Docusign Envelope ID: 62ABE5A0-85E0-8ADC-8329-862DA831C698

RESOLUTION 2027-02

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, Capital Reserve Budget and a Debt Service Budget for Fiscal Year 2026, 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 THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT TO THE FOLLOWING:

1. The General Fund, Capital Reserve Budget and Debt Service Budget are hereby amended in accordance with Exhibit "A" attached.

2. This resolution shall become effective this 19th day of November 2026 and be reflected in the monthly and Fiscal Year End 9/30/26 Financial Statements and Audit Report of the District.

Meadow View at Twin Creeks

Community Development District

by: Signed by: C5E80F62D87D424... _____
Chairman

Attest:

by: Signed by: Matt Bragetti EB6E00213668403... _____
Secretary

Docusign Envelope ID: 62ABE5A0-85E0-8ADC-8329-862DA831C698

MEADOW VIEW AT TWIN CREEKS CDD
RESOLUTION 2027-01

EXHIBIT A

Docusign Envelope ID: 62ABE5A0-85E0-8ADC-8329-862DA831C698

Meadow View at Twin Creeks

Community Development District

General Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase / (Decrease)	Amended Budget	Actual Thru 09/30/26
Revenues:				
Special Assessments - Tax Roll	$ 2,220,364	$ 15,863	$ 2,236,227	$ 2,236,227
Special Assessments - Gate Monitoring*	32,500	-	32,500	32,500
Interest/Miscellaneous Income	25,000	30,855	55,855	55,855
Restricted Easement Fence Fund	-	9,000	9,000	9,000
Facility Revenue	20,000	6,923	26,923	26,923
Revenue Share	-	1,104	1,104	1,104
Total Revenues	**$ 2,297,864**	**$ 63,745**	**$ 2,361,609**	**$ 2,361,609**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 9,600	$ 1,400	$ 11,000	$ 10,600
PR-FICA	734	266	1,000	811
Engineering	36,000	1,000	37,000	36,257
Attorney	30,000	-	30,000	24,914
Annual Audit	7,700	300	8,000	7,700
Assessment Administration	11,573	427	12,000	11,573
Arbitrage Rebate	3,600	400	4,000	3,600
Dissemination Agent	14,466	(466)	14,000	13,984
Trustee Fees	24,241	(3,241)	21,000	20,497
Management Fees	60,289	711	61,000	60,289
Information Technology	1,865	135	2,000	1,865
Website Maintenance	1,336	664	2,000	1,336
Website Hosting	3,600	(3,600)	-	-
Telephone	700	1,300	2,000	1,233
Postage & Delivery	1,600	1,400	3,000	2,935
Insurance General Liability/Public Officials	9,824	176	10,000	9,256
Printing & Binding	2,300	1,700	4,000	3,009
Legal Advertising	1,500	1,500	3,000	2,431
Other Current Charges	1,600	1,400	3,000	2,748
Office Supplies	300	700	1,000	9
Dues, Licenses & Subscriptions	175	825	1,000	175
Total General & Administrative	**$ 223,003**	**$ 6,997**	**$ 230,000**	**$ 215,222**

Docusign Envelope ID: 62ABE5A0-85E0-8ADC-8329-862DA831C698

Meadow View at Twin Creeks

Community Development District

General Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase / (Decrease)	Amended Budget	Actual Thru 09/30/26
Operations & Maintenance				
Amenity Center Expenditures				
Utilities				
Telephone/Cable/Internet	$ 14,902	$ 2,098	$ 17,000	$ 16,275
Electric	48,000	(9,000)	39,000	38,860
Water/Sewer/Irrigation	55,000	(6,000)	49,000	48,021
Gas	2,500	500	3,000	2,629
Trash Removal	9,860	10,140	20,000	19,804
Security				
Security Monitoring	1,440	560	2,000	1,331
Gate Monitoring	32,500	1,500	34,000	33,731
Gate Repairs	3,000	(1,000)	2,000	1,377
Access Cards	1,500	500	2,000	1,058
Contacted Security	30,000	(19,000)	11,000	10,914
Roving Security	-	34,000	34,000	33,656
Management Contracts				
Facility Management	104,652	348	105,000	104,652
Facility Attendant	41,498	3,502	45,000	44,197
Pool Attendants	61,479	(7,479)	54,000	53,127
Pool Monitors	6,000	9,000	15,000	14,105
Trash Collection	-	3,000	3,000	2,747
Canoe Launch Attendant	2,000	(2,000)	-	-
Field Management / Admin	100,700	300	101,000	100,700
Pool Maintenance	21,000	(6,000)	15,000	14,992
Pool Chemicals	29,044	(1,044)	28,000	27,661
Janitorial	31,940	(6,940)	25,000	24,072
Facility Maintenance	103,200	(8,200)	95,000	94,637
Private Event Attendant	6,500	4,500	11,000	10,502
Repairs & Maintenance	62,800	31,200	94,000	93,914
Pressure Washing	10,000	-	10,000	9,844
Food Service License	600	400	1,000	492
Community Website Services	3,600	400	4,000	3,663
Subscriptions	4,000	(2,000)	2,000	1,860
Pest Control	2,878	122	3,000	2,862
Supplies	1,800	(1,800)	-	-
Furnitures, Fixtures & Equipment	5,000	1,000	6,000	5,138
Special Events	25,000	1,000	26,000	25,532
Holiday Decorations	20,000	8,000	28,000	27,262
Fitness Center Repairs/Supplies	5,500	(4,500)	1,000	925
Office Supplies	2,050	950	3,000	2,234
ACA++SCAP/BMI Licenses	800	(800)	-	-
Property Insurance	74,906	(7,906)	67,000	66,270
Permit and License	850	150	1,000	575
Rental and Leases	-	23,000	23,000	22,517
Subtotal Amenity Center Expenditures	**$ 926,499**	**$ 52,501**	**$ 979,000**	**$ 962,136**

Docusign Envelope ID: 62ABE5A0-85E0-8ADC-8329-862DA831C698

Meadow View at Twin Creeks

Community Development District

General Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase / (Decrease)	Amended Budget	Actual Thru 09/30/26
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	$ 6,400	$ (6,400)	$ -	$ -
Electric	36,321	(3,321)	33,000	32,034
Landscape Maintenance	592,940	8,060	601,000	600,485
Mulching	73,664	(27,664)	46,000	45,410
Annuals Rotation	52,020	(25,020)	27,000	26,010
Landscape Contingency	74,000	(40,000)	34,000	33,821
Tree Removal	15,000	(8,000)	7,000	6,487
Lake Maintenance	31,118	882	32,000	31,118
Grounds Maintenance	41,400	(5,400)	36,000	35,487
Pump Repairs	15,000	4,000	19,000	18,865
Streetlighting	87,000	-	87,000	86,180
Streetlight Repairs	5,000	(1,000)	4,000	3,168
Irrigation Repairs	40,000	(12,000)	28,000	27,899
Miscellaneous	2,500	(1,500)	1,000	25
Contingency	26,000	(15,000)	11,000	10,176
Capital Reserve	50,000	-	50,000	50,000
Subtotal Ground Maintenance Expenditures	**$ 1,148,362**	**$ (132,362)**	**$ 1,016,000**	**$ 1,007,165**
Total Operations & Maintenance	**$ 2,074,861**	**$ (79,861)**	**$ 1,995,000**	**$ 1,969,302**
Total Expenditures	**$ 2,297,864**	**$ (72,864)**	**$ 2,225,000**	**$ 2,184,524**
Excess (Deficiency) of Revenues over Expenditures	$ (0.05)	$ 136,609	$ 136,609	$ 177,085
Other Financing Sources/(Uses):				
Transfer In 2018A2 and 2020A2 Close Out	$ -	$ 5,131	$ 5,131	$ 5,131
Transfer(Out)	-	$ (228,000)	(228,000)	$ (228,000)
Total Other Financing Sources/(Uses)	**$ -**	**$ (222,869)**	**$ (222,869)**	**$ (222,869)**
Net Change in Fund Balance	**$ (0.05)**	**$ (86,260)**	**$ (86,260)**	**$ (45,784)**
Fund Balance - Beginning	$ -	$ 1,152,264	$ 1,152,264	$ 1,152,264
Fund Balance - Ending	$ (0)	$ 1,066,004	$ 1,066,004	$ 1,106,481

(1) Includes special assessments for gate monitoring.

Docusign Envelope ID: 62ABE5A0-85E0-8ADC-8329-862DA831C698

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Adopted Budget	Increase / (Decrease)	Amended Budget	Actual Thru 09/30/26
Revenues				
Capital Reserve Transfer In	$ 50,000	$ -	$ 50,000	$ 50,000
Interest	1,000	3,077	4,077	4,077
Total Revenues	**$ 51,000**	**$ 3,077**	**$ 54,077**	**$ 54,077**
Expenditures:				
Capital Outlay	$ 15,000	$ 40,190	$ 55,190	$ 55,190
Repair and Replacement	-	75,000	75,000	74,905
Other Current Charges	-	4,500	4,500	4,500
Total Expenditures	**$ 15,000**	**$ 119,690**	**$ 134,690**	**$ 134,594**
Excess (Deficiency) of Revenues over Expenditures	**$ 36,000**	**$ (116,613)**	**$ (80,613)**	**$ (80,518)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ -	$ 228,000	$ 228,000	$ 228,000
Total Other Financing Sources (Uses)	**$ -**	**$ 228,000**	**$ 228,000**	**$ 228,000**
Net Change in Fund Balance	**$ 36,000**	**$ 111,387**	**$ 147,387**	**$ 147,482**
Fund Balance - Beginning	$ 29,307	$ 145	$ 29,452	$ 29,452
Fund Balance - Ending	$ 65,307	$ 111,532	$ 176,839	$ 176,934

Docusign Envelope ID: 62ABE5A0-85E0-8ADC-8329-862DA831C698

Meadow View at Twin Creeks

Community Development District

Debt Service Refunding Bond Series 2026

FY26 Budget Amendment

For The Period Ending September 30, 2026

	Proposed Budget	Increase / (Decrease)	Amended Budget	Actual Thru 09/30/26
Revenues:				
Special Assessments - Tax Roll	$ -	$ -	$ -	$ -
Interest Income	-	673	673	673
Total Revenues	**$ -**	**$ 673**	**$ 673**	**$ 673**
Expenditures:				
Interest -11/1	$ -	$ -	$ -	$ -
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Interest - 7/6	-	-	-	-
Principal - 7/6	-	-	-	-
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ 673	$ 673	$ 673
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ 84,229	$ -	$ 84,229	$ 84,229
Bond Proceeds	5,465,000	-	5,465,000	5,465,000
Cost of Issuance Expense	(188,525)	-	(188,525)	(188,525)
Payment to Escrow Agent	(5,262,112)	-	(5,262,112)	(5,262,112)
Total Other Financing Sources/(Uses)	$ 98,592	$ -	$ 98,592	$ 98,592
Net Change in Fund Balance	**$ 98,592**	**$ 673**	**$ 99,265**	**$ 99,265**
Fund Balance - Beginning	$ 234,748	$ (234,748)	$ -	$ -
Fund Balance - Ending	$ 333,341	$ (234,076)	$ 99,265	$ 99,265