36,000
Attorney	30,000	9,631	20,369	30,000	30,000
Annual Audit	7,700	-	7,700	7,700	7,800
Assessment Administration	11,573	11,573	-	11,573	12,036
Arbitrage Rebate	3,600	3,000	600	3,600	3,600
Dissemination Agent	14,466	7,233	7,233	14,466	15,045
Trustee Fees	24,241	20,497	-	20,497	24,750
Management Fees	60,289	30,144	30,145	60,289	62,701
Information Technology	1,865	933	932	1,865	1,939
Website Maintenance	1,336	668	668	1,336	1,389
Telephone	700	390	670	1,060	1,100
Postage & Delivery	1,600	957	2,128	3,085	2,000
Insurance General Liability	9,824	9,256	-	9,256	10,182
Printing & Binding	2,300	255	2,045	2,300	2,300
Legal Advertising	1,500	754	1,187	1,940	1,600
Other Current Charges	1,600	707	898	1,605	1,600
Office Supplies	300	4	150	154	300
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$219,403	\$119,620	\$97,185	\$216,804	\$ 224,851

Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Operations & Maintenance					
Amenity Center					
Utilities					
Telephone/Cable/Internet	\$14,902	\$7,719	\$8,606	\$16,324	\$17,500
Electric	48,000	18,409	21,000	39,409	48,000
Water/Irrigation	55,000	26,507	23,856	50,363	55,000
Gas	2,500	890	1,200	2,090	2,500
Trash Removal	9,860	6,356	6,000	12,356	12,400
Security					
Security Monitoring (Atlantic Security)	1,440	666	666	1,331	1,440
Gate Monitoring (Hidden Eyes LLC)	32,500	16,083	17,448	33,531	33,531
Gate Repairs	3,000	1,077	1,000	2,077	3,000
Access Cards	1,500	353	1,147	1,500	1,500
Contracted Security (Roll Kall)	30,000	8,101	8,100	16,201	18,000
Roving Security	-	-	-	-	110,000
Management Contracts					
Facility Management (RMS)	104,652	52,326	52,326	104,652	108,838
Facility Attendant (RMS)	41,498	13,190	16,811	30,000	41,498
Pool Attendants (RMS)	61,479	2,600	62,358	64,959	65,168
Pool Monitors (RMS)	6,000	-	6,000	6,000	6,240
Canoe Launch Attendant (RMS)	2,000	-	100	100	2,000
Field Management / Admin (RMS)	100,700	50,350	50,350	100,700	104,728
Pool Maintenance (Coastal Pool Care LLC)	21,000	6,815	10,054	16,869	21,000
Pool Chemicals (Coastal Pool Care LLC)	29,044	13,831	13,831	27,661	27,661
Janitorial (KBT Professional Cleaning)	31,940	10,939	14,900	25,839	25,096
Facility Maintenance	103,200	45,567	57,169	102,736	106,296
Private Event Attendant (RMS)	6,500	3,702	6,629	10,331	11,000
Trash Collection Services	-	-	17,680	17,680	44,129
Repairs & Maintenance	62,800	40,141	25,800	65,941	67,000
Janitorial Supplies	-	-	-	-	9,500
Pressure Washing	10,000	3,824	4,960	8,784	10,000
Food Service License	600	-	492	492	500
Community Website Services	3,600	1,840	1,800	3,640	3,640
Subscriptions	4,000	1,514	343	1,857	1,000
Pest Control	2,878	1,420	1,442	2,862	2,885
Supplies	1,800	-	900	900	1,800
Furniture, Fixtures & Equipment	5,000	347	2,000	2,347	5,000
Special Events	25,000	17,632	17,113	34,745	35,000
Holiday Decorations	20,000	27,262	-	27,262	28,000
Fitness Center Repairs/Supplies	5,500	925	4,575	5,500	5,500
Office Supplies	2,050	2,850	-	2,850	2,050
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	74,906	66,386	-	66,386	63,067
Permit and License	850	-	575	575	850
Rental and Leases	-	3,559	18,958	22,517	37,916
TOTAL AMENITY CENTER	\$926,499	\$453,180	\$476,188	\$929,368	\$ 1,141,033

Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Grounds Maintenance					
Hydrology Quality/Mitigation	\$6,400	\$-	\$3,200	\$3,200	\$6,400
Electric	36,321	16,051	6,983	23,034	40,000
Landscape Maintenance (Yellowstone)	592,940	298,007	298,007	596,015	596,015
Mulching (Yellowstone)	73,664	45,410	28,254	73,664	73,664
Annuals Rotation (Yellowstone)	52,020	13,005	39,015	52,020	52,020
Landscape Contingency	74,000	21,579	12,000	33,579	35,000
Tree Removal	15,000	982	-	982	15,000
Lake Maintenance (Future Horizon)	31,118	15,559	15,559	31,118	31,118
Grounds Maintenance	41,400	16,653	18,000	34,653	41,400
Pump Repairs	15,000	1,440	10,000	11,440	15,000
Streetlighting	87,000	41,620	44,700	86,320	90,636
Streetlight Repairs	5,000	3,168	1,000	4,168	5,000
Irrigation Repairs	40,000	8,565	26,302	34,867	40,000
Miscellaneous	2,500	25	2,475	2,500	2,500
Contingency	26,000	4,107	21,893	26,000	26,000
Capital Reserves	50,000	50,000	-	50,000	182,027
TOTAL GROUNDS MAINTENANCE	\$1,148,362	\$536,171	\$527,388	\$1,063,559	\$1,251,780
TOTAL EXPENDITURES	\$2,294,264	\$1,108,971	\$1,100,761	\$2,209,732	\$2,617,663
Other Sources/(Uses)					
Transfer In/(Out)	\$-	\$(222,869)	\$-	\$(222,869)	\$-
TOTAL OTHER SOURCES/(USES)	\$0	-\$222,869	\$0	-\$222,869	\$0
EXCESS REVENUES (EXPENDITURES)	\$0	\$921,579	(\$921,579)	\$0	\$0

*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	\$1,254	\$15,045

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, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

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.

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

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	\$1,263	\$15,157
AT&T (2 accounts)	\$171	\$2,054
Contingency	\$24	\$289
Total	\$1,458	\$17,500

Electric

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

Account #	Location	Monthly	Annual
67216-50049	850 Beacon Lake Pkwy	\$3,500	\$42,000
	Contingency	\$500	\$6,000
	Total	\$4,000	\$48,000

Water/Irrigation

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

Account #	Location	Monthly	Annual
567190-	840&850 Beacon Lk Pkwy	\$2,100	\$25,200
567190-	205 Concave Ln	\$237	\$2,844
567190-	744 Windmere Way Irr	\$19	\$228
567190-	255 Stamberg Ct Park	\$25	\$300
567190-	35 Loosestrife Way	\$60	\$720
567190-	234 Twilight Ln	\$202	\$2,424
567190-	148 Heron Oaks Dr	\$1,200	\$14,400
567190-	19 Twilight Ln	\$51	\$612
	Contingency	\$689	\$8,272
	Total	\$4,583	\$55,000

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
Total	\$120	\$1,440

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Expenditures – Amenity Center (continued)
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Gate Monitoring

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

Contract	Monthly	Annual
Envera	\$2,681	\$32,166
Contingency (Windshield Stickers)	\$114	\$1,365
Total	\$2,794	\$33,531

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 Call.

Roving Security

Represents the estimated cost for a Security Firm to monitor CDD owned and maintained areas throughout 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	\$9,070	\$108,838

Facility Assistant

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

Contract	Monthly	Annual
Riverside Mgmt Services	\$3,458	\$41,498

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.

Pool Monitors

The District has contracted with Riverside Management Services, Inc. to provide monitors at the amenity pool areas.

Canoe Launch Attendant

The District has contracted with Riverside Management Services, Inc. to provide canoe launch 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	\$8,727	\$104,728

Pool Maintenance

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

Contract	Monthly	Annual
Coastal Pool Care LLC	\$1,363	\$16,355
Contingency	\$387	\$4,645
Total	\$1,750	\$21,000

Pool Chemicals

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

Janitorial

The estimated amount based on proposed contract with KBT Professional Cleaning 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
KBT Professional Cleaning	\$1,875	\$22,500
Deep Cleaning	\$216	\$2,596
Total	\$2,091	\$25,096

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.

Trash Collection Services

Represents the cost for collection and disposal of all trash around lakes, common areas, trash cans and dog pots.

Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

Janitorial Supplies

The estimated amount on the purchases of paper goods, gym wipes, toilet paper, cleaning chemicals, trash bags, and other consumables for the amenities.

Meadow View at Twin Creeks
Community Development District
Budget Narrative

Expenditures – Amenity Center (continued)

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

Community Website Services

Cost to provide website services for resident events and communication dissemination.

Subscriptions

All annual subscriptions to include computer software, Constant Contact, and 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.

Rental & Leases

Financed with Navitas Credit Crop for fitness equipment lease for amenity center.

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
45423-77140	84 Heron Oaks Dr #IRR	\$35	\$420
16851-95263	1059 Beacon Lake Pkwy - Illum St Sign	\$35	\$420
78417-95268	174 Heron Oaks Dr - Illum St Sign	\$35	\$420
807538-1312	101 Ripple Rd #Irr	\$35	\$420
007233-0251	347 Brandon Lakes Dr #Irr	\$250	\$3,000
	Contingency	\$288	\$3,460
	Total	\$3,333	\$40,000

Landscape Maintenance

Cost to maintain the common areas and amenity center of the District and is contracted with Yellowstone Landscape. Amounts are broken down in the budget.

Contract	Monthly	Annual
Landscape Maint and Phase 4 Addendum	\$49,668	\$596,015
Mulching	\$6,139	\$73,664
Annual Rotation	\$4,335	\$52,020
Total	\$60,142	\$721,699

Landscape Contingency

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

Tree Removals

Cost to remove dead or decaying trees throughout the Districts.

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 charges.

Account #	Location	Monthly	Annual
11082-69190	200 Twin Creeks Dr-SL	\$7,449	\$89,388
	Contingency	\$104	\$1,248
	Total	\$7,553	\$90,636

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 FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Capital Reserve Funding - Transfer In	\$50,000	\$50,000	\$-	\$50,000	\$182,027
Interest Income	1,000	1,915	4,200	6,115	5,000
Carry Forward Balance	29,307	29,452	-	29,452	229,667
TOTAL REVENUES	\$80,307	\$81,367	\$4,200	\$85,567	\$416,694
EXPENDITURES:					
Capital Outlay	\$15,000	\$25,197	\$12,490	\$37,687	\$-
Repair and Replacements*	-	46,213	-	46,213	25,000
Other Current Charges	-	-	-	-	-
TOTAL EXPENDITURES	\$15,000	\$71,410	\$12,490	\$83,900	\$25,000
Other Sources/(Uses)					
Transfer in/(Out)	\$-	\$228,000	\$-	\$228,000	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$228,000	\$-	\$228,000	\$-
TOTAL EXPENDITURES	\$15,000	\$(156,590)	\$12,490	\$(144,100)	\$25,000
EXCESS REVENUES (EXPENDITURES)	\$65,307	\$237,957	\$(8,290)	\$229,667	\$391,694

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

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	\$443,364	\$435,291	\$8,073	\$443,364	\$443,364
Interest Earnings	12,000	7,609	8,000	15,609	14,000
Carry Forward Surplus ⁽¹⁾	234,748	239,538	-	239,538	253,285
TOTAL REVENUES	\$690,113	\$682,438	\$16,073	\$698,510	\$710,650
EXPENDITURES:					
Interest - 11/1	\$150,113	\$150,113	\$-	\$150,113	\$146,850
Interest - 5/1	150,113	-	150,113	150,113	146,850
Principal - 5/1	145,000	-	145,000	145,000	150,000
TOTAL EXPENDITURES	\$445,225	\$150,113	\$295,113	\$445,225	\$443,700
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$445,225	\$150,113	\$295,113	\$445,225	\$443,700
EXCESS REVENUES (EXPENDITURES)	\$244,888	\$532,325	\$(279,040)	\$253,285	\$266,950
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/27	\$143,475
					<u>\$143,475</u>

Meadow View at Twin Creeks

Community Development District

Series 2016A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	5,550,000			146,850	146,850
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			\$5,550,000	\$3,319,175	\$8,869,175

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2018A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	\$612,533	\$601,380	\$11,153	\$612,533	\$612,533
Interest Earnings	20,000	10,053	9,948	20,001	20,000
Carry Forward Surplus ⁽¹⁾	309,007	315,672	-	315,672	330,355
TOTAL REVENUES	\$941,540	\$927,104	\$21,101	\$948,206	\$962,889
EXPENDITURES:					
Interest - 11/1	\$222,338	\$222,338	\$-	\$222,338	\$218,088
Interest - 5/1	222,338	-	222,338	222,338	218,088
Principal - 5/1	170,000	-	170,000	170,000	180,000
TOTAL EXPENDITURES	\$614,675	\$222,338	\$392,338	\$614,675	\$616,175
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(3,175)	\$-	\$(3,175)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(3,175)	\$-	\$(3,175)	\$-
TOTAL EXPENDITURES	\$614,675	\$225,513	\$392,338	\$617,850	\$616,175
EXCESS REVENUES (EXPENDITURES)	\$326,865	\$701,592	\$(371,236)	\$330,355	\$346,714
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/27	\$213,588
					<u>\$213,588</u>

Meadow View at Twin Creeks

Community Development District

Series 2018A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	7,915,000			218,088	218,088
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			\$7,915,000	\$6,335,100	\$14,250,100

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2019A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	\$255,335	\$250,686	\$4,649	\$255,335	\$255,335
Interest Earnings	9,000	4,156	4,940	9,096	9,000
Carry Forward Surplus ⁽¹⁾	126,995	129,679	-	129,679	140,983
TOTAL REVENUES	\$391,330	\$408,684	\$9,589	\$418,273	\$405,318
EXPENDITURES:					
Interest - 11/1	\$93,645	\$93,645	\$-	\$93,645	\$91,683
Principal - 5/1	65,000	-	65,000	65,000	70,000
Interest - 5/1	93,645	-	93,645	93,645	91,683
Principal Prepayment- 5/1	-	-	25,000	25,000	-
TOTAL EXPENDITURES	\$252,290	\$93,645	\$183,645	\$277,290	\$253,365
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$252,290	\$93,645	\$183,645	\$277,290	\$253,365
EXCESS REVENUES (EXPENDITURES)	\$139,040	\$315,039	\$(174,056)	\$140,983	\$151,953
(1) Carry Forward is Net of Reserve Requirement				Interest Due 11/1/27	\$89,863
					\$89,863

Meadow View at Twin Creeks

Community Development District

Series 2019A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	3,210,000			91,683	91,683
05/01/27	3,210,000		70,000	91,683	
11/01/27	3,140,000			89,863	251,545
05/01/28	3,140,000		75,000	89,863	
11/01/28	3,065,000			87,913	252,775
05/01/29	3,065,000		80,000	87,913	
11/01/29	2,985,000			85,833	253,745
05/01/30	2,985,000		80,000	85,833	
11/01/30	2,905,000			83,753	249,585
05/01/31	2,905,000		85,000	83,753	
11/01/31	2,820,000			81,330	250,083
05/01/32	2,820,000		90,000	81,330	
11/01/32	2,730,000			78,765	250,095
05/01/33	2,730,000		95,000	78,765	
11/01/33	2,635,000			76,058	249,823
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		170,000	42,195	
11/01/43	1,285,000			37,265	249,460
05/01/44	1,285,000		180,000	37,265	
11/01/44	1,105,000			32,045	249,310
05/01/45	1,105,000		195,000	32,045	
11/01/45	910,000			26,390	253,435
05/01/46	910,000		205,000	26,390	
11/01/46	705,000			20,445	251,835
05/01/47	705,000		215,000	20,445	
11/01/47	490,000			14,210	249,655
05/01/48	490,000		230,000	14,210	
11/01/48	260,000			7,540	251,750
05/01/49	260,000		245,000	7,540	
					252,540
Total			\$3,195,000	\$2,683,655	\$5,878,655

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2020 A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	\$113,041	\$110,983	\$2,058	\$113,041	\$113,041
Interest Earnings	5,000	2,091	2,318	4,409	4,000
Carry Forward Surplus ⁽¹⁾	65,250	66,340	-	66,340	70,016
TOTAL REVENUES	\$183,291	\$179,414	\$4,376	\$183,791	\$187,057
EXPENDITURES:					
Interest - 11/1	\$40,909	\$40,909	\$-	\$40,909	\$40,272
Interest - 5/1	40,909	-	40,909	40,909	40,272
Principal - 5/1	30,000	-	30,000	30,000	30,000
TOTAL EXPENDITURES	\$111,819	\$40,909	\$70,909	\$111,819	\$110,544
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(1,956)	\$-	\$(1,956)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(1,956)	\$-	\$(1,956)	\$-
TOTAL EXPENDITURES	\$111,819	\$42,865	\$70,909	\$113,775	\$110,544
EXCESS REVENUES (EXPENDITURES)	\$71,473	\$136,549	\$(66,533)	\$70,016	\$76,513
⁽¹⁾ Carry Forward is Net of Reserve Requirement Interest Due 11/1/27					\$39,559

Meadow View at Twin Creeks

Community Development District

Series 2020 A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/1/26	1,530,000			40,272	40,272
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
Total			\$1,530,000	\$1,276,888	\$2,806,888

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2021 Phase 3 B Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	\$277,963	\$272,807	\$5,059	\$277,867	\$277,963
Interest Earnings	9,000	4,900	5,316	10,216	9,000
Carry Forward Surplus ⁽¹⁾	106,534	111,024	-	111,024	111,307
TOTAL REVENUES	\$393,496	\$388,731	\$10,375	\$399,106	\$398,270
EXPENDITURES:					
Interest - 11/1	\$82,495	\$82,495	\$-	\$82,495	\$81,175
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	82,495	-	82,414	82,414	81,175
Principal - 5/1	110,000	-	110,000	110,000	115,000
Special Call - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$274,990	\$87,495	\$197,414	\$284,909	\$277,350
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(2,890)	-	(2,890)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(2,890)	\$-	\$(2,890)	\$-
TOTAL EXPENDITURES	\$274,990	\$90,385	\$197,414	\$287,799	\$277,350
EXCESS REVENUES (EXPENDITURES)	\$118,506	\$298,346	\$(187,038)	\$111,307	\$120,920

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$79,450
	<u>\$79,450</u>

Meadow View at Twin Creeks

Community Development District

Special Assessment Bonds Series 2021 Phase 3B

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	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
Total			\$4,770,000	\$2,759,653	\$7,529,653

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2021 Phase 4 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 3/31/26	Projected Next 6 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Direct	\$422,200	\$414,730	\$7,692	\$422,421	\$420,900
Interest Earnings	12,000	7,036	7,860	14,896	12,000
Carry Forward Surplus ⁽¹⁾	142,572	148,625	-	148,625	151,727
TOTAL REVENUES	\$576,772	\$570,390	\$15,552	\$585,942	\$584,627
EXPENDITURES:					
Interest - 11/1	\$127,693	\$127,693	\$-	\$127,693	\$125,556
Special Call - 11/1	\$-	5,000	-	5,000	-
Interest - 5/1	127,693	-	127,611	127,611	125,556
Principal - 5/1	165,000	-	165,000	165,000	170,000
Special Call - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$420,385	\$132,693	\$297,611	\$430,304	\$421,113
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(3,911)	-	(3,911)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(3,911)	\$-	\$(3,911)	\$-
TOTAL EXPENDITURES	\$420,385	\$136,604	\$297,611	\$434,215	\$421,113
EXCESS REVENUES (EXPENDITURES)	\$156,387	\$433,787	\$(282,060)	\$151,727	\$163,514

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$123,006
	<u>\$123,006</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
11/01/26	6,935,000			125,556	125,556
05/01/27	6,935,000		170,000	125,556	
11/01/27	6,765,000			123,006	418,563
05/01/28	6,765,000		175,000	123,006	
11/01/28	6,590,000			120,381	418,388
05/01/29	6,590,000		180,000	120,381	
11/01/29	6,410,000			117,681	418,063
05/01/30	6,410,000		185,000	117,681	
11/01/30	6,225,000			114,906	417,588
05/01/31	6,225,000		190,000	114,906	
11/01/31	6,035,000			112,056	416,963
05/01/32	6,035,000		200,000	112,056	
11/01/32	5,835,000			108,806	420,863
05/01/33	5,835,000		205,000	108,806	
11/01/33	5,630,000			105,475	419,281
05/01/34	5,630,000		210,000	105,475	
11/01/34	5,420,000			102,063	417,538
05/01/35	5,420,000		220,000	102,063	
11/01/35	5,200,000			98,488	420,550
05/01/36	5,200,000		225,000	98,488	
11/01/36	4,975,000			94,831	418,319
05/01/37	4,975,000		235,000	94,831	
11/01/37	4,740,000			91,013	420,844
05/01/38	4,740,000		240,000	91,013	
11/01/38	4,500,000			87,113	418,125
05/01/39	4,500,000		250,000	87,113	
11/01/39	4,250,000			83,050	420,163
05/01/40	4,250,000		255,000	83,050	
11/01/40	3,995,000			78,906	416,956
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
Total			\$6,935,000	\$4,081,463	\$11,016,463

Meadow View at Twin Creeks

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

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 2027	FY2026	Increase/ (decrease) \$	Increase/ (decrease) %
TH	196	0	196	0	0	0	0	\$1,476.93	\$1,306.96	\$169.97	13.0%
43	472	86	117	0	0	130	136	\$1,661.55	\$1,470.33	\$191.22	13.0%
53	330	111	48	0	78	0	92	\$1,846.17	\$1,633.70	\$212.46	13.0%
63	309	65	75	31	0	68	70	\$2,030.78	\$1,797.07	\$233.71	13.0%
73	66	40	26	0	0	0	0	\$2,123.09	\$1,878.76	\$244.33	13.0%
73 Premium	103	0	0	102	0	0	0	\$2,123.09	\$1,878.76	\$244.33	13.0%
Total	1476	302	462	133	78	198	298				

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 2027						FY2026						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	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
43	472	86	117	0	0	130	136	\$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	\$1,387.70	\$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	\$1,541.89	\$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	\$1,696.08	\$1,696.55	\$0.00
73	66	40	26	0	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	\$0.00	\$0.00
73 Premium	103	0	0	102	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	\$0.00	\$0.00
Total	1476	302	462	133	78	198	298															

Neighborhood	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 2027						FY2026						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	\$1,476.93	\$2,710.79	\$1,476.93	\$1,476.93	\$1,476.93	\$1,476.93	\$1,306.96	\$2,540.82	\$1,306.96	\$1,306.96	\$1,306.96	\$1,306.96	\$1,306.96	\$1,306.96	\$169.97
43	472	86	117	0	0	130	136	\$3,049.25	\$3,049.64	\$1,661.55	\$1,661.55	\$3,048.64	\$3,049.53	\$2,858.03	\$2,858.42	\$1,470.33	\$1,470.33	\$2,857.42	\$2,858.31	\$2,857.42	\$2,858.31	\$191.22
53	330	111	48	0	78	0	92	\$3,388.06	\$3,388.49	\$1,846.17	\$3,387.92	\$1,846.17	\$3,388.37	\$3,175.59	\$3,176.02	\$1,633.70	\$3,175.45	\$1,633.70	\$3,175.90	\$3,175.90	\$3,175.90	\$212.46
63	309	65	75	31	0	68	70	\$3,726.86	\$3,727.33	\$3,729.64	\$2,030.78	\$3,726.11	\$3,727.20	\$3,493.15	\$3,493.62	\$3,495.93	\$1,797.07	\$3,492.40	\$3,493.49	\$3,493.49	\$3,493.49	\$233.71
73	66	40	26	0	0	0	0	\$3,896.26	\$3,896.76	\$4,269.84	\$2,123.09	\$2,123.09	\$2,123.09	\$3,651.93	\$3,652.43	\$4,025.51	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$244.33
73 Premium	103	0	0	102	0	0	0	\$2,123.09	\$2,123.09	\$2,123.09	\$2,123.09	\$2,123.09	\$2,123.09	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$244.33
Total	1476	302	462	133	78	198	298															

O&M ALLOCATION - ALL LOTS AT PLATTED RATE

LAND USE	TOTAL UNITS	ERU	TOTAL UNITS	TOTAL ERUS	FY27 TOTAL O&M	FY27 NET O&M PER UNIT	FY27 GROSS O&M PER UNIT	FY26 GROSS O&M UNIT	\$ INCREASE GROSS PER UNIT	TOTAL O&M PROCEEDS NET	% Change
TH	196	0.80	196	156.80	272,110.07	1,388.32	1,476.89	1,306.92	169.97	272,110.07	13.0%
43'	472	0.90	472	424.80	737,196.15	1,561.86	1,661.50	1,470.29	191.21	737,196.15	13.0%
53'	330	1.00	330	330.00	572,680.63	1,735.40	1,846.11	1,633.66	212.46	572,680.63	13.0%
63'	309	1.10	309	339.90	589,861.05	1,908.94	2,030.73	1,797.02	233.70	589,861.05	13.0%
73'	66	1.15	66	75.90	131,716.54	1,995.71	2,123.03	1,878.70	244.33	131,716.54	13.0%
73'P	103	1.15	103	118.45	205,557.64	1,995.71	2,123.03	1,878.70	244.33	205,557.64	13.0%
TOTAL	1,476		1,476	1,445.85	2,509,122.08					2,509,122.08	

O&M Special Assessment - Gate Monitoring

73'P	103	1.39	103	143.17	33,531.00	325.54	346.31	-	346.31	33,531.00	
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