

***MEADOW VIEW
AT TWIN CREEKS***
Community Development District

MAY 15, 2025

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksd.com

May 8, 2025

Board of Supervisors
Meadow View at Twin Creeks CDD

Dear Board Members:

The Meadow View at Twin Creeks Community Development District Board of Supervisors meeting is scheduled for **Thursday, May 15, 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 meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the April 17, 2025 Meeting
- IV. Public Hearing for the Purpose of Adopting Rules Related to Overnight Parking and Parking Enforcement; Consideration of Resolution 2025-05
- V. Consideration of Proposals for Security Services
 - A. Giddens
 - B. Central Security
- VI. Consideration of Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption
- VII. Staff Reports
 - A. District Counsel
 - B. District Engineer – Consideration of Work Authorization No. 29 for 2025 Rates
 - C. District Manager – Report on the Number of Registered Voters (2,313)
 - D. Amenity Manager
 - E. Operations Manager – Report

VIII. Financial Reports

A. Financial Statements as of March 31, 2025

B. Assessment Receipts Schedule

C. Check Register

IX. Other Business

X. Supervisors' Requests and Audience Comments

XI. Next Scheduled Meetings – Budget Workshop TBD; Next Regular Board Meeting Scheduled for June 19, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XII. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, April 17, 2025 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Frank Arias	Chairman
Blaz Kovacic <i>by phone</i>	Vice Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan	District Counsel
Daniel Sims	District Engineer
Jennifer Erickson	Amenity Manager
Rich Gray	Operations Manager
Christian Birol	Riverside Management Services
Matt Biagetti	GMS

The following is a summary of the discussions and actions taken at the April 17, 2025 meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Oliver called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

Public Comment

There being none, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the March 27,
2025 Meeting**

A copy of the minutes of the March 27, 2025 meeting was included in the agenda package for the Board's review.

Mr. Oliver noted Supervisor Brown provided a correction to the minutes, which will be included in the final version.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor the March 27, 2025 meeting minutes were approved.

FOURTH ORDER OF BUSINESS**Ratification of Proposals****A. Harbinger****B. Allstar Electrical Contractors**

Mr. Oliver stated that the Harbinger proposals totaling \$64,596 and \$137,400 are for improved signage in Phases 3B and 4. The Allstar Electrical Contractors proposal totaling \$22,677 is for boring work related to the collector connections. Both items will be funded by the developer and the homebuilder.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the proposals from Harbinger and Allstar Electrical Contractors were ratified.

FIFTH ORDER OF BUSINESS**Consideration of Proposals****A. Check-In Area Items**

Ms. Erickson presented a list of items that would be needed to create a check-in area for the pool to prevent unauthorized and underage people from accessing the pool. These items include wrist bands, a gate for the breezeway, a laptop, a podium, and a chair, for a total of \$3,369. She proposes to have one main entrance. The other two gates will be locked and used for emergency purposes only. To add an alarm to the gates would be an additional expense.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the expenses to create a check-in area totaling \$3,369 were approved.

B. Additional Staffing (Pool Monitors)

Mr. Oliver presented proposals for adding pool monitors seven days per week from Memorial Day to Labor Day for a total of \$17,136, or four days per week for a total of \$8,540.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Riverside Management Services for adding pool monitors seven days per week for a total of \$17,136 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Guest Policy

Ms. Erickson stated that the current policies allow for residents to bring six guests. She is proposing to change that policy to four guests now that the community is close to completion.

Following a discussion of the Board, a motion was made to reduce the guests to four.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor revising the policy regarding guests to allow a maximum of four guests per household was approved.

SEVENTH ORDER OF BUSINESS

**Acceptance of the Draft Fiscal Year 2024
Audit Report**

Mr. Oliver presented the draft fiscal year 2024 audit report noting the report will be posted on the District's website once it's finalized. There were no negative findings or deficiencies in internal controls to report.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the draft fiscal year 2024 audit report was accepted.

EIGHTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2026 Budget

Mr. Oliver stated that a budget will be brought before the board at the next meeting for approval, and the budget will be adopted at the August meeting. The capital reserve study should be available by the next meeting, which will provide some guidance as to how much money should be put into a capital reserve fund.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Buchanan stated that the board members received a correspondence from a resident with questions about the parking enforcement conversations and the direction that may be taken at the May meeting.

Mr. Berman stated that a public hearing is set for the May meeting and proper notification will be given regarding the public hearing so residents can share their opinion, so discussion at this point would be premature.

Mr. Arias asked what the process is if the Board can't get a policy approved following the public hearing next month.

Ms. Buchanan responded that the public hearing can be continued to the next meeting.

Ms. Brown asked if there was anything in the resident's correspondence that would change what the Board has already talked about.

Ms. Buchanan responded that she did not see anything that made her feel like something needed to be changed.

B. District Engineer – Ratification of Requisition Nos. 150-153

Mr. Lockwood provided a brief overview of the requisitions made payable to Quantam and Harbinger.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor requisitions 150 through 153 were ratified.

Next, Mr. Lockwood stated that he will be presenting a work authorization for England Thims and Miller's rate increases at the next meeting. He also stated that an engineer's report regarding the condition of the District's facilities will be needed as per the bond requirements. He believes this report needs to be completed by June and has cost around \$2,500 for past reports. Lastly, Mr. Lockwood informed the Board that Mr. Sims is leaving ETM and will no longer be working on the District.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor adding consideration of a public facilities report to the agenda was approved.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor authorizing the District Engineer to prepare a public facilities report at an amount not to exceed \$2,750 was approved.
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Mr. Arias asked Mr. Lockwood to inquire about Mr. Sim's last correspondence with FP&L regarding the possibility of installing lights on the connector road.

Mr. Lockwood responded that he was told FP&L agreed to install the lights at their cost, but he finds that hard to believe, so he would like to find the correspondence for that conversation and will forward it to the board members.

Mr. Berman asked about the timeline for the second lift of asphalt.

Mr. Kovacic responded that he is hopeful an agreement will be put together before the May meeting, the roadway repairs will commence in June, and the second lift can be applied in July.

C. District Manager

Mr. Oliver reminded the board members to file the Form 1 by July 1st.

Mr. Arias stated that the middle school is holding football practices on the field next to the basketball court and asked how the District should proceed.

Mr. Oliver stated that group should be told that if they want to use the field, they need to make a request to the Board of Supervisors and if it's approved, district counsel will prepare an agreement that lays out the insurance requirements.

David Holland stated that he is one of the coaches for the football team, and they can provide proof of insurance as they fall under St. Johns County. He would love to have permission to use the field as a lot of the players live in the neighborhood.

Mr. Oliver stated that the Board could approve continued use of the field subject to receiving the necessary documents.

<p>On MOTION by Mr. Arias seconded by Ms. Brown with all in favor an agreement with the St. Johns County Athletic Association for use of the field was approved subject to the necessary paperwork being provided by the entity within one week.</p>
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D. Amenity Manager

Ms. Erickson provided an overview of events held since the last meeting. She also stated that the Board may want to rethink the cooking demonstrations as she is still having

issues with residents registering for the event and not showing up or canceling just prior to the event.

Mr. Arias suggested keeping the events for this year on the schedule, but starting with next fiscal year, reducing the number of cooking demonstrations to one and changing it to an evening event.

Next, Mr. Arias asked if FP&L is actually going to install streetlights for free, if there is a way to see how much the electricity is going to cost the district.

Mr. Gray stated that he was copied on the email in which FP&L stated that they would cover the cost of the installation and the District would take over payments for the leasing of the equipment and the utility bills.

Mr. Arias stated that he does not think the board is going to want to accept the gift if it will cost a lot of money in the long run. He requested staff obtain the estimated cost and bring it back to the board.

Next, Mr. Arias asked if the vendor for the summer has their liquor license.

Ms. Erickson responded they do not, so no alcohol will be served. She is meeting the Tuesday following the meeting to discuss the menu and concept.

E. Operations Manager – Report

Mr. Gray provided an overview of the maintenance items that were addressed between meetings. He also provided an update on Envera, stating that as of April 16th, the standard call time has been dropped to about 12 seconds and the total handle time has been about 59 seconds. He and Supervisor Brown will be meeting with some Landings residents towards the end of the month, so he will have another update at the May meeting.

Mr. Arias asked if Mr. Gray has spoken to Dream Finders about removing the model home sale signs.

Mr. Gray responded that he did, and they are working on that, as well as working on the area in Phase 4 where the storage container is.

Mr. Arias asked if all the signs between the beginning of the neighborhood to Trophy Lane can be removed.

TENTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of February 28, 2025

Copies of the financial statements were included in the agenda package for the Board's review.

B. Assessment Receipts Schedule

A copy of the assessment receipt schedule showing the on-roll assessments are 99% collected was included in the agenda package for the Board's review.

C. Check Register

A copy of the check register totaling \$119,666.21 was included in the agenda package for the Board's review.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the check register was approved.
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D. Ratification of Construction Funding Request No. 18 – Phase 4

A copy of construction funding request number 18 totaling \$67,800 was included in the agenda package for the Board's review.

E. Ratification of Construction Funding Request No. 60 – Phase 3B

A copy of construction funding request number 59 totaling \$37,298 was included in the agenda package for the Board's review.

On MOTION by Ms. Brown seconded by Mr. Arias with all in favor construction funding request numbers 18 and 60 were ratified.
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ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Brendan Hughes stated that allowing on-street parking would be unfavorable. The roads are narrow and it's a safety issue as well as a property value issue. He asked the Board

to look at his findings on the issue as he does not understand why overnight parking cannot be restricted.

Jessica Schwartz concurred that street parking is a safety issue. She also stated that when the roads were repaved recently, some crosswalks were repainted and some were not. She asked if that can be fixed to ensure the kids can get to and from school safely.

Mr. Oliver stated that staff will get with the district engineer to determine if crosswalks on county-owned roads are the responsible of the CDD or the county.

THIRTEENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 15, 2025 at
10:00 a.m. at the Lake House at Beacon
Lake, 850 Beacon Lake Parkway, St.
Augustine, Florida 32095**

FOURTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO PARKING AND PARKING ENFORCEMENT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Meadow View At Twin Creeks Community Development District (“District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended; and

WHEREAS, Chapters 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of the District business; and

WHEREAS, the District’s Board of Supervisors (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of public facilities, which authorization includes contracting with a towing operator provided that the district follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Rule”), pursuant to the provisions of Section 190.012, *Florida Statutes*; and

WHEREAS, the Board scheduled the date of the public hearing for May 15, 2025, at 10:00 a.m., at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095, and the District Manager has caused the notice of the public hearing, with the date to be published in a newspaper of general circulation in St. Johns County, Florida, consistent with the requirements of Chapters 190, *Florida Statutes*; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

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

SECTION 1. The District Manager’s actions in setting the public hearing are hereby ratified.

SECTION 2. The District hereby adopts the Rule, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Rule is held to be illegal or invalid, the other provisions shall remain in full force and effect.

PASSED AND ADOPTED THIS 15TH DAY OF MAY 2025.

ATTEST:

**MEADOW VIEW AT TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Parking Enforcement Rule

Exhibit A

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, at a duly noticed public meeting on March 5, 2025, the Board of Supervisors of the Meadow View at Twin Creeks Community Development District (“District”) adopted the following policy to govern overnight parking and parking enforcement on certain District property. This policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked vehicles or vessels (hereinafter defined) on certain of its property overnight (hereinafter defined) cause hazards and danger to the health, safety, and welfare of District residents, paid users, and the public. This policy is intended to provide the District with a means to remove vehicles and vessels from District designated tow away zones consistent with this Policy and as indicated on **Exhibit A** and **Exhibit B** attached hereto.

SECTION 2. DEFINITIONS.

- A.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- B.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C.** *Parked.* A vehicle or vessel left unattended by its owner or user.
- D.** *Trailer.* Any non-motorized, mobile structure which normally uses wheels that is drawn by a Vehicle.
- E.** *Tow Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- F.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking of any vehicle or vessel is prohibited 24 hours a day, 7 days a week, in the areas within the District’s boundaries depicted in **Exhibit A**, attached hereto and incorporated herein by reference. Vehicles may not be parked at the District’s Amenity Center between the hours of 10:00 p.m. and 6:00 a.m. in the areas depicted in **Exhibit B**, attached hereto and incorporated herein by reference, without an approved overnight parking permit as set forth in Section 5.A.

SECTION 4. ESTABLISHMENT OF TOW AWAY ZONES. The areas set forth in **Exhibit A** and **Exhibit B** are declared Tow Away Zones.

SECTION 5. EXCEPTIONS.

A. OVERNIGHT PARKING PERMITS. Residents may apply for an overnight parking permit which will allow such resident and/or guest to park in the District's Amenity Center parking areas after operating hours and overnight. Overnight parking permit requests will be granted in accordance with the following:

1. Overnight parking permits may not be issued for a term to exceed seven (7) consecutive days. In no event may an overnight parking permit be granted for more than fourteen (14) nights per year for one vehicle, as identified by the vehicle's license plate number.

2. Residents and paid users interested in an overnight parking permit may submit a request to the District Manager or his/her designee and shall provide the following information:

(1) The name, address, and contact information of the owner of the vehicle to which the overnight parking permit will be granted;

(2) The make/model and license plate of the vehicle to which the overnight parking permit will apply;

(3) The reason and special terms (if any) for the overnight parking permit; and

(4) The date and time of the expiration of the requested overnight parking permit.

It is the responsibility of the person(s) requesting an overnight parking permit to secure all necessary documentation and approvals. Failure to secure all necessary documentation and approvals will result in the towing and/or removal of the vehicle from the District's property. Improperly permitted vehicles parked in the tow away zones will be subject to towing.

3. Upon receipt of all requested documentation, as set forth above, the District Manager or his/her designee will issue an overnight parking permit to the resident. overnight parking permits will be granted by way of written correspondence by the District Manager or his/her designee. No verbal grants of overnight parking authority will be issued or held valid.

4. The overnight parking permit must be displayed on the bottom left side of the vehicle windshield.

B. VENDORS/CONTRACTORS. The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by an overnight parking permit.

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the tow away zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a vehicle or vessel, the District Manager or his/her designee must verify that the subject vehicle or vessel was not authorized to park under this rule and then must contact a firm authorized by Florida law to tow/remove the unauthorized vehicle or vessel at the owner's expense. The unauthorized vehicle or vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
1. If the first offense, the District Manager or his/her designee shall place a written warning on the windshield of the Designated Vehicle. Such written warning shall include the time of issuance of the warning. If the Designated Vehicle remains parked in the Tow Away Zone for 24 hours following the issuance of a written warning, the District Manager or his/her designee then must contact a firm authorized by Florida law to tow/remove the Designated Vehicle for the removal at the owner's expense. The Designated Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
 2. If the Designated Vehicle has previously parked in violated on this Policy and received a warning as described above, the District Manager or his/her designee may immediately contact a firm authorized by Florida law to tow/remove the Designated Vehicle for the removal at the owner's expense. The Designated Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles and vessels may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property and/or to such vehicles or vessels.

EXHIBIT A – *No Parking 24/7 – Tow Away Zone*

EXHIBIT B - *No Overnight Parking – Tow Away Zone*

Effective date: _____, 2025

Exhibit A

No Parking 24/7 – Tow Away Zone

[Includes common areas and grass areas]

Exhibit B

No Overnight Parking – Tow Away Zone

[Includes Amenity Center and Park Areas]

FIFTH ORDER OF BUSINESS

A.



528 S. Edgewood Avenue
Jacksonville, FL 32205
904.384.8071 or 1.888.844.4345
Fax: 904.389.9931
info@giddenssecurity.com

Professional Armed and Unarmed Security Officers since 1982.

Offices and Training Facilities: Jacksonville - Ocala - West Palm Beach - Fort Myers - Tallahassee

April 30, 2025

Jennifer Erickson
Beacon Lake Amenity Manager
850 Beacon Lake Parkway
St. Augustine, Florida 32095

RE: Proposal for Security Services

Mrs. Erickson:

Thank you for the opportunity of allowing Giddens Security Corporation to be considered in providing you with security officer services. There are several things I believe set Giddens Security Corporation apart as you review proposals:

- Local, stable, involved, and responsive management to include the owner, Darrell Giddens and son, Adam Giddens.
- Our ability to recruit quality personnel from our own state-licensed armed and unarmed training schools
- 24/7 local supervision and dispatching of our officers. Our roving supervisors will check officers at your community on a consistent and regular basis.
- As a locally owned and tenured family business, we offer some of the most competitive billing rates in the industry and highest officer pay rates.
- Our experience in providing security services to gated communities in Florida, and our large presence and pool of officers in the Northeast Florida / Southeast Georgia area.

Giddens Security Corporation was established in Jacksonville FL in 1982 and is still a locally owned and operated family business. We currently employ over 1,000 security officers throughout the State including in multiple counties, cities and other public and private settings. We specialize in access control, roving patrols, 24-hour building security, weapons screening, surveillance camera monitoring, crowd control, event security, and patrol services throughout the State of Florida.

Giddens Security Corporation maintains licensed branch offices as well as training schools throughout Florida in Jacksonville, Tallahassee, Ocala, Fort Myers, and West Palm Beach, as well as our own gun range west of Jacksonville. Our corporate office is still located in Jacksonville. We understand your need to receive effective, quality security service and can provide you with first-class service at the most competitive rates in the industry.

Since its inception in 1982, Giddens Security Corporation has preserved its vision of providing customer-focused, professional security service. Darrell Giddens, Owner, and Adam Giddens, CPA, are involved in all aspects of day-to-day operations of the company and will be available to you at any time. Our management team is comprised of a solid group of seasoned professionals who are highly adaptable and knowledgeable in all aspects of the services we provide. We have diverse backgrounds ranging from security, law enforcement, military, business management,



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accounting, sociology, law, corrections, information technology, as well as human resource management. We have extensive past and current experience providing armed and unarmed security officers on a large-scale basis to governmental and private entities. Without reservation, we have the proven experience needed to provide you with competently trained officers and efficient security service.

Giddens Security Corporation is one of the only security agencies in Florida with a State-licensed armed and unarmed security officer training school with its own gun range. Not only are our instructors certified to train unarmed "D" and armed "G" officers, we offer training in handcuff certification, tactical baton defense, personal body protection, concealed weapons permits, CPR certification, First Aid, AED certifications, shotgun certification and X-Ray control screening. Giddens Security delivers the full spectrum of security education, and we develop new curriculum and materials to meet our clients' specific needs. Our licensed schools allow us first choice of recruitment for personnel. All our personnel will be properly trained to perform their duties efficiently and effectively.

Some of our currently held community clients in Florida are:

- Orange Park Country Club
- The Ravines
- The Woods
- Pace Island
- Hampton Park
- Hidden Hills
- James Island
- Pablo Creek Reserve
- RiverTown
- Two Creeks
- Highland Glen
- Twelve Oaks Condominiums

Some of our currently held government contracts in Florida are:

- Clay County
- Clay County Sheriff's Department
- Flagler County
- Marion County
- Nassau County
- Nassau County Sheriff's Department
- St. Johns County
- St. Johns County Sheriff's Department
- Volusia County
- Palm Beach County School District
- Jacksonville Aviation Authority at the Jacksonville International Airport
- City of Tallahassee
- City of Fort Myers
- City of St. Augustine
- City of Palm Coast
- College of Central Florida
- Florida Dept of Environmental Protection
- Florida Dept of Revenue
- Florida Dept of Elder Affairs
- Florida Dept of Military Affairs
- Florida Dept of Agriculture and Consumer Services
- Florida Dept of Transportation
- Florida State Fire College
- St. Augustine Amphitheatre
- Florida Governor's House Museum
- The University of North Florida
- Citizens Property Insurance



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In summary, Giddens Security Corporation is a highly stable and competent security firm. We have provided armed and unarmed security officer services for over 40 years to numerous public and private entities in Florida. We are confident of our track record and our ability to meet your security needs.

Proposed Rates

Item	Bill Rate
Unarmed Security Officer	\$26.38 per hour
Vehicle	\$348.00 per week

The billing rate for New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, and Christmas Day shall be 1.5 times the normal billing rate. All rates are subject to sales tax where applicable. If you have any questions or would like to discuss further, please contact me directly. Please find references attached. Thank you for your consideration of our submission.

Respectfully Submitted,

Adam Giddens, CPA
Chief Financial Officer



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Fax: 904.389.9931
info@giddenssecurity.com

Professional Armed and Unarmed Security Officers since 1982.

Offices and Training Facilities: Jacksonville - Ocala - West Palm Beach - Fort Myers - Tallahassee

References

Pace Island

2130 The Woods Drive East, Jacksonville, FL 32246

Natalie Allen – 904-278-6560 - paceisland@paceisland.org

Giddens Security provides 24/7 access control as well as nightly checks of their park.

Orange Park Country Club

Randy Rutan, Secretary Orange Park Country Club Owners Association

randy@randyrutan.com – 845-797-7842

2220 Loch Rane Blvd, Orange Park FL 32073

Giddens Security provides approximately 352 hours a week of 24/7 access control and roving security in a marked patrol vehicle of Orange Park Country Club.

Pablo Creek Reserve

Reserve Circle, Jacksonville, FL 32224

Caryn Scott, Marsh Landing Management - 904-373-5611- cscott@marshlanding.org

Giddens Security provides 24/7 access control and roving security in a marked patrol vehicle to this gated community

The Woods Community

2130 The Woods Drive East, Jacksonville, FL 32246

Caryn Scott, Marsh Landing Management - 904-373-5611- cscott@marshlanding.org

For over 25 years, Giddens Security has provided 24/7 access control at two gate houses as well as roving patrols in a marked patrol vehicle nightly.

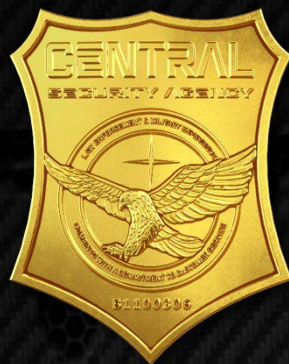
Hampton Park

Hampton Park Blvd, Jacksonville, FL 32256

Elizabeth Reese, Marsh Landing Management – 904-273-3033 – EReese@marshlanding.org

Giddens Security provides 24/7 access control as well as roving drive throughs of this gated community.

B.



CENTRAL
SECURITY AGENCY

SECURITY ENHANCEMENT PROPOSAL

Information contained herein is confidential & proprietary.
Disclosure or use without written consent is strictly prohibited.

904.458.5555 | INFO@CENTSEC.US | CENTSEC.US



While Others ‘Observe & Report’ We Are Prepared to **Take Action**

Founded in 2010, **Central Security Agency** was established to provide a smarter, more reliable alternative to traditional security services. Since then, more than 200 organizations have entrusted us with their protection.

We are proud to hold one of the highest reputations for integrity and professionalism in the private security sector.

Our trusted partners span a wide range of industries—including corporate offices, hospitals, schools, residential communities, property management firms, tourist attractions, government agencies, and major event venues.

We also specialize in personal protection, offering discreet and highly trained security for executives, dignitaries, and individuals facing active threats.

2010
Year
Established

200+
Satisfied
Clients

0
Contracts
Lost

Prospective Client:

Thank you for the opportunity to present this proposal for enhancing your security operations.

Many providers simply assign personnel—often undertrained and inexperienced—resulting in high turnover, increased liability, and constant provider changes. At Central Security Agency, our mission is to eliminate that cycle entirely.

With over a decade of proven performance, we've built a reputation for results. We continue to uphold one of the highest credibility ratings in the private security sector.

What sets us apart is the caliber of our personnel. Our officers understand both their authority and their limitations—delivering professional, measured, and effective service every time. This approach makes us uniquely qualified to serve as your long-term security partner.

Our competitive pricing reflects more than just a rate—it represents our ability to deliver unmatched oversight, field-tested leadership, and exceptional customer service. Our executive team, including myself, remains directly involved and available 24/7 to ensure your expectations are not only met, but exceeded.

I look forward to building a strong and successful partnership with your organization.



A stylized, handwritten signature in white ink, appearing to read 'Jesse Harrigan'.

Jesse Harrigan
Chief Executive Officer

Jesse is a former law enforcement officer and U.S. Marine who has conducted counter insurgency operations in foreign countries, responded to natural disasters and provided protection for celebrities and those experiencing threat of violence. He has designed and managed successful security operations for over 200 entities, including tourist attractions, educational facilities, communities and large-scale events. In 2006 he earned a combat action medal for engaging enemy forces while deployed to Iraq with 4th Assault Amphibian Battalion, Regimental Combat Team 7, 1st Marine Expeditionary Force.



Command Presence

- Body language that conveys authority, confidence and respect



Panel
Interview



Background
Check



Fingerprints
Retention



Licensure
Compliance

The quality of our service begins with our personnel.

Former law enforcement officers, military members and those with public contact experience are encouraged to apply. All are trained to respond to emergency situations, mitigate threats and provide detailed, accurate reports.



New applicants must possess active Florida licensure requiring an FBI criminal background check and fingerprint retention. Insurance requirements include driver's license status checks and initial drug screening.

Professional development training is provided throughout the year.

HQ Operations Center

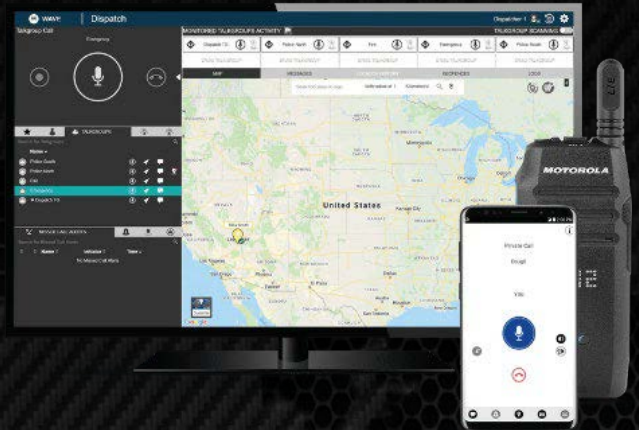
Our specially trained operators remotely monitor security cameras and support personnel in the field.

Emergency answering services

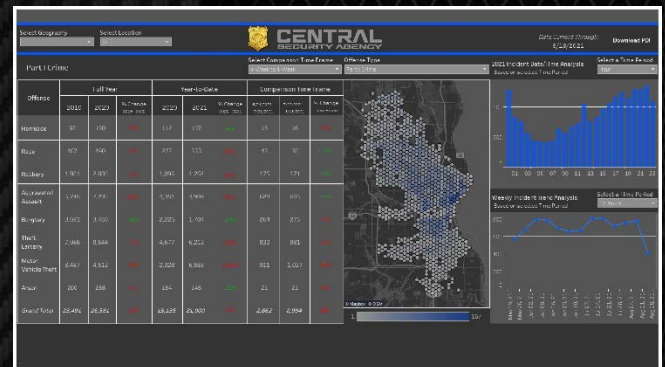
We field call requests for response from security, maintenance personnel and other resources.

Body Cameras

First person documentation of incidents helps mitigate liability.



Live Reporting
Monitor progress in real time and use statistics for accountability and budget planning.



Limitless Communications

Officers in the field communicate via 2-way radios featuring GPS location tracking.



**Professional Oversight Via
24/7 Operations Center**

Success where others failed

2016 | Jacksonville, Florida's Central Park (James Weldon Johnson Park) contacted Central Security Agency after other companies failed to alleviate crime caused by hundreds of vagrants and panhandlers frequenting the property.

Officers quickly created a strong security presence and began removing the criminal element while engaging favorably with the community.

In a few short months, 20 arrests were made and 63 individuals were trespassed for unlawful activity, leading to a remarkable decrease in violent crime. Our success gained the interest of local business owners, leading to the establishment of the Downtown ROCKS program (Roving, On-Call Security) allowing for our officers to respond to security concerns in the downtown corridor.

We remain today as James Weldon Johnson Park's security team.



*“Central Security Agency is an
absolute asset to our operations.”*

-Damien Lamar, Coordinator

Executive Staff

Comprised of law enforcement & military professionals with proven experience excelling in high-stress environments all over the world.



Kerry Tanner
Director of Special Projects
Retired Law Enforcement Officer
U.S. Marine



Kerry is former Commander of a police special operations unit consisting of SWAT, Dive and EOD. He's executed high risk search warrants, rescued hostages and confronted barricaded suspects. He's an FBI bomb technician and ATF adjunct instructor who has protected the King of Spain, Governor of Florida and President of the United States. In 2003 he was awarded the Law Enforcement Medal of Honor for engaging a suspect who fired upon his SWAT Team.



Kevin VanHoose
Director of Compliance
Retired Law Enforcement Officer
U.S. Air Force Security Forces



Kevin is an experienced Master Police Officer who has trained hundreds of new police officers for a large municipality and has provided security for celebrities and even Air Force One. He serves as a security instructor for the State of Florida and is a Glock master armorer. In 2006 he received an award for heroism when he and another officer risked their lives crawling through smoke and flames to pull a handicapped man from a fully engulfed house fire.



Colin O'Hara
Director of Operations
Former Commander 38th Ordnance Company
U.S. Army



Colin was directly responsible for identification, render-safe, transportation and disposal of conventional, chemical, biological and nuclear munitions and improvised explosive devices (IEDs) for the U.S. Army. He deployed to Iraq in 2009 with the 725th Ordnance Company and conducted humanitarian demining missions in N'Djamena, Chad with 63rd Ordnance Company, where he trained the Chadian military in explosives operations.



CENTRAL
SECURITY AGENCY

Price Quote

Competitive pricing is based upon our ability to provide unmatched professional oversight with an emphasis on customer service.

Beacon Lake

SECURITY SERVICE	HOURS	COST PER HOUR	HOLIDAY OVERTIME	WEEKLY
Onsite Security Officer	56	\$34.00	\$55.00	\$ 1,904.00
Sales Tax	CDD		0%	\$.00
ESTIMATED WEEKLY COST				\$ 1,904.00
Central Security Agency will provide one professionally uniformed officer to create a security presence for CDD owned property.				
Pricing is inclusive of licensure, insurance and professional oversight. Onsite and supervisory officers may perform assigned duties in accordance with Chapter 493 Florida Statutes.				
Invoice sent via email on the 1st of each month for the preceding month's services provided. Payment in full is due within 15 days. Surcharge of 3% late fee may apply after 15 days.				

Information contained herein is confidential & proprietary. Disclosure or use without written consent of Chief of Central Security Agency is strictly prohibited.

904.458.5555 | INFO@CENTSEC.US | CENTSEC.US

SIXTH ORDER OF BUSINESS

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Meadow View at Twin Creeks Community Development District ("**District**") prior to June 15, 2025, a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2025/2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 21, 2025

HOUR: 10:00 a.m.

LOCATION: Lake House at Beacon Lake
850 Beacon Lake Parkway
St. Augustine, Florida 32095

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to St. Johns County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 15TH DAY OF MAY 2025.

ATTEST:

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson / Vice Chairperson, Board of
Supervisors

Exhibit A: Fiscal Year 2025/2026 Proposed Budget

Exhibit A

Fiscal Year 2025/2026 Proposed Budget

Meadow View at Twin Creeks

Community Development District

*Proposed Budget
FY 2026*



May 15, 2025

Presented by:



Table of Contents

1-3	<u>General Fund</u>
4-8	<u>Narratives</u>
9	<u>Capital Reserve Fund</u>
10-11	<u>Debt Service Fund Series 2016</u>
12-13	<u>Debt Service Fund Series 2018</u>
14-15	<u>Debt Service Fund Series 2019</u>
16-17	<u>Debt Service Fund Series 2020</u>
18-19	<u>Debt Service Fund Series 2021 Phase 3</u>
20-21	<u>Debt Service Fund Series 2021 Phase 4</u>
22	<u>Assessment Schedule</u>

Meadow View at Twin Creeks

Community Development District

Proposed Budget General Fund

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

Special Assessments - On Roll	\$2,144,757	\$2,082,047	\$95,151	\$2,177,198	\$2,369,694
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	-	-	-	-	-

TOTAL REVENUES	\$2,212,257	\$2,135,206	\$144,991	\$2,280,197	\$2,442,194
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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
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

TOTAL ADMINISTRATIVE	\$206,781	\$103,815	\$95,985	\$199,800	\$221,080
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Meadow View at Twin Creeks

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
Operations & Maintenance					
<u>Amenity Center</u>					
Utilities					
Telephone/Cable/Internet	\$13,326	\$6,595	\$6,731	\$13,326	\$14,902
Electric	52,500	19,219	18,767	37,986	46,000
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
Security					
Security Monitoring (Atlantic Security)	1,440	666	666	1,331	1,400
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
Management Contracts					
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	25,112
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
TOTAL AMENITY CENTER	\$908,057	\$407,612	\$427,909	\$835,521	\$1,022,709

Meadow View at Twin Creeks

Community Development District

Proposed Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 3/31/25	Projected Next 6 Months	Projected Thru 9/30/25	Proposed Budget FY 2026
Grounds Maintenance					
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	289,328	577,559	716,924
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	13,340	35,000	35,000
Pump Repairs	10,000	10,167	2,325	12,492	15,000
Streetlighting	69,294	38,319	37,109	75,428	80,000
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
TOTAL GROUNDS MAINTENANCE	\$1,097,418	\$466,918	\$482,613	\$949,531	\$1,198,411
TOTAL EXPENDITURES	\$2,212,257	\$978,345	\$1,006,507	\$1,984,853	\$2,442,200
Other Sources/(Uses)					
Transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	\$0	\$1,156,861	(\$861,516)	\$295,345	\$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 4 meetings.

FICA Taxes

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

Engineering

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

Attorney

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

Annual Audit

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

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.

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
Total	\$1,242	\$14,902

Electric

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

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

Water/Irrigation

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

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

Meadow View at Twin Creeks

Community Development District

Budget Narrative

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
Total	\$120	\$1,440

Gate Monitoring

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

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

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
Total	\$1,735	\$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.

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 t+M147o provide janitorial services for the Amenity Center which includes the purchase of janitorial supplies such as paper towels, soap, garbage bags and cleaning supplies.

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

Facility Maintenance

The estimated amount based on proposed contract with vendors to provide routine repairs and maintenance for the Amenity Center.

Private Event Attendant

The estimated amount for service to cover cost of attendant at private parties.

Repair & Maintenance

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

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
	Total	\$3,027	\$36,321

Landscape Maintenance

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

Contract	Monthly	Annual
Landscape Maintenance	\$45,410	\$544,914
Mulching	\$8,261	\$99,138
Phase 4 Landscaping	\$4,893	\$58,710
Phase 4 Mulching	\$1,180	\$14,163
Total	\$59,744	\$716,924

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 alongbanks 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	\$5,500	\$66,000
	Contingency	\$275	\$3,294
	Total	\$5,775	\$69,294

Streetlight Repairs

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

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

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

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	Proposed Budget FY 2026
<u>REVENUES:</u>					
Capital Reserve Funding - Transfer In	\$45,000	\$-	\$45,000	\$45,000	\$100,000
Interest Income	-	-	-	-	-
Carry Forward Balance	-	-	-	-	32,508
TOTAL REVENUES	\$45,000	\$-	\$45,000	\$45,000	\$132,508
<u>EXPENDITURES:</u>					
Capital Outlay	\$-	\$-	\$-	\$-	\$15,000
Repair and Replacements	-	12,492	-	12,492	-
Other Current Charges	-	-	-	-	-
TOTAL EXPENDITURES	\$-	\$12,492	\$-	\$12,492	\$15,000
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$-	\$12,492	\$-	\$12,492	\$15,000
EXCESS REVENUES (EXPENDITURES)	\$45,000	\$(12,492)	\$45,000	\$32,508	\$117,508

Meadow View at Twin Creeks
Community Development District
Proposed 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	Proposed Budget FY 2026
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 ⁽¹⁾	222,167	222,113	-	222,113	237,458
TOTAL REVENUES	\$677,531	\$654,913	\$29,071	\$683,983	\$692,822
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
TOTAL EXPENDITURES	\$446,525	\$153,263	\$293,263	\$446,525	\$445,225
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$446,525	\$153,263	\$293,263	\$446,525	\$445,225
EXCESS REVENUES (EXPENDITURES)	\$231,006	\$501,650	\$(264,192)	\$237,458	\$247,597
⁽¹⁾ 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
Total			\$5,695,000	\$3,619,400	\$9,314,400

Meadow View at Twin Creeks
Community Development District
Proposed 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	Proposed Budget FY 2026
REVENUES:					
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 ⁽¹⁾	288,459	288,458	-	288,458	316,286
TOTAL REVENUES	\$914,992	\$885,757	\$43,204	\$928,961	\$948,819
EXPENDITURES:					
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
TOTAL EXPENDITURES	\$612,675	\$226,338	\$386,338	\$612,675	\$614,675
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$612,675	\$226,338	\$386,338	\$612,675	\$614,675
EXCESS REVENUES (EXPENDITURES)	\$302,317	\$659,420	\$(343,134)	\$316,286	\$334,144
⁽¹⁾ 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
Total			\$8,085,000	\$6,779,775	\$14,864,775

Meadow View at Twin Creeks
Community Development District
Proposed 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	Proposed Budget FY 2026
REVENUES:					
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 ⁽¹⁾	123,844	123,817	-	123,817	128,928
TOTAL REVENUES	\$389,697	\$372,870	\$17,084	\$389,954	\$393,263
EXPENDITURES:					
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	-	95,478	95,478	93,645
TOTAL EXPENDITURES	\$255,955	\$100,549	\$160,478	\$261,026	\$252,290
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$255,955	\$100,549	\$160,478	\$261,026	\$252,290
EXCESS REVENUES (EXPENDITURES)	\$133,742	\$272,321	\$(143,393)	\$128,928	\$140,973

⁽¹⁾ 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
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
Total			\$3,350,000	\$2,965,545	\$6,315,545

Meadow View at Twin Creeks
Community Development District
Proposed 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	Proposed Budget FY 2026
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 ⁽¹⁾	61,116	60,976	-	60,976	46,601
TOTAL REVENUES	\$181,107	\$171,478	\$7,567	\$179,046	\$164,642
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
TOTAL EXPENDITURES	\$113,094	\$41,547	\$71,547	\$113,094	\$111,819
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(19,351)	-	(19,351)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(19,351)	\$-	\$(19,351)	\$-
TOTAL EXPENDITURES	\$113,094	\$60,898	\$71,547	\$132,445	\$111,819
EXCESS REVENUES (EXPENDITURES)	\$68,013	\$110,580	\$(63,980)	\$46,601	\$52,823
⁽¹⁾ 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
Total			\$1,560,000	\$1,358,706	\$2,918,706

Meadow View at Twin Creeks
Community Development District
Proposed 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	Proposed Budget FY 2026
REVENUES:					
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 ⁽¹⁾	100,153	101,980	-	101,980	107,461
TOTAL REVENUES	\$389,418	\$396,207	\$18,224	\$414,431	\$394,424
EXPENDITURES:					
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	-
TOTAL EXPENDITURES	\$278,413	\$84,206	\$219,206	\$303,413	\$274,990
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(3,558)	-	(3,558)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(3,558)	\$-	\$(3,558)	\$-
TOTAL EXPENDITURES	\$278,413	\$87,764	\$219,206	\$306,970	\$274,990
EXCESS REVENUES (EXPENDITURES)	\$111,005	\$308,443	\$(200,982)	\$107,461	\$119,434

⁽¹⁾ 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
Total			\$4,770,000	\$2,759,653	\$7,529,653

Meadow View at Twin Creeks
Community Development District
Proposed 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	Proposed Budget FY 2026
REVENUES:					
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 ⁽¹⁾	141,131	138,307	-	138,307	142,736
TOTAL REVENUES	\$573,868	\$571,953	\$25,802	\$597,755	\$576,936
EXPENDITURES:					
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	-
TOTAL EXPENDITURES	\$425,258	\$130,129	\$320,129	\$450,258	\$420,385
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(4,762)	-	(4,762)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(4,762)	\$-	\$(4,762)	\$-
TOTAL EXPENDITURES	\$425,258	\$134,891	\$320,129	\$455,019	\$420,385
EXCESS REVENUES (EXPENDITURES)	\$148,611	\$437,062	\$(294,326)	\$142,736	\$156,551

⁽¹⁾ 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
Total			\$7,110,000	\$4,339,873	\$11,449,873

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

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	Annual Maintenance Assessments			
								FY 2026	FY2025	Increase/ (decrease) \$	Increase/ (decrease) %
TH	196	0	196	0	0	0	0	\$1,394.86	\$1,262.46	\$132.40	10.49%
43	472	86	117	0	0	131	137	\$1,569.22	\$1,420.27	\$148.95	10.49%
53	330	111	48	0	78	0	92	\$1,743.58	\$1,578.07	\$165.50	10.49%
63	309	65	75	31	0	68	70	\$1,917.93	\$1,735.88	\$182.05	10.49%
73	66	40	26	102	0	0	0	\$2,005.11	\$1,814.78	\$190.33	10.49%
90	103	0	0	0	0	0	0	\$2,005.11	\$1,814.78	\$190.33	10.49%
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	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	\$1,233.86	\$0.00	\$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	\$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	\$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	\$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	\$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	\$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	\$1,394.86	\$2,628.72	\$1,394.86	\$1,394.86	\$1,394.86	\$1,394.86	\$1,262.46	\$2,496.32	\$1,262.46	\$1,262.46	\$1,262.46	\$1,262.46	\$132.40
43	472	86	117	0	0	131	137	\$2,956.92	\$2,957.31	\$1,569.22	\$1,569.22	\$2,956.31	\$2,957.20	\$2,807.97	\$2,808.36	\$1,420.27	\$1,420.27	\$2,807.35	\$2,808.24	\$148.95
53	330	111	48	0	79	0	92	\$3,285.47	\$3,285.90	\$1,743.58	\$3,285.33	\$1,743.58	\$3,285.78	\$3,119.96	\$3,120.39	\$1,578.07	\$3,119.82	\$1,578.07	\$3,120.27	\$165.50
63	309	65	75	31	0	68	70	\$3,614.01	\$3,614.48	\$3,616.79	\$1,917.93	\$3,613.26	\$3,614.35	\$3,431.96	\$3,432.43	\$3,434.74	\$1,735.88	\$3,431.20	\$3,432.29	\$182.05
73	66	40	26	102	0	0	0	\$3,778.28	\$3,778.78	\$4,151.86	\$2,005.11	\$2,005.11	\$2,005.11	\$3,587.95	\$3,588.45	\$3,961.53	\$1,814.78	\$1,814.78	\$1,814.78	\$190.33
90	103	0	0	0	0	0	0	\$2,005.11	\$2,005.11	\$2,005.11	\$2,005.11	\$2,005.11	\$2,005.11	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$190.33
Total	1476	302	462	133	79	199	299													

SEVENTH ORDER OF BUSINESS

B.

**MEADOW VIEW AT TWIN CREEK COMMUNITY DEVELOPMENT DISTRICT
WORK AUTHORIZATION NO. 29
2025 GENERAL CONSULTING ENGINEERING SERVICES**

Scope of Work

England, Thims & Miller, Inc. shall provide general consulting engineering services for the Meadow View at Twin Creeks Community Development District as directed by the Board of Supervisors or their designee. General consulting services shall include, but not be limited to:

1. Attending Meetings
2. Preparation of Engineering Reports and Studies
3. Preparation of Cost Estimates and Budgets
4. Technical Support for Community Development District Staff
5. Development and Analysis of District Projects
5. Operation and Maintenance Inspections
7. Prepare Presentation Documents for District Meetings

The outlined services shall be performed on a time and material basis at the currently approved rate and expense schedule. The estimated fee shall not be exceeded without further authorization. This estimated fee is not a guaranteed maximum cost.

ESTIMATED FEE \$27,500.00

England, Thims & Miller, Inc. will perform additional services, as may be requested, at the following hourly rates:

**ENGLAND-THIMS & MILLER, INC.
HOURLY FEE SCHEDULE - 2025**

CEO/Chairman/Founder.....	\$475.00	/Hr.
Executive Vice President.....	\$370.00	/Hr.
Principal - Vice President	\$305.00	/Hr.
Vice President	\$295.00	/Hr.
Senior Advisor	\$325.00	/Hr.
Senior Engineer/ Senior Project Manager.....	\$255.00	/Hr.
Project Manager/Construction Project Manager.....	\$225.00	/Hr.
Director.....	\$210.00	/Hr.
Engineer.....	\$190.00	/Hr.
Assistant Project Manager	\$165.00	/Hr.
Senior Planner /Planning Manager.....	\$225.00	/Hr.
Senior Environmental Scientist.....	\$240.00	/Hr.
Planner.....	\$170.00	/Hr.
CEI Senior Project Engineer.....	\$320.00	/Hr.
Senior Construction Representative.....	\$205.00	/Hr.
Construction Representative.....	\$180.00	/Hr.
CEI Inspector	\$140.00	/Hr.
Senior Landscape Architect.....	\$215.00	/Hr.
Landscape Architect.....	\$190.00	/Hr.
GIS Director	\$205.00	/Hr.
GIS Solutions/Engineer/Manager.....	\$185.00	/Hr.
GIS Analyst	\$155.00	/Hr.
GIS Consultant.....	\$165.00	/Hr.
GIS Specialist.....	\$150.00	/Hr.
Senior Engineering Designer	\$170.00	/Hr.
Senior Landscape Designer.....	\$170.00	/Hr.
Engineering/Landscape Designer.....	\$155.00	/Hr.
Engineering Intern.....	\$150.00	/Hr.
CADD/GIS Technician.....	\$145.00	/Hr.
Project Coordinator / CSS.....	\$120.00	/Hr.
Administrative Support.....	\$110.00	/Hr.

*ETM's standard hourly billing rates are reevaluated annually, prior to the beginning of the calendar year.

Expenses

Cost such as subconsultants, printing, telephone, delivery service, mileage and travel shall be invoiced at direct costs plus 15%.

Time of Performance

Services rendered will commence upon District approval and will be completed on or before September 30, 2026.

Approval

Submitted by: _____
England, Thims & Miller, Inc.

April 18, 2025
Date: _____

Approved by: _____
Meadow View at Twin Creeks Community Development District

Date: _____

England-Thims & Miller, Inc.
Hourly Fee Schedule

POSITION	2024 Hourly Fee	2025 Hourly Fee	Hourly Fee Difference
CEO/CSO.....	\$475.00	\$475.00	\$0.00
President.....	\$375.00	N/A	
Executive Vice President.....	\$362.00	\$370.00	\$8.00
Principal - Vice President.....	\$290.00	\$305.00	\$15.00
Vice President.....	\$280.00	\$295.00	\$15.00
Senior Advisor.....	\$298.00	\$325.00	\$27.00
Senior Engineer / Senior Project Manager.....	\$244.00	\$255.00	\$11.00
Project Manager.....	\$216.00	\$225.00	\$9.00
Director.....	\$208.00	\$210.00	\$2.00
Engineer.....	\$186.00	\$190.00	\$4.00
Assistant Project Manager.....	\$163.00	\$165.00	\$2.00
Senior Planner / Planning Manager.....	\$223.00	\$225.00	\$2.00
Senior Environmental Scientist.....	\$230.00	\$240.00	\$10.00
Planner.....	\$173.00	\$170.00	\$3.00
CEI Senior Project Engineer.....	\$305.00	\$320.00	\$15.00
Senior Construction Owner's Representative.....	\$202.00	\$205.00	\$3.00
Construction Owner's Representative.....	\$185.00	\$180.00	\$5.00
CEI Senior Inspector / Client Representative.....	\$173.00	N/A	
CEI Inspector	\$140.00	\$140.00	\$0.00
Senior Landscape Architect.....	\$195.00	\$215.00	\$20.00
Landscape Architect.....	\$186.00	\$190.00	\$4.00
Senior Technician / Senior Specialist.....	\$169.00	N/A	
GIS Program Manager.....	\$185.00	N/A	
GIS Director	N/A	\$205.00	
GIS Solutions/Engineer/Manager.....	N/A	\$185.00	
GIS Analyst	\$146.00	\$155.00	\$9.00
GIS Consultant.....	\$157.00	\$165.00	\$8.00
GIS Specialist.....	N/A	\$150.00	
Senior Engineering Designer / Senior LA Designer.....	\$166.00	\$170.00	\$4.00
Senior Landscape Designer.....	N/A	\$170.00	
Engineering / Landscape Designer.....	\$152.00	\$155.00	\$3.00
Engineering Intern	\$148.00	\$150.00	\$2.00
CADD/GIS Technician.....	\$139.00	\$145.00	\$6.00
Project Coordinator / CSS.....	\$116.00	\$120.00	\$4.00
Administrative Support.....	\$99.00	\$110.00	\$11.00

C.



April 16, 2025

Meadow View at Twin Creeks CDD
Attn: Courtney Hogge, Recording Secretary
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Courtney Hogge:

In response to your request regarding Section 190.006(3)(a)(2)(d), Florida Statutes, the following information is applicable for:

Meadow View at Twin Creeks CDD

2313 registered voters in St. Johns County

This number is based on the streets within the legal description on file with this office as of April 15, 2025.

Please contact us if we may be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Vicky C. Oakes". The signature is fluid and cursive, with the first name "Vicky" being more prominent.

Vicky C. Oakes
Supervisor of Elections

E.

Meadow View at Twin Creeks

5/15/2025

Community Development District

Field Operations & Amenity Management Report



Rich Gray

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Jennifer Clark-Erickson

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

Field Operations & Amenity Management Report
May 15th, 2025

To: Board of Supervisors

From: Rich Gray
Field Operations Manager

Jennifer Clark-Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – May 15th, 2025

The following is a review of items related to Field Operations, Maintenance, and Amenity Management of Beacon Lake.



Events

- Food truck schedules are planned through December 2025. We have three food trucks at Food Truck Alley every Friday night 5pm – 8pm
- Chick fil-A – 2nd and 4th Thursday monthly
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2nd Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 2nd Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Wine Club 3rd Thursday each month 7pm
- Kids STEM Robotics
- Mother's Day Brunch – the event went well, smaller turnout
- Upcoming – Kid's Bingo
- Upcoming – Memorial Day Celebration – bouncers, food trucks and foam party
- Upcoming – Daddy Daughter Dance – June (ticket sales to cover food and beverages)
- Upcoming – Live music and concert
- Upcoming – Silent Disco and laser tag
- Upcoming – Trivia – TBD
- Charlie's Grill to start the end of May – end of September

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

- Roadways, tennis courts, playgrounds, pool area, sports complex, soccer field, and parking lot are checked for debris daily.
- All trash receptacles are checked daily and emptied as needed.
- All dog pot waste receptacles are checked and emptied.
If needed, (3) times a week, and bags are stocked on a needed basis.
- All pool furniture is straightened and organized at the start of each day, and each chair is inspected for proper working order.
- Slide covers are inspected at the start of each day for proper securement on weekdays.
- Lighting inspections are conducted every month, and bulbs are replaced as needed.
- The entryway, back patio, and front sidewalk are blown off at the start of each day.
- Further maintenance tasks and developments are conducted on an as-needed basis. Examples of these developments are listed in the following



Completed Projects

- Yellowstone has completed the refurbishment of the dog park.
- Yellowstone has completed all new planting enhancements to the Landings entrance.
- Yellowstone has completed the new enhancements to the beach area at the amenities center.
- Yellowstone has completed landscape enhancements to the main front entrance.
- Grover Electrical has fixed the breaker issue for the irrigation at Harborside townhomes common areas.
- Big Z pool replaced 2 bad breakers for the splash park pool chemicals and pool pump.
- RMS installed a new door frame and hinges at Lakeside Park men's bathroom.
- RMS installed new brackets on a portion of the Lakeside Park fence that collapsed due to high winds.
- RMS installed new sign for basketball courts reading no bikes or E-bikes allowed on basketball courts.
- RMS pressure-washed Lakeside Park building and all surrounding areas.

Conclusion

For any questions or comments regarding the above information, contact Rich Gray, Manager Of Operations, at

rgray@rmsnf.com and Jennifer Clark-Erickson, Amenity
Manager, at beaconmanager@rmsnf.com



EIGHTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
March 31, 2025



Table of Contents

1-2	<u>Balance Sheet</u>
3-5	<u>General Fund</u>
6-8	<u>Month to Month</u>
9	<u>Capital Reserve Fund</u>
10	<u>Debt Service Fund Series 2016A1</u>
11	<u>Debt Service Fund Series 2018A1</u>
12	<u>Debt Service Fund Series 2019A1</u>
13	<u>Debt Service Fund Series 2020A1</u>
14	<u>Debt Service Fund Series 2021 Phase 3B</u>
15	<u>Debt Service Fund Series 2021 Phase 4</u>
16	<u>Capital Project Fund Series 2021 Phase 3B</u>
17	<u>Capital Project Fund Series 2021 Phase 4</u>
18-19	<u>Long Term Debt Report</u>
20	<u>Assessment Receipt Schedule</u>

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

March 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 118,205	\$ -	\$ -	\$ -	\$ 118,205
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Developer - BBX	-	-	-	-	-
Due from Other	6,276	-	-	-	6,276
Due from Capital Reserve	12,492	-	-	-	12,492
<u>Investments:</u>					
General Fund Custody	211,728	-	-	-	211,728
State Board of Administration (SBA)-GF	1,666,618	-	-	-	1,666,618
State Board of Administration (SBA)-Fence Easement	74,261	-	-	-	74,261
State Board of Administration (SBA)-Capital Reserve	-	-	-	45,061	45,061
<u>Series 2016</u>					
Reserve	-	148,661	-	-	148,661
Revenue	-	501,650	-	-	501,650
<u>Series 2018</u>					
Reserve A1	-	204,883	-	-	204,883
Revenue A1	-	656,377	-	-	656,377
Reserve A2	-	-	-	-	-
Revenue A2	-	3,042	-	-	3,042
Prepayment A 2	-	1	-	-	1
<u>Series 2019</u>					
Reserve	-	86,229	-	-	86,229
Revenue	-	272,321	-	-	272,321
Prepayment A1	-	-	-	-	-
<u>Series 2020</u>					
Reserve A1	-	41,928	-	-	41,928
Revenue A1	-	127,063	-	-	127,063
Prepayment A1	-	994	-	-	994
Revenue A2	-	1,874	-	-	1,874
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
<u>Series 2021 Ph3B</u>					
Reserve	-	141,194	-	-	141,194
Revenue	-	286,541	-	-	286,541
Prepayment	-	21,902	-	-	21,902
Construction	-	-	15,487	-	15,487
<u>Series 2021 Ph4</u>					
Reserve	-	211,869	-	-	211,869
Interest	-	-	-	-	-
Revenue	-	416,144	-	-	416,144
Prepayment	-	20,918	-	-	20,918
Construction	-	-	23,340	-	23,340
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	4,234	-	-	-	4,234
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 2,097,574	\$ 3,143,591	\$ 38,826	\$ 45,061	\$ 5,325,053

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

March 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	\$ 54,005	\$ -	\$ -	\$ -	\$ 54,005
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Retainage Payable	-	-	-	-	-
Due to General Fund	-	-	-	12,492	12,492
Total Liabilities	\$ 54,005	\$ -	\$ -	\$ 12,492	\$ 66,498
Fund Balance:					
Nonspendable:					
Deposits	\$ 3,760	\$ -	\$ -	\$ -	\$ 3,760
Restricted for:					
Debt Service	-	3,143,591	-	-	3,143,591
Capital Project			38,826	-	38,826
Assigned for:					
Capital Reserve Fund	-	-	-	32,569	32,569
Unassigned	2,035,575	-	-	-	2,035,575
Total Fund Balances	\$ 2,043,569	\$ 3,143,591	\$ 38,826	\$ 32,569	\$ 5,258,555
Total Liabilities & Fund Balance	\$ 2,097,574	\$ 3,143,591	\$ 38,826	\$ 45,061	\$ 5,325,053

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,144,757	\$ 2,144,757	\$ 2,082,047	\$ (62,710)
Special Assessments - Gate Monitoring*	32,500	-	-	-
Interest/Miscellaneous Income	25,000	12,500	25,287	12,787
Restricted Easement Fence Fund	-	-	15,000	15,000
Facility Revenue	10,000	5,000	12,873	7,873
Total Revenues	\$ 2,212,257	\$ 2,162,257	\$ 2,135,206	\$ (27,050)

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 2,400	\$ 5,000	\$ (2,600)
PR-FICA	367	184	383	(199)
Engineering	36,000	18,000	9,357	8,643
Attorney	30,000	15,000	6,416	8,584
Annual Audit	7,600	-	-	-
Assessment Administration	11,236	11,236	11,236	-
Arbitrage Rebate	3,600	3,000	3,000	-
Dissemination Agent	14,045	7,023	7,023	-
Trustee Fees	20,400	19,341	19,341	-
Management Fees	58,533	29,267	29,267	-
Information Technology	1,776	888	888	-
Website Maintenance	1,272	636	636	-
Telephone	700	350	278	72
Postage & Delivery	1,600	800	692	108
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	1,150	321	829
Legal Advertising	1,500	750	838	(88)
Other Current Charges	1,600	800	230	570
Office Supplies	300	150	5	145
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 206,781	\$ 120,126	\$ 103,815	\$ 16,310

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 6,663	\$ 6,595	\$ 68
Electric	52,500	26,250	19,219	7,031
Water/Sewer/Irrigation	45,000	22,500	23,450	(950)
Gas	2,500	1,250	884	366
Trash Removal	8,400	4,200	4,963	(763)
<i>Security</i>				
Security Monitoring	1,440	720	666	54
Gate Monitoring	32,500	16,250	15,694	556
Gate Repairs	3,000	1,500	1,067	433
Access Cards	3,000	715	715	-
Contacted Security	20,000	10,000	12,732	(2,732)
<i>Management Contracts</i>				
Facility Management	98,729	49,364	49,365	(0)
Facility Attendant	41,498	20,749	7,944	12,805
Pool Attendants	61,479	3,451	3,451	-
Canoe Launch Attendant	5,750	-	-	-
Snack Bar Attendant	10,000	-	-	-
Field Management / Admin	95,000	47,500	47,500	(0)
Pool Maintenance	20,000	10,000	8,527	1,473
Pool Chemicals	26,475	13,238	13,219	19
Janitorial	25,112	12,556	12,517	39
Facility Maintenance	103,200	51,600	50,183	1,417
Private Event Attendant	6,500	3,250	3,553	(303)
Repairs & Maintenance	62,800	31,400	28,005	3,395
New Capital Projects	5,000	2,500	-	2,500
Snack Bar Inventory -CGS	1,000	500	-	500
Food Service License	650	325	-	325
Subscriptions	4,000	2,000	2,027	(27)
Pest Control	2,831	1,416	1,377	39
Supplies	2,500	1,250	119	1,131
Furnitures, Fixtures & Equipment	5,000	526	526	-
Special Events	35,000	16,832	16,832	-
Holiday Decorations	20,000	5,125	5,125	-
Fitness Center Repairs/Supplies	5,500	2,750	1,830	920
Office Supplies	2,050	1,025	636	389
ACA++SCAP/BMI Licenses	800	400	-	400
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	-	-	-
Subtotal Amenity Center Expenditures	\$ 908,057	\$ 452,472	\$ 407,612	\$ 44,860

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	18,160	10,991	7,169
Landscape Maintenance	690,755	345,378	288,231	57,146
Landscape Contingency	85,000	26,129	26,129	-
Lake Maintenance	27,000	13,500	13,705	(205)
Grounds Maintenance	35,000	17,500	21,660	(4,160)
Pump Repairs	10,000	5,000	10,167	(5,167)
Streetlighting	69,294	34,647	38,319	(3,672)
Streetlight Repairs	5,000	2,500	-	2,500
Irrigation Repairs	50,000	25,000	7,469	17,531
Miscellaneous	6,500	3,250	470	2,780
Contingency	31,149	15,574	4,778	10,797
Capital Reserve	45,000	45,000	45,000	-
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ 551,638	\$ 466,918	\$ 84,720
Total Operations & Maintenance	\$ 2,005,476	\$ 1,004,110	\$ 874,530	\$ 129,580
Total Expenditures	\$ 2,212,257	\$ 1,124,235	\$ 978,345	\$ 145,890
Excess (Deficiency) of Revenues over Expenditures	\$ 0		\$ 1,156,861	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -		-	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ 0		\$ 1,156,861	
Fund Balance - Beginning	\$ -		\$ 886,708	
Fund Balance - Ending	\$ -		\$ 2,043,569	

(1) Includes special assessments for gate monitoring.

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 97,954	\$ 350,377	\$ 1,455,871	\$ 177,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,082,047
Special Assessments - Gate Monitoring*	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	2,251	1,515	2,162	4,836	6,062	8,462	-	-	-	-	-	-	25,287
Restricted Easement Fence Fund	-	2,400	1,800	5,400	1,800	3,600	-	-	-	-	-	-	15,000
Facility Revenue	-	-	-	10,788	2,085	-	-	-	-	-	-	-	12,873
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,251	\$ 101,868	\$ 354,339	\$ 1,476,894	\$ 187,792	\$ 12,062	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,135,206
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 400	\$ 800	\$ 800	\$ 800	\$ 1,400	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
PR-FICA	31	61	61	61	107	61	-	-	-	-	-	-	383
Engineering	1,001	2,510	1,746	366	1,253	2,481	-	-	-	-	-	-	9,357
Attorney	436	670	2,222	1,188	1,901	-	-	-	-	-	-	-	6,416
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	11,236	-	-	-	-	-	-	-	-	-	-	-	11,236
Arbitrage Rebate	-	-	2,400	-	-	600	-	-	-	-	-	-	3,000
Dissemination Agent	1,170	1,170	1,170	1,170	1,170	1,170	-	-	-	-	-	-	7,023
Trustee Fees	4,234	-	12,750	-	-	2,357	-	-	-	-	-	-	19,341
Management Fees	4,878	4,878	4,878	4,878	4,878	4,878	-	-	-	-	-	-	29,267
Information Technology	148	148	148	148	148	148	-	-	-	-	-	-	888
Website Maintenance	106	106	106	106	106	106	-	-	-	-	-	-	636
Telephone	47	22	34	51	61	63	-	-	-	-	-	-	278
Postage & Delivery	44	432	37	94	42	43	-	-	-	-	-	-	692
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	30	78	27	57	98	-	-	-	-	-	-	321
Legal Advertising	96	94	94	364	94	94	-	-	-	-	-	-	838
Other Current Charges	-	-	20	210	-	-	-	-	-	-	-	-	230
Office Supplies	1	1	1	1	1	1	-	-	-	-	-	-	5
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,588	\$ 11,097	\$ 26,547	\$ 9,464	\$ 11,218	\$ 12,901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,815

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center Expenditures													
Utilities													
Telephone/Cable/Internet	\$ 1,050	\$ 981	\$ 1,120	\$ 1,117	\$ 1,074	\$ 1,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,595
Electric	3,094	3,330	3,209	3,272	3,379	2,936	-	-	-	-	-	-	19,219
Water/Sewer/Irrigation	3,820	3,464	2,875	4,264	4,738	4,289	-	-	-	-	-	-	23,450
Gas	289	21	275	149	65	84	-	-	-	-	-	-	884
Trash Removal	788	788	782	983	808	814	-	-	-	-	-	-	4,963
Security													
Security Monitoring	111	111	111	111	111	111	-	-	-	-	-	-	666
Gate Monitoring	2,633	2,665	2,633	4,014	2,649	1,102	-	-	-	-	-	-	15,694
Gate Repairs	325	342	400	-	-	-	-	-	-	-	-	-	1,067
Access Cards	-	715	-	-	-	-	-	-	-	-	-	-	715
Contacted Security	2,460	2,758	2,454	2,967	1,574	520	-	-	-	-	-	-	12,732
Management Contracts													
Facility Management	8,227	8,227	8,227	8,227	8,227	8,227	-	-	-	-	-	-	49,365
Facility Attendant	1,187	1,102	1,235	1,457	1,296	1,667	-	-	-	-	-	-	7,944
Pool Attendants	-	-	-	-	-	3,451	-	-	-	-	-	-	3,451
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	7,917	7,917	7,917	7,917	7,917	7,917	-	-	-	-	-	-	47,500
Pool Maintenance	1,713	1,363	1,363	1,363	1,363	1,363	-	-	-	-	-	-	8,527
Pool Chemicals	2,101	2,101	2,101	2,305	2,305	2,305	-	-	-	-	-	-	13,219
Janitorial	2,321	2,996	2,055	1,479	2,059	1,607	-	-	-	-	-	-	12,517
Facility Maintenance	11,311	7,183	6,722	2,758	13,334	8,875	-	-	-	-	-	-	50,183
Private Event Attendant	827	543	521	242	671	749	-	-	-	-	-	-	3,553
Repairs & Maintenance	4,600	4,081	7,037	244	7,656	4,388	-	-	-	-	-	-	28,005
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subscriptions	304	304	501	304	304	312	-	-	-	-	-	-	2,027
Pest Control	226	226	226	233	233	233	-	-	-	-	-	-	1,377
Supplies	119	-	-	-	-	-	-	-	-	-	-	-	119
Furnitures, Fixtures & Equipment	-	-	396	-	130	-	-	-	-	-	-	-	526
Special Events	989	2,535	2,423	3,466	4,347	3,071	-	-	-	-	-	-	16,832
Holiday Decorations	-	197	4,927	-	-	-	-	-	-	-	-	-	5,125
Fitness Center Repairs/Supplies	-	-	425	-	1,405	-	-	-	-	-	-	-	1,830
Office Supplies	242	87	-	153	60	94	-	-	-	-	-	-	636
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	68,894	-	-	-	-	-	-	-	-	-	-	-	68,894
Permit and License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	\$ 125,546	\$ 54,035	\$ 59,935	\$ 47,025	\$ 65,704	\$ 55,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	407,612

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	1,473	1,261	1,505	1,891	2,492	2,371	-	-	-	-	-	-	10,991
Landscape Maintenance	47,125	48,221	48,221	48,221	48,221	48,221	-	-	-	-	-	-	288,231
Landscape Contingency	4,907	1,635	18,242	-	-	1,345	-	-	-	-	-	-	26,129
Lake Maintenance	2,284	2,284	2,284	2,284	2,284	2,284	-	-	-	-	-	-	13,705
Grounds Maintenance	2,685	2,933	5,930	554	6,911	2,647	-	-	-	-	-	-	21,660
Pump Repairs	180	3,250	405	4,432	1,900	-	-	-	-	-	-	-	10,167
Streetlighting	5,865	5,865	5,865	7,336	6,695	6,695	-	-	-	-	-	-	38,319
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,661	2,779	90	980	1,959	-	-	-	-	-	-	-	7,469
Miscellaneous	-	230	79	-	124	37	-	-	-	-	-	-	470
Contingency	-	1,000	1,251	-	1,630	897	-	-	-	-	-	-	4,778
Capital Reserve	-	-	-	-	-	45,000	-	-	-	-	-	-	45,000
Subtotal Ground Maintenance Expenditures	\$ 66,179	\$ 69,458	\$ 83,872	\$ 65,697	\$ 72,215	\$ 109,496	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	466,918
Total Operations & Maintenance	\$ 191,726	\$ 123,492	\$ 143,807	\$ 112,722	\$ 137,919	\$ 164,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	874,530
Total Expenditures	\$ 224,314	\$ 134,589	\$ 170,353	\$ 122,187	\$ 149,137	\$ 177,764	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	978,345
Excess (Deficiency) of Revenues over Expenditures	\$ (222,064)	\$ (32,721)	\$ 183,985	\$ 1,354,707	\$ 38,655	\$ (165,702)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,156,861
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (222,064)	\$ (32,721)	\$ 183,985	\$ 1,354,707	\$ 38,655	\$ (165,702)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,156,861

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	45,000	\$ -
Interest	-	-	61	61
Total Revenues	\$ 45,000	\$ 45,000	\$ 45,061	\$ 61
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	12,492	(12,492)
Total Expenditures	\$ -	\$ -	\$ 12,492	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 45,000		\$ 32,569	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 45,000		\$ 32,569	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 45,000		\$ 32,569	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2016 A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 423,988	\$ (19,377)
Interest Income	12,000	6,000	8,812	2,812
Total Revenues	\$ 455,364	\$ 449,364	\$ 432,800	\$ (16,565)
Expenditures:				
Interest - 11/1	\$ 153,263	\$ 153,263	\$ 153,263	\$ -
Interest - 5/1	153,263	-	-	-
Principal - 5/1	140,000	-	-	-
Total Expenditures	\$ 446,525	\$ 153,263	\$ 153,263	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,839	\$ 296,102	\$ 279,537	\$ (16,565)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,839	\$ 296,102	\$ 279,537	\$ (16,565)
Fund Balance - Beginning	\$ 222,167		\$ 370,774	
Fund Balance - Ending	\$ 231,006		\$ 650,311	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2018 A1/A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 585,763	\$ (26,770)
Interest Income	14,000	7,000	11,535	4,535
Total Revenues	\$ 626,533	\$ 619,533	\$ 597,299	\$ (22,234)
Expenditures:				
Interest - 11/1	\$ 226,338	\$ 226,338	\$ 226,338	\$ -
Interest - 5/1	226,338	-	-	-
Principal - 5/1	160,000	-	-	-
Total Expenditures	\$ 612,675	\$ 226,338	\$ 226,338	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 13,858	\$ 393,196	\$ 370,961	\$ (22,234)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,858	\$ 393,196	\$ 370,961	\$ (22,234)
Fund Balance - Beginning	\$ 288,459		\$ 493,341	
Fund Balance - Ending	\$ 302,317		\$ 864,303	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2019 A1/A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 244,176	\$ (13,177)
Interest Income	8,500	4,250	4,877	627
Total Revenues	\$ 265,853	\$ 261,603	\$ 249,053	\$ (12,550)
Expenditures:				
Interest - 11/1	\$ 95,478	\$ 95,478	\$ 95,478	\$ -
Interest - 5/1	95,478	-	-	-
Special Call - 2/1	-	-	5,000	(5,000)
Interest - 2/1	-	-	71	(71)
Principal - 5/1	65,000	-	-	-
Total Expenditures	\$ 255,955	\$ 95,478	\$ 100,549	\$ (5,071)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,898	\$ 166,126	\$ 148,504	\$ (17,622)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,898	\$ 166,126	\$ 148,504	\$ (17,622)
Fund Balance - Beginning	\$ 123,844		\$ 210,046	
Fund Balance - Ending	\$ 133,742		\$ 358,550	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2020 A1/A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,490	\$ 114,490	\$ 108,101	\$ (6,390)
Interest Income	5,500	2,750	2,401	(349)
Total Revenues	\$ 119,990	\$ 117,240	\$ 110,502	\$ (6,739)
Expenditures:				
Interest - 11/1	\$ 41,547	\$ 41,547	\$ 41,547	\$ -
Interest - 5/1	41,547	-	-	-
Principal - 5/1	30,000	-	-	-
Total Expenditures	\$ 113,094	\$ 41,547	\$ 41,547	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,897	\$ 75,693	\$ 68,955	\$ (6,739)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,897	\$ 75,693	\$ 68,955	\$ (6,739)
Fund Balance - Beginning	\$ 61,116		\$ 102,905	
Fund Balance - Ending	\$ 68,013		\$ 171,860	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 Phase 3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,765	\$ 280,765	\$ 266,970	\$ (13,795)
Interest Income	8,500	4,250	5,922	1,672
Prepayments	-	-	21,336	21,336
Total Revenues	\$ 289,265	\$ 285,015	\$ 294,227	\$ 9,212
Expenditures:				
Interest - 11/1	\$ 84,206	\$ 84,206	\$ 84,206	\$ -
Interest - 5/1	84,206	-	-	-
Principal - 5/1	110,000	-	-	-
Special Call - 5/1	-	-	-	-
Total Expenditures	\$ 278,413	\$ 84,206	\$ 84,206	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,852	\$ 200,809	\$ 210,021	\$ 9,212
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,558)	\$ (3,558)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,558)	\$ (3,558)
Net Change in Fund Balance	\$ 10,852	\$ 200,809	\$ 206,463	\$ 5,655
Fund Balance - Beginning	\$ 100,153		\$ 243,174	
Fund Balance - Ending	\$ 111,005		\$ 449,637	

Meadow View at Twin Creeks

Community Development District

Debt Service Fund Series 2021 Phase 4

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/25	Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 423,738	\$ 423,738	\$ 405,208	\$ (18,530)
Prepayment	-	-	20,918	20,918
Interest Income	9,000	4,500	7,520	3,020
Total Revenues	\$ 432,738	\$ 428,238	\$ 433,646	\$ 5,408
Expenditures:				
Interest - 11/1	\$ 130,129	\$ 130,129	\$ 130,129	\$ -
Interest - 5/1	130,129	-	-	-
Principal - 5/1	165,000	-	-	-
Total Expenditures	\$ 425,258	\$ 130,129	\$ 130,129	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 7,480	\$ 298,109	\$ 303,517	\$ 5,408
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (4,762)	\$ (4,762)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,762)	\$ (4,762)
Net Change in Fund Balance	\$ 7,480	\$ 298,109	\$ 298,755	\$ 646
Fund Balance - Beginning	\$ 136,629		\$ 350,176	
Fund Balance - Ending	\$ 144,109		\$ 648,931	

Meadow View at Twin Creeks

Community Development District

Capital Projects Fund Series 2021 Phase 3B

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Actual
	Thru 03/31/25
Revenues	
Interest Income	\$ 288
Total Revenues	\$ 288
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 288
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 3,558
Total Other Financing Sources (Uses)	\$ 3,558
Net Change in Fund Balance	\$ 3,846
Fund Balance - Beginning	\$ 11,641
Fund Balance - Ending	\$ 15,487

Meadow View at Twin Creeks

Community Development District

Capital Projects Fund Series 2021 Phase 4

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Actual
	Thru 03/31/25
Revenues	
Interest Income	\$ 454
Total Revenues	\$ 454
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 454
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 4,762
Total Other Financing Sources (Uses)	\$ 4,762
Net Change in Fund Balance	\$ 5,216
Fund Balance - Beginning	\$ 18,123
Fund Balance - Ending	\$ 23,340

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	11/1/2047
Reserve Fund Definition	30% of Max Annual Debt Service
Reserve Fund Requirement	\$133,013
Reserve Fund Balance	148,661
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Less: May 1, 2019	(\$105,000)
Less: May 1, 2020	(\$110,000)
Less: May 1, 2021	(\$115,000)
Less: May 1, 2022	(\$120,000)
Less: May 1, 2023	(\$125,000)
Less: May 1, 2024	(\$130,000)
Current Bonds Outstanding	\$5,835,000

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	204,883
Bonds outstanding - 11/19/2018	\$8,955,000
Less: May 1, 2020	(\$130,000)
Less: May 1, 2021	(\$135,000)
Less: May 1, 2022	(\$140,000)
Less: May 1, 2023	(\$150,000)
Less: May 1, 2024	(\$155,000)
Current Bonds Outstanding	\$8,245,000

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$76,586
Reserve Fund Balance	86,229
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1, 2022	(\$55,000)
Less: May 1, 2023	(\$60,000)
Less: May 1, 2024	(\$60,000)
Less: May 1, 2024 - Special Call	(\$30,000)
Less: February 1, 2024 - Special Call	(\$5,000)
Current Bonds Outstanding	\$3,350,000

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/2026
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$33,986
Reserve Fund Balance	41,928
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Less: May 1, 2023	(\$25,000)
Less: May 1, 2024	(\$25,000)
Current Bonds Outstanding	\$1,590,000

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$139,691
Reserve Fund Balance	141,194
Bonds outstanding - 10/26/2021	\$5,140,000
Less: May 1, 2023	(\$105,000)
Less: August 1, 2023	(\$20,000)
Less: May 1, 2024	(\$105,000)
Less: May 1, 2024 - Special Call	(\$5,000)
Current Bonds Outstanding	\$4,905,000

Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$211,869
Reserve Fund Balance	211,869
Bonds outstanding - 10/26/2021	\$7,615,000
Less: May 1, 2023	(\$155,000)
Less: May 1, 2024	(\$160,000)
Current Bonds Outstanding	\$7,300,000

TOTAL Bonds Outstanding	\$31,225,000
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B.

Meadow View at Twin Creeks
FISCAL YEAR 2025 ASSESSMENT RECEIPTS

ASSESSED	#UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET	SERIES 2021-3B DEBT ASMT NET	SERIES 2021-4 DEBT ASMT NET	O&M NET	TOTAL ASSESSED
TOTAL ASSESSED	1478	443,364.15	612,533.25	255,335.17	113,041.11	279,170.52	423,726.06	2,177,197.57	4,304,367.83

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021-3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2024	712.06	983.75	410.08	181.55	448.36	680.52	3,496.68	6,913.00
2	11/15/2024	7,469.77	10,319.92	4,301.87	1,904.51	4,703.45	7,138.91	36,681.31	72,519.74
3	11/19/2024	11,765.42	16,254.61	6,775.75	2,999.74	7,408.27	11,244.29	57,775.65	114,223.73
4	12/6/2024	39,093.02	54,009.27	22,513.83	9,967.24	24,615.48	37,361.46	191,971.40	379,531.70
5	12/19/2024	32,257.71	44,565.90	18,577.34	8,224.50	20,311.52	30,828.91	158,405.70	313,171.58
6	1/9/2025	295,516.08	408,272.58	170,188.88	75,345.44	186,075.89	282,426.68	1,451,170.32	2,868,995.87
Interest	1/14/2025	957.24	1,322.48	551.28	244.06	602.74	914.84	4,700.67	9,293.31
7	2/21/2025	36,216.31	50,034.93	20,857.11	9,233.79	22,804.11	34,612.16	177,844.91	351,603.32
8	4/8/2025	16,611.50	22,949.75	9,566.63	4,235.30	10,459.67	15,875.72	81,572.94	161,271.51
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		440,599.11	608,713.19	253,742.77	112,336.13	277,429.49	421,083.49	2,163,619.58	4,277,523.76

BALANCE DUE	2,765.04	3,820.06	1,592.40	704.98	1,741.03	2,642.57	13,577.99	26,844.07
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PERCENT COLLECTED TAX ROLL	99%	99%	99%	99%	99%	99%	99%	99%
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C.

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
General Fund		
3/5/25	2879-2886	\$18,848.90
3/12/25	2887-2895	30,170.42
3/19/25	2896-2902	63,692.29
TOTAL		\$112,711.61
Autopayments		
3/3/25	Wellbeats	\$249.00
3/3/25	TECO	\$75.49
3/3/25	AT&T	\$69.55
3/11/25	Republic Services	813.66
3/17/25	Florida National Gas	\$8.47
3/18/25	St Johns County Utility Dept	4,288.77
3/20/25	AT&T	85.60
3/21/25	Comcast	1,028.31
3/24/25	RollKall Technol	173.25
3/27/25	RollKall Technol	346.50
3/28/25	FPL	12,000.95
3/28/25	WF Bus Credit Card Payment	4,145.96
3/31/25	AT&T	69.55
3/31/25	IRS FICA Payment	122.40
Total Paid Electronically		\$23,477.46
Total General Fund		\$136,189.07

MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE	EXPENSED TO... INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
3/12/25	00001	3/01/25	123 MAR MANAGEMENT FEES	202503	310-51300-34000					*	4,877.75		
		3/01/25	123 MAR WEBSITE ADMIN	202503	310-51300-35300					*	106.00		
		3/01/25	123 MAR INFORMATION TECH	202503	310-51300-35100					*	148.00		
		3/01/25	123 MAR DISSEMINATION SVCS	202503	310-51300-31600					*	1,170.42		
		3/01/25	123 OFFICE SUPPLIES	202503	310-51300-51000					*	.84		
		3/01/25	123 POSTAGE	202503	310-51300-42000					*	42.90		
		3/01/25	123 COPIES	202503	310-51300-42500					*	98.10		
		3/01/25	123 TELEPHONE	202503	310-51300-41000					*	63.46		
									GOVERNMENTAL MANAGEMENT SERVICES			6,507.47	002889
3/12/25	00178	3/07/25	3536516 JAN GENERAL COUNSEL	202501	310-51300-31500					*	1,187.50		
									KUTAK ROCK LLP			1,187.50	002890
3/12/25	00020	2/28/25	362 FEB PRIVATE EVT ATTENDENT	202502	320-57200-45509					*	670.88		
									RIVERSIDE MANAGEMENT SERVICES			670.88	002891
3/12/25	00020	2/28/25	363 FEB ASSISTANT MANAGER	202502	320-57200-45510					*	1,296.12		
									RIVERSIDE MANAGEMENT SERVICES			1,296.12	002892
3/12/25	00020	2/28/25	364 FEB SPECIAL EVT ASSISTANT	202502	320-57200-49400					*	416.08		
									RIVERSIDE MANAGEMENT SERVICES			416.08	002893
3/12/25	00020	3/01/25	361 MAR FIELD MGMT/ADMIN	202503	320-57200-45504					*	7,916.67		
		3/01/25	361 MAR FACILITY MANAGEMENT	202503	320-57200-45500					*	8,227.42		
									RIVERSIDE MANAGEMENT SERVICES			16,144.09	002894
3/12/25	00198	2/18/25	206 CONCRETE REMOVAL	202502	320-57200-45508					*	450.00		
		2/18/25	206 CONCRETE REPAIR/FOOTERS	202502	320-57200-45508					*	1,345.00		
									JOAO C PAIS NUNES			1,795.00	002895
									MVTP MEADOW VIEW TP BPEREGRINO				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/19/25	00200	3/16/25 03162025	202503 320-57200-49400	SPRING FLING EVENT	*	1,600.00	
		3/16/25 03162025	202503 320-57200-49400	SPRING FLING EVENT	V	1,600.00-	
				REBECCA WENGROW FIXEL			.00 002896
3/19/25	00045	1/23/25 87724	202501 300-13100-10400	PUMP/MOTOR REPAIR POND#6	*	6,521.21	
				FUTURE HORIZONS INC			6,521.21 002897
3/19/25	00045	2/28/25 88407	202502 320-53800-45005	FEB LAKE MAINTENANCE	*	2,284.14	
				FUTURE HORIZONS INC			2,284.14 002898
3/19/25	00045	3/06/25 88540	202503 300-13100-10400	PUMP/MOTOR REPAIR POND#5	*	5,971.21	
				FUTURE HORIZONS INC			5,971.21 002899
3/19/25	00153	2/28/25 00069841	202502 310-51300-48000	NOTICE OF MEETING-2/20/25	*	94.48	
				GANNETT MEDIA CORP			94.48 002900
3/19/25	00047	3/17/25 27116	202503 310-51300-31200	ARB SE2019 FYE 1/31/25	*	600.00	
				GRAU & ASSOCIATES			600.00 002901
3/19/25	00040	3/01/25 870171	202503 320-53800-45003	MAR LANDSCAPE MAINTENANCE	*	48,221.25	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			48,221.25 002902
				TOTAL FOR BANK A		112,711.61	
				TOTAL FOR REGISTER		112,711.61	

RECEIVED
By Tara Lee at 9:53 am, Feb 25, 2025

APPROVED FACILITY MAINTENANCE
57200.320.45508
CHRISTIAN BIROL 02/25/2025

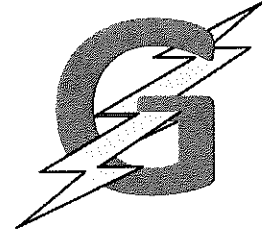
INVOICE

Alfred W. Grover, Electrical Contractor

1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 2/24/2025
INVOICE # 22425
TERMS: Due upon receipt



Bill To:

Meadow View at Twin Creeks CDD
850 Beacon Lake Parkway
St Augustine, FL 32095

Job Location: Beacon Lake

DESCRIPTION OF WORK	AMOUNT
1) Installed 1, new 24 hr time clock for pool pump in outdoor pool control cabinet.	
Material:	-
Labor: 1 electrician 2.5 hrs @ \$80 per hr	200.00
Per Christian Birol	
TOTAL	\$ 200.00

Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!



APPROVED SECURITY MONITORING
57200.320.45400
CHRISTIAN BIROL 03/03/2025

Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
02/06/2025	\$110.95	01/16/2025

Meadow View at Twin Creeks CCD
475 West Town Place Suite #114
St Augustine FL 32092

INVOICE NO. 373508

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 02/01/2025 to 02/28/2025
Recurring No.: 17336
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

IMPORTANT: Please remember to test your system monthly.

Need automation for your home? Visit us online at www.smarthome.biz

There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95

RECEIVED

By Tara Lee at 8:34 am, Mar 03, 2025



Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

Meadow View at Twin Creeks CCD
475 West Town Place Suite #114
St Augustine FL 32092

PLEASE PAY BY	AMOUNT	INVOICE DATE
03/12/2025	\$110.95	02/19/2025

INVOICE NO. 377503

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 03/01/2025 to 03/31/2025
Recurring No.: 17336
Job Name:
Order No.:

1.320.57200.45400 TRL

~~1-320-57200-45410~~ Gate Monitoring
Approved Jen Erickson 2.26.2025

RECEIVED

By Tara Lee at 8:59 am, Feb 27, 2025

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

Item	Quantity	Unit Price	Total
Cellular Fire Monitoring	1.00	\$79.00	\$79.00
Monitoring with Cellular Communicator	1.00	\$31.95	\$31.95
Sub-Total ex Tax			\$110.95
Tax			\$0.00
Total			\$110.95

"Thank you—we really appreciate your business! Please send payment within 21 days of receiving this invoice.

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There will be a 1.5% interest charge per month on late invoices.

Sub-Total ex Tax	\$110.95
Tax	\$0.00
Total inc Tax	\$110.95
Amount Applied	\$0.00
Balance Due	\$110.95

APPROVED REPAIRS AND MAINTENANCE
57200.320.44200
CHRISTIAN BIROL 03/03/2025

Big Z Pool Service LLC
9048684660
172 Stokes Landing Rd.
Saint Augustine, FL 32095
CPC1459355

RECEIVED
By Tara Lee at 8:40 am, Mar 03, 2025



Meadow View at Twin Creeks CDD (Beacon Lakes)
850 Beacon Lake Parkway
St. Augustine, FL 32095

Invoice Number 6986-Q
Date of Issue 03/01/2025
Due Date 03/31/2025
Reference Phosphate Treatment
Amount Due (USD) \$104.03

Description	Rate	Qty	Line Total
RE: Phosphate Treatment added during the month of Feb. 2025	\$0.00	1	\$0.00
Phosphate Remover 101.5 oz added 2/10/25 8 oz. added 2/11/25	\$0.95	109.5	\$104.03
Subtotal			104.03
Tax			0.00
Total			104.03
Amount Paid			0.00
Amount Due (USD)			\$104.03

Notes

Thank you for your business!

Terms

Payment Terms: NET30

Monthly Cleaning Service Accounts: Payment is due Net 30 from the invoice date.

Repairs, Remodels, and Material Invoices: Payment is due Net 10 from the invoice date.

Deposit Requirement: NA

Final Balance: The remaining balance after completion is due within 10 days. We appreciate timely payments.

Late Payment Fee: Late payments are subject to a 3.5% late fee on the total outstanding balance.

Preferred Payment Methods:

Cash

Check

Credit Cards: We accept credit cards; however, a 3.5% surcharge fee applies if that feature is enabled for the invoice.

Legal Considerations:



Invoice	
Date	Invoice #
3/1/2025	254525

Bill To
Meadow View at Twin Creeks CDD Attn: Jenn Clark-Erickson 850 Beacon Lake Pkwy St Augustine, FL 32095

Please Remit Payment To:

NewVenture of Jacksonville, Inc. DBA High Tech Commercial Cleaning 8130 Baymeadows Circle W., #306 Jacksonville, FL 32256-1837

Questions about billing?
904-224-0770, 904-507-5020 fax, accounting@htccleaning.com
Questions about service?
Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of March 2025</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo</p> <p>1 320 57200 45507 Amenity-Janitorial Approved Jen Erickson 2.21.2025</p> <div> <p>RECEIVED</p> <p><i>By Tara Lee at 11:41 am, Feb 21, 2025</i></p> </div>	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00

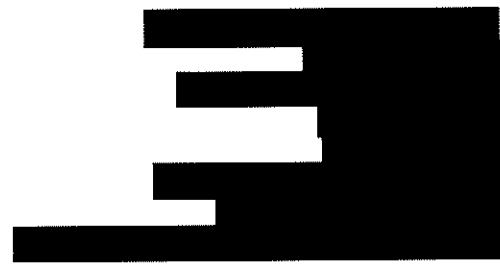
KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 26, 2025

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157Meadow View at Twin Creeks CDD
Governmental Management Services LLC
Suite 114
475 West Town Place
St. Augustie, FL 32092Invoice No. 3526763
35723-1

Re: General Counsel

For Professional Legal Services Rendered

12/05/24	K. Buchanan	0.70	234.50	Review status of fishing policies
12/17/24	K. Buchanan	0.40	134.00	Confer with district manager regarding agenda items
12/19/24	K. Buchanan	5.00	1,675.00	Prepare for and attend board meeting
TOTAL HOURS		6.10		

TOTAL FOR SERVICES RENDERED \$2,043.50

DISBURSEMENTS

Meals	6.15
Travel Expenses	172.69

TOTAL DISBURSEMENTS 178.84TOTAL CURRENT AMOUNT DUE \$2,222.34**RECEIVED**

By Tara Lee at 9:45 am, Feb 26, 2025



RGM Presents
mullencat@aol.com | (407) 492-3204

Invoice #000034

Issue date
Feb 26, 2025

Invoice #000034

1 320 57200 49400 Special Events
Approved Jen Erickson
2.26.2025

Customer	Invoice Details	Deposit	Balance
Jennifer Clark-Erickson Clark-Erickson Meadow View at Twin Creeks CDD BeaconManager@rmsnf.com (904) 217-3052 850 Beacon Lake Parkway St Augustine, FL 32095	PDF created February 26, 2025 \$1,300.00 Service date April 19, 2025	Due Feb 26, 2025 \$350.00	Due April 19, 2025 \$950.00

Items	Quantity	Price	Amount
LittleOne Easter Petting Zoo 3 hours	1	\$1,300.00	\$1,300.00
Subtotal			\$1,300.00

Total Due **\$1,300.00**

Deposit	\$350.00
Unpaid • Due on Feb 26, 2025	
Balance	\$950.00
Unpaid • Due on Apr 19, 2025	

RECEIVED

By Tara Lee at 2:36 pm, Feb 26, 2025



Pay online

To pay your invoice go to <https://squareup.com/u/ZcUWvti2>

Or open the camera on your mobile device and place the QR code in the camera's view.

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 360
Invoice Date: 2/18/2025
Due Date: 2/18/2025
Case:
P.O. Number:

Bill To:

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Maintenance January 1 - January 31, 2025		13,376.00	13,376.00
Maintenance Supplies		123.63	123.63
APPROVED REPAIRS AND MAINTENANCE- \$4250.00 320-57200-44200			
FACILITY MAINTENANCE- \$5300.00 320-57200-45508			
GROUNDS MAINTENANCE-\$2800.00 320-53800-45006			
CONTINGENCY-\$ 1026.00 320-53800-45011			
MISC. \$123.63 320-53800-45010			
CHRISTIAN BIROL 2/19/2025			

Alison Moring
2-21-25

Total	\$13,499.63
Payments/Credits	\$0.00
Balance Due	\$13,499.63

RECEIVED

By Tara Lee at 11:12 am, Feb 24, 2025

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/25	8.15	M.C.	Painted sign at entrance at lake side park, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center and lake side park, blew leaves and debris off basketball courts
1/2/25	7	A.A.	Repaired trash receptacle door at basketball courts and swept courts removing rocks and debris, painted sign at lake side park, removed debris from lake side park, around amenity center, parking lot and pool area, straightened and organized all furniture in pool area and at lake side park, checked and changed all trash receptacles
1/3/25	8	M.C.	Hung sign for no bikes or scooters allowed at lake side park, moved Christmas decorations out of social hall, emptied and restocked dog waste receptacles, removed debris around community and roadways
1/3/25	6.5	A.A.	Put up sign at lake side park, blew leaves and debris from firework at lake side park, around amenity center, tennis courts and parking lot, straightened and organized pool deck furniture and furniture at lake side park, blew leaves and debris off basketball courts, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
1/6/25	4.5	M.C.	Took down Christmas tree and ornaments, put all holiday décor in storage
1/6/25	5.5	J.S.	Put cold patch in pot hole by round about, took down the Christmas tree and ornaments and put in storage
1/6/25	6	A.A.	Moved mulch around playground at lake side park under swings and other areas, applied cold patch to pot hole at circle in front of amenity center, removed debris in parking lot, tennis courts, pickleball courts, around lake by the school and soccer field, emptied trash receptacles at food truck parking in front of amenity and at lake side park
1/7/25	8	M.C.	Put a lock on the lake side park gate closest to landings, spray painted the new latch white, emptied and restocked all dog waste receptacles, removed debris along roadways
1/7/25	8	J.S.	Put Christmas decorations from office in attic, straightened and organized pool deck furniture, put freezer back in kitchen, removed debris around pool area, playground, tennis courts, pickleball courts, parking lot, lake and front entrance
1/7/25	7	A.A.	Assisted installing lock and latch at lake side park playground, moved freezer into kitchen, painted lock on gate at lake side park, removed debris from connector roads, emptied and restocked dog waste receptacles
1/8/25	8	M.C.	Fixed lake side park kids lily pad, installed new dog pot in phase four
1/8/25	8	J.S.	Assisted installing lily pad structure at lake side park playground, put windscreens up on tennis courts and pickleball courts, straightened and organized pool deck furniture, removed debris around tennis courts, pickleball courts, pool area, lake side park, parking lot, basketball courts and roadways
1/8/25	8	A.A.	Putting up windscreens in tennis courts and pickleball courts, installed new dog pot in phase four, reinstalled the spring lily pad at lake side park playground, removed debris off connector roads
1/9/25	8	M.C.	Cleaned and organized lake side park maintenance closet, started and finished working on kayak closet, fixed moving faucet in fitness center men's room
1/9/25	8	J.S.	Straightened and organized pool deck furniture, cleaned out and straightened up maintenance closet at lake side park, cleaned out and straightened kayak house, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot
1/9/25	7	A.A.	Removed debris from connector roads, arranged and disposed of garbage from lake side park maintenance closet, cleaned out and organized the kayak house
1/10/25	8.5	M.C.	Worked on installing a plexiglass cover for the light switch, installed the kayak latch on dock, removed debris around amenity center
1/10/25	7.5	J.S.	Straightened and organized pool deck furniture, removed debris around pool area,

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			tennis courts, pickleball courts, playgrounds, lake side park, roadways and parking lot, emptied and restocked dog waste receptacles, checked and changed all trash receptacles, assisted with shield plate on pickleball courts
1/10/25	6	A.A.	Worked on new gate lock on the kayak launch pad, removed debris in parking lot, emptied and restocked dog waste receptacles, checked and changed trash receptacles
1/13/25	9	M.C.	Removed debris around amenity center and roadways, collected all construction debris around phase four area
1/13/25	8	J.S.	Straightened and organized pool deck furniture, changed all gym receptacles, checked and changed all trash receptacles, removed debris around pool area, playground area, tennis courts, pickleball courts and parking lot, removed large debris around roadways and common areas
1/13/25	2.5	A.A.	Removed debris from parking lots and around amenity center
1/14/25	8	J.S.	Changed out dog pot sign, adjusted gate latch at lake side park, secured bathroom door at lake side park, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, roadways and parking lot, emptied and restocked all waste receptacles
1/14/25	7.5	A.A.	Replaced sign on dog pot that had graffiti, repaired lake side park gate latch, assisted with bathroom door repairs at lake side park, removed debris on connector roads, emptied and restocked dog waste receptacles, checked and changed trash receptacles
1/15/25	8	M.C.	Replaced fitness mats and removed the curtain rod in social hall, changed air freshener in men's restroom, cut metal and prepared for kayak dock/ramp fence hinges
1/15/25	8	J.S.	Straightened and organized pool deck furniture, replaced gym mats, took down curtain rod in social hall and stored in attic, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds and parking lot
1/15/25	6	A.A.	Worked on arranging furniture in social hall, took down curtain rod in social hall, removed debris around amenity center and roadways
1/16/25	8	J.S.	Blew leaves and debris off front porch area of amenity center and back pool deck, cleaned inside and outside windows and doors, set up social hall for CDD meeting, straightened and organized all pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, lake side park, basketball courts, parking lot and around phase three and phase four
1/16/25	8	A.A.	Removed debris from roadways and common areas around phase three and phase four, removed spider webs around amenity center, removed debris around lake by amenity center, moved all furniture in the social room in preparation for CDD meeting
1/17/25	5.25	M.C.	Emptied and restocked dog waste receptacles, checked and changed trash receptacles, reviewed where new dog pots are to be installed
1/17/25	8	J.S.	Greased bucket at splash park, installed one dog pot and concreted in place in phase four, straightened up social hall, straightened and organized pool deck furniture, removed debris around roadways, pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/17/25	7	A.A.	Assisted on greasing water park barrel, installed dog pot in phase four, removed debris around amenity center and roadways, checked and changed trash receptacles
1/21/25	5	J.S.	Straightened and organized pool deck furniture, installed new dog pot in the landings, emptied and restocked dog waste receptacles, checked and changed trash receptacles, removed debris around pool area, tennis courts, basketball courts, pickleball courts, beach area, playgrounds, roadways and parking lot
1/21/25	5	A.A.	Installed a new dog pot in the landings, removed debris through out neighborhood, emptied and restocked dog waste receptacles, checked and changed trash receptacles
1/22/25	8	J.S.	Installed sign in concrete at the landings front entrance, cleaned out closet and kayak house, installed no dogs in playground signs on playground gate at amenity center, straightened and organized pool deck furniture, removed debris at tennis courts,

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			pickleball courts, basketball courts, lake side park, playgrounds, pool area, bench area and parking lot
1/22/25	6	A.A.	Installed sign painted and concreted in front entrance of the landings, removed debris around amenity center and roadways
1/23/25	8	J.S.	removed debris around pool area, tennis courts, basketball courts, pickleball courts, lake side park, beach area, parking lot and roadways, removed debris from phase three and phase four, checked and changed all trash receptacles
1/23/25	7	A.A.	Straightened and organized pool deck furniture, removed debris around amenity center, phase four, side of road and connector roads
1/24/25	8	J.S.	Installed light bulbs in back office area, changed all gym receptacles, straightened and organized pool deck furniture, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds, beach area and parking lot
1/24/25	3	A.A.	Removed debris from roads and sidewalks, emptied and restocked dog waste receptacles
1/27/25	8	J.S.	Secured sign to playground gate, changed all gym wipes and trash receptacles, cleaned up all trash around seven eleven lake, picked up supplies, put together office chair, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, pickleball courts, lake side park, roadways, playgrounds and parking lots, checked and changed trash receptacles
1/28/25	8	J.S.	Removed rebar from pot hole put in cold patch to fill pot hole, straightened and organized pool deck furniture emptied and restocked dog waste receptacles, checked and changed all trash receptacles, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot
1/29/25	8	J.S.	Tightened screws on playground, steamed cleaned front carpet at front entrance, glued corner piece of column back on at the landings entrance, blew leaves and debris off sidewalk by the landings, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, lake side park, basketball courts, beach area and parking lot
1/30/25	8	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, lake side park, beach area, roadways and parking lot, picked up debris around front entrance lake, landings lake and amenity center lake
1/30/25	6	A.A.	Removed debris on road phase three and four and around amenity center, picked up debris at lakeside park, lake at front entrance, road entering community and around amenity center, straightened and organized furniture at lake side park, picked up signs from connect road
1/31/25	7.5	M.C.	Put up caution tape around areas at the amenity center for the kids biking event and food trucks, removed debris around the community, emptied and restocked dog waste receptacles
1/31/25	8	J.S.	Straightened and organized pool deck furniture, put caution tape and set up cones for weekend event, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, beach area and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles

TOTAL 334.4

MILES 0

*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 2/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)	1/17/25	Directional Sign	123.63	R.G.
TOTAL			<u>\$123.63</u>	



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.com | 904.642.8990

Meadow View at Twin Creeks Community Development
District
475 W Town Place
Suite 114
St. Augustine, FL 32092

March 04, 2025

Invoice No: 218758

Total This Invoice \$1,253.28

Project 17348.03000 MV@TC CDD 2023/2024 General Consulting Services (WA 28)
EMAIL COPY TO: BKOVAIC@BBXCAPITAL.COM
ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

Work Description:
Online CDD Meeting

RECEIVED**By Tara Lee at 11:23 am, Mar 07, 2025**

Deal with 2nd Lift Pavement issues and Bond issues

Email Correspondence and coordination of 2nd Lit Pavement issues

Professional Services rendered through February 22, 2025

Phase 1. General Consulting Engineering Services

Labor

		Hours	Rate	Amount	
Senior Engineer/Senior Project Manager					
Lockwood, Scott	2/8/2025	1.75	255.00	446.25	
2nd Lift Pavement Issues and Amenity Sidewalk review					
Lockwood, Scott	2/15/2025	.25	255.00	63.75	
Discussion about Landscape Fencing					
Lockwood, Scott	2/22/2025	.50	255.00	127.50	
Contractors for pavement repairs to team - Send contact information					
Engineering Intern					
Sims, Daniel	2/8/2025	1.00	150.00	150.00	
Agenda Meeting					
Sims, Daniel	2/15/2025	.50	150.00	75.00	
Email Correspondence					
Sims, Daniel	2/22/2025	2.50	150.00	375.00	
CDD Meeting					
Totals		6.50		1,237.50	
Total Labor					1,237.50
Total this Phase					\$1,237.50

Phase XP. Expenses

Expenses

Mileage			13.72	
Total Expenses		1.15 times	13.72	15.78

Total this Phase	\$15.78
------------------	---------

Total This Invoice	<u>\$1,253.28</u>
--------------------	-------------------

#: 2025-03-21-02
e: Mar 5, 2025
Mar 21, 2025



\$
AN

ew at Twin Creeks CDD
ckson
Lake Parkway, ST AUGUSTINE,
UNITED STATES
iager@rmsnf.com
04-217-3052

SHIP TO

Meadow View at Twin Creeks CDD
Jennifer Erickson
850 Beacon Lake Parkway, ST AUGUSTINE,
FL 32095, UNITED STATES

& DESCRIPTION	QTY/HRS	PRICE
GLOW party for residents with 1 cannon 9 pm	1	\$900.00
		Subtotal
		TOTAL

CUSTOMER

Thank you for allowing us to party with you! Please consider leaving us a kind remark on Facebook or Google and referrals are always welcome!

CONDITIONS

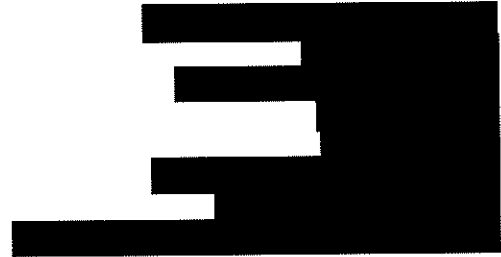
Regulations: By hiring First Coast Foam Party LLC you understand that the foam is not to be eaten, no running, no diving, no rough play, the foam can be used for many things. If we see inappropriate behavior we will address the behavior and have the party end for safety reasons. We can not be held responsible for your children's actions.

KUTAK ROCK LLP
TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

Federal ID 47-0597598

March 7, 2025



Meadow View at Twin Creeks CDD
Governmental Management Services LLC
Suite 114
475 West Town Place
St. Augustie, FL 32092

Invoice No. 3536516
35723-1

Re: General Counsel

For Professional Legal Services Rendered

01/03/25	K. Buchanan	0.60	201.00	Prepare for and attend agenda call
01/11/25	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
01/15/25	K. Buchanan	0.30	100.50	Confer with Oliver regarding demand letter
01/16/25	K. Buchanan	2.00	670.00	Prepare for and attend board meeting
01/30/25	K. Buchanan	0.30	100.50	Review open items

TOTAL HOURS 3.50

TOTAL FOR SERVICES RENDERED \$1,187.50

TOTAL CURRENT AMOUNT DUE \$1,187.50

RECEIVED

By Tara Lee at 4:29 pm, Mar 07, 2025

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 361
Invoice Date: 3/1/2025
Due Date: 3/1/2025
Case:
P.O. Number:

Bill To:
Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
1.320.57200.45504 - Contract Administration - March 2025		7,916.67	7,916.67
1.320.57200.45500 - Facility Management - Meadow View - March 2025		8,227.42	8,227.42
<div>Alison Mossing 3-4-25</div>			

RECEIVED

By Tara Lee at 12:23 pm, Mar 05, 2025

Total \$16,144.09

Payments/Credits \$0.00

Balance Due \$16,144.09

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 362
Invoice Date: 2/28/2025
Due Date: 2/28/2025
Case:
P.O. Number:

Bill To:

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Private Event Attendant through February 2025 1.320.57200,45509	23.96	28.00	670.88
Alison Moxing 3-5-25			

Total	\$670.88
Payments/Credits	\$0.00
Balance Due	\$670.88

RECEIVED

By Tara Lee at 12:43 pm, Mar 05, 2025

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
23.96	Private Event Attendant Covers February 2025	\$ 28.00	\$ 670.88
	TOTAL DUE:		<u>\$ 670.88</u>

Private Event Attendant 1.320.57200.45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH FEBRUARY 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/1/25	4.23	R.B.	Private Event Attendant
2/8/25	9.65	J.W.	Private Event Attendant
2/16/25	5.08	R.B.	Private Event Attendant
2/22/25	5	J.W.	Private Event Attendant
TOTAL	<u>23.96</u>		

Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 363
Invoice Date: 2/28/2025
Due Date: 2/28/2025
Case:
P.O. Number:

Bill To:
Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Assistant Manager through February 2025 001.320.57200,45510	46.29	28.00	1,296.12
Alison Moring 3-5-25			

RECEIVED

By Tara Lee at 12:43 pm, Mar 05, 2025

Total	\$1,296.12
Payments/Credits	\$0.00
Balance Due	\$1,296.12

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
46.29	Assistant Manager	\$ 28.00	\$ 1,296.12
	Covers February 2025		
	TOTAL DUE:		<u>\$ 1,296.12</u>

Facility Management 001.320.57200.45510

**MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
ASSISTANT MANAGER BILLABLE HOURS
THROUGH FEBRUARY 2025**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/1/25	2.12	R.B.	Facility Assistant
2/2/25	2.27	J.W.	Facility Assistant
2/3/25	2	J.W.	Facility Assistant
2/4/25	2.1	R.B.	Facility Assistant
2/5/25	2.02	J.W.	Facility Assistant
2/6/25	2.15	R.B.	Facility Assistant
2/9/25	2.12	R.B.	Facility Assistant
2/10/25	2.17	R.B.	Facility Assistant
2/11/25	2.13	R.B.	Facility Assistant
2/12/25	2.3	J.W.	Facility Assistant
2/13/25	2.12	R.B.	Facility Assistant
2/15/25	2.12	R.B.	Facility Assistant
2/17/25	2.02	J.W.	Facility Assistant
2/18/25	2.58	R.B.	Facility Assistant
2/19/25	2.05	J.W.	Facility Assistant
2/20/25	2.15	R.B.	Facility Assistant
2/22/25	1.57	J.W.	Facility Assistant
2/23/25	2	J.W.	Facility Assistant
2/24/25	2.02	J.W.	Facility Assistant
2/25/25	2.12	R.B.	Facility Assistant
2/26/25	2.03	J.W.	Facility Assistant
2/27/25	2.13	R.B.	Facility Assistant

TOTAL	<u><u>46.29</u></u>		
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Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 364
Invoice Date: 2/28/2025
Due Date: 2/28/2025
Case:
P.O. Number:

Bill To:

Meadow View @ Twin Creeks CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Special Event Assistant through February 2025 1.320.57200.49400	14.86	28.00	416.08
<i>Alison Moring</i> 3-5-25			

RECEIVED

By Tara Lee at 12:43 pm, Mar 05, 2025

Total	\$416.08
Payments/Credits	\$0.00
Balance Due	\$416.08

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
14.86	Special Event Assistant Covers February 2025	\$ 28.00	\$ 416.08
	TOTAL DUE:		<u>\$ 416.08</u>

Special Event Assistant 1.320.57200.49400

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL EVENT ASSISTANT BILLABLE HOURS
THROUGH FEBRUARY 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/1/25	2.29	L.B.	Special Event - Bike Safety
2/7/25	3.52	J.W.	Special Event - Food Truck Friday
2/14/25	3.03	J.W.	Special Event - Food Truck Friday
2/21/25	2.97	J.W.	Special Event - Food Truck Friday
2/28/25	3.05	J.W.	Special Event - Food Truck Friday
TOTAL	<u>14.86</u>		



RECEIVED

By Tara Lee at 12:24 pm, Mar 05, 2025

Bill To

Christian
850 Beacon Lake Parkway
Saint Augustine, Florida 32095
(904) 234-1977

2 Men Concrete

11001 old Saint Augustine Rd, Apartment 2110
Jacksonville, Florida 32257
Phone: (904) 404-6889
Email: 2menconcretejax@gmail.com

Payment terms Due upon receipt

Invoice # 206

Date 02/18/2025

Description

Concrete Removal

Remove old concrete, level and prep area, pour new concrete (2" Concrete base, 4" concrete Slab, +3500PSI) , broom finish and clean.

Measurements: 7'x5'

Total Area: 35 sf

Total Prices: \$450

Concrete Repair + Footers

Remove old concrete, level and prep area, pour new concrete(2" Concrete base, 4" concrete Slab, +3500PSI) , broom finish and clean.

Measurements: 7'x5'

Total Area: 35 sf

Notes: 19 LF of footers

Total Prices: \$ 1345

Warranty Concrete

1-year guarantee for concrete services, this guarantee can be used for any trace of stain, crack or anything that shows that the quality and durability of the work has been affected. The date begins after the last receipt of the final payment that must be collected at the end of the

service.

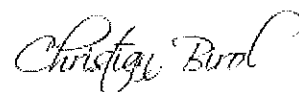
Total Prices

The total price includes tax, materials, labor and transportation of disposals.

Insurances and licenses from the company is attached with this document you will find scrolling down the estimate.

Subtotal	\$1,795.00
<hr/>	
Total	\$1,795.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

A handwritten signature in cursive script, appearing to read "Christian Burd".

Signed on: 03/05/2025

Christian

FIRST COAST VENDOR VILLAGE

1 320 57200 49400 Special Events

Jen Erickson Approved 3.17.2025

INVOICE

March 16, 2025

RECEIVED

By Tara Lee at 10:59 am, Mar 17, 2025

First Coast Vendor Village!
3068 Jacob Fixel Court
Jacksonville, Florida 32257

Meadow View at Twin Creeks CDD
ATTN: Jennifer Erickson
850 Beacon Lake Blvd
St. Johns, Florida 32095

SPRING FLING!
MARCH 23, 2025
11:00AM – 2:00PM

Adventures with Captain Character! (Animal riders, remote control train tables, puppet show)	\$600.00
DJ for 3 hours	no charge
Bounce/Slide Combo Inflatable (generator included)	no charge
Bounce/Slide Combo Inflatable (generator included)	\$250.00
Inflatable Axe Throwing Game (generator included)	\$250.00
Face Painter(s) 3 hours	\$250.00
Face Painter(s) 3 hours	\$250.00
FREE Cotton candy for residents	no charge
FREE Popcorn for residents	no charge
FREE Balloon twisting for residents	no charge
BUNNIES to PET! (Jenn to provide attendants)	no charge

Total: \$1600.00

DUE UPON RECEIPT

Make check payable to First Coast Vendor Village!

APPROVED CAPITAL RESERVES
.300.13100.10400
CHRISTIAN BIROL 03/13/2025

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187
Fax: 904-692-1193

RECEIVED

By Tara Lee at 8:21 am, Mar 13, 2025

INVOICE

Invoice Number: 87724
Invoice Date: Jan 23, 2025
Page: 1

Bill To:

Meadow View at Twin Creeks CDD
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Ship to:

Meadow View at Twin Creeks CDD
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver		2/22/25

Quantity	Item	Description	Unit Price	Amount
1.00		Grundfox 4" 5hp Pump	2,288.81	2,288.81
1.00		Grundfox 5hp 230v Motor	2,632.40	2,632.40
1.00		Franklin 5hp Capacitor/Starter Box	550.00	550.00
1.00	614-017	Large Splice Kit	175.00	175.00
1.00	Aerator Service	Aerator Service - Pond #6 Park Fountain The fountain was hard starting and making excessive noise and one of the relays would not reset. The motor failed the MEG test indicating a short in the motor. All replaced parts come with a 1-year warranty.	875.00	875.00
Subtotal				6,521.21
Sales Tax				
Freight				
Total Invoice Amount				6,521.21
Payment/Credit Applied				
TOTAL				6,521.21

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187
Fax: 904-692-1193

APPROVED LAKE MAINTENANCE
53800.320.45005
CHRISTIAN BIROL 02/25/2025

RECEIVED*By Tara Lee at 2:01 pm, Feb 28, 2025***INVOICE**

Invoice Number: 88407
Invoice Date: Feb 28, 2025
Page: 1

Bill To:

Meadow View at Twin Creeks CDD
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Ship to:

Meadow View at Twin Creeks CDD
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	2/5/25	3/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in February 2025	1,769.14	1,769.14
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in Phase 4	515.00	515.00
Subtotal				2,284.14
Sales Tax				
Freight				
Total Invoice Amount				2,284.14
Payment/Credit Applied				
TOTAL				2,284.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc

403 N First Street
PO Box 1115
Hastings, FL 32145
USA

Voice: 904-692-1187
Fax: 904-692-1193

APPROVED CAPITAL RESERVES
.300.13100.10400
CHRISTIAN BIROL 03/13/2025

RECEIVED*By Tara Lee at 8:25 am, Mar 13, 2025***INVOICE**

Invoice Number: 88540
Invoice Date: Mar 6, 2025
Page: 1

Bill To:

Meadow View at Twin Creeks CDD
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Ship to:

Meadow View at Twin Creeks CDD
District Accountant
1408 Hamlin Avenue, Unit E
Saint Cloud, FL 34771

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Kenney01	Hand Deliver		4/5/25

Quantity	Item	Description	Unit Price	Amount
1.00		Grundfox 4" 5hp pump	2,288.81	2,288.81
1.00		Grundfox 5hp 230v motor	2,632.40	2,632.40
1.00	614-017	Large Splice Kit	175.00	175.00
1.00	Aerator Service	Aerator Service - Pond #5	875.00	875.00
		The unit would run but water flow would constantly fluctuate even with a clean screen. Found portions of the pump had blown apart. All parts come with a 1-year warranty.		
Subtotal				5,971.21
Sales Tax				
Freight				
Total Invoice Amount				5,971.21
Payment/Credit Applied				
TOTAL				5,971.21

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	INV DATE
Meadow View At Twin Creeks Cdd		764130	02/28/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0006984194	Feb 1- Feb 28, 2025	\$94.48	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$94.48	

BILLING ACCOUNT NAME AND ADDRESS

Meadow View At Twin Creeks Cdd
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649

**PAYMENT DUE DATE: MARCH 31, 2025**

Legal Entity: Gannett Media Corp.

Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com

FEDERAL ID 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

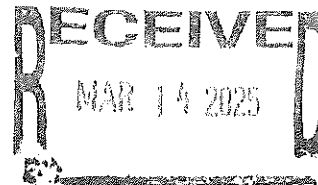
Date	Description	Amount
2/1/25	Balance Forward	\$458.80
2/5/25	PAYMENT - THANK YOU	-\$94.48
2/26/25	PAYMENT - THANK YOU	-\$364.32

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
2/10/25	10992655	SAG St Augustine Record	Monthly Meeting Notice		\$94.48

RECEIVED

By Tara Lee at 10:45 am, Mar 17, 2025



As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	\$94.48
Service Fee 3.99%	\$3.77
*Cash/Check/ACH Discount	-\$3.77
*Payment Amount by Cash/Check/ACH	\$94.48
Payment Amount by Credit Card	\$98.25

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0006984194		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$94.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$94.48
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
				1-877-736-7612		\$98.25
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

0000764130000000000000000069841940000944867171

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Courtney Hogge
Meadow View at Twin Creeks Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

02/10/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/10/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$94.48	
Tax Amount:	\$0.00	
Payment Cost:	\$94.48	
Order No:	10992655	# of Copies:
Customer No:	764130	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT
TWIN CREEKS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, February 20, 2025 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksdcd.com at least seven days prior to the meeting.

The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or joliver@gmsnf.com for further accommodations.

James Oliver
District Manager

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
St. Augustine, FL 32092*

Invoice No. 27116
Date 03/17/2025

SERVICE

AMOUNT

Project: Arbitrage - Series 2019 FYE 1/31/25
Arbitrage Services

Arbitrage

\$ 600.00

RECEIVED

By Tara Lee at 4:12 pm, Mar 17, 2025

Current Amount Due \$ 600.00

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

INVOICE



YELLOWSTONE
LANDSCAPE

Bill To:

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092

Property Name: Meadow View at Twin Creeks CDD

Address: 850 Beacon Lake Pkwy
St. Augustine, FL 32095

INVOICE #	INVOICE DATE
870171	3/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 31, 2025

Invoice Amount: \$48,221.25

Description	Current Amount
Monthly Landscape Maintenance March 2025	\$48,221.25

RECEIVED

By Tara Lee at 1:22 pm, Mar 04, 2025

Invoice Total \$48,221.25

Should you have any questions or inquiries please call (386) 437-6211.