

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

*JUNE 19, 2025*

## *AGENDA*



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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

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

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June 12, 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, June 19, 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 May 15, 2025 Meeting
- IV. Discussion of Resident Suspensions
- V. Ratification of Proposal from Allstar Electrical Contractors for Breaker and Conduit Install
- VI. Overview of the Capital Reserve Study (to be provided under separate cover)
- VII. Discussion of the Fiscal Year 2026 Budget
- VIII. Staff Reports
  - A. District Counsel
  - B. District Engineer – Acceptance of the 2025 Annual Engineer’s Report
  - C. District Manager – Update on Roadway Repairs
  - D. Amenity Manager
  - E. Operations Manager
    - 1. Report

## 2. Yellowstone Proposal for Summer Annual Rotations

- IX. Financial Reports
  - A. Financial Statements as of April 30, 2025
  - B. Assessment Receipts Schedule
  - C. Check Register
  - D. Ratification of Construction Funding Request Nos. 7 (Phase 4) and 61 (Phase 3B)
- X. Other Business
- XI. Supervisors' Requests and Audience Comments
- XII. Next Scheduled Meetings – July 17, 2025 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XIII. 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, May 15, 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	Vice Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	Supervisor

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Daniel Sims	District Engineer
Scott Lockwood	RMS
Jennifer Erickson	Amenity Manager
Christian Birol	Riverside Management Services
Matt Biagetti	GMS
Richard Grey	Operations Manager

The following is a summary of the discussions and actions taken at the May 15, 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**

Mr. Oliver opened the meeting up for audience comments.

Jimmy Hess (Resident) asked about the fishing policies. Mr. Oliver stated they will come back to this at the end of the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the April 17,  
2025 Meeting**

A copy of the minutes of the April 17, 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 April 17, 2025 meeting minutes were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Public Hearing for the Purpose of Adopting Rules Related to Overnight Parking and Parking Enforcement; Consideration Resolution 2025-05**

Ms. Buchanan provided an overview of the resolution. She stated they were asked to change the previously approved parking rules. She added they will take public comments on the matter and the board has the opportunity to modify the rules based on the comments they receive. She noted the board could undertake a similar process to adopt changes the rules again in the future if needed.

Ms. Buchanan provided an overview of the policies up for discussion. The first concept is "No parking at any time" areas throughout the district, such as parks and common areas. The second concept are areas in which overnight parking will not be allowed, such as the amenity center. She added in the second policy there is a rule that allows for overnight parking permits that residents must coordinate with onsite staff that would allow for temporary overnight parking at the amenity center. There is also an exception for vendors and contractors. Lastly, the policy sets towing procedures.

Mr. Berman asked if Lakeside is included in amenity center parking.

Mr. Oliver responded that currently the exhibit shows the amenity center, but staff will be providing a map showing the other common areas where parking will not be permitted for safety reasons and to prevent damage to District assets.

Ms. Buchanan added that staff will make sure the exhibit reflects the addition of Lakeside.

Mr. McNamee asked for Ms. Buchanan to walk the board through the last analysis on the memo dated April 17, 2025. Ms. Buchanan stated there is not a prohibition on the state level for street parking. However, there are restrictions in St. Johns County included in the

ordinance, which includes prohibiting parking in such a way that would prevent emergency vehicles from passing. So, the ordinance contemplates one-sided parking. She noted this can only be enforced by St. Johns County. She also noted a statute was recently change that no longer allows HOAs to enforce parking regulations.

Mr. Berman noted for the audience that this policy only affects commons areas and not the residential areas. If they wish to have parking enforcements in the residential areas, they can in the future by adopting a separate policy.

Mr. Oliver asked for a motion to open the public hearing.

On MOTION by Ms. Brown seconded by Mr. Berman with all in favor, Opening the Public Hearing, was approved.

Bob Michaels (Resident) asked with this policy if the CDD and HOA have no jurisdiction over private street parking. Mr. Kovacic stated the HOA is responsible for architectural code enforcement on the residential lots.

Tom Fisher (Resident) asked about the overnight parking passes. Mr. Berman stated if residents have people coming to town and they do not have enough room in their driveway for more cars, they will be able to communicate with the staff to receive a parking pass at the Amenity Center for the number of days they need.

Kyle Lear (Resident) asked what hours the board considered to be “overnight.” Mr. Berman stated it would be from 10 p.m. to 6 a.m., but noted that is for the common areas, not the side streets. Mr. Lear then asked if the overnight parking permits would have a cost and if there are plans to allow passes to residents to park at the Amenity Center at all times. The board stated they did not have plans for additional parking passes at this time and the passes will be available at no cost. Ms. Buchanan added this policy does not allow for a car to be parking for more than 7 consecutive days, with a limit of 14 days per year, per vehicle. Mr. Lear asked if there were plans for additional parking lots. Mr. Arias stated there are no plans to build another parking lot. During events people should be courteous and not park on the flower beds or berms.

Gina Sharp (Resident) stated she does not think the overnight parking permits are a smart idea. She believes families will take advantage of the free parking.

Resident stated if they do not allow parking overnight, they will need to set policies for street parking because he believes this will lead to an increase in numbers of residents parking in the streets. He stated he has seen their boats and RVs in the streets. The board encouraged residents if they see boats or RVs parked in the street or common areas to report it to District staff.

Resident stated cars have been parked at Harborside for weeks or months at a time. Mr. Berman responded that the HOA oversees this area and Harborside has a separate HOA.

Brenden Hughes (Resident) stated that for six months he has been bringing up concerns to the board about a neighbor that has four cars and parks two of them in the street consistently. He asked if he could park his boat on the street where it does not block anyone's driveway. Mr. Kovacic stated that if there is a watercraft parking in front of a home, most likely the homeowner will receive a letter from the HOA. Mr. Hughes then asked what has changed from 2019, when the last policy was adopted to today to repeal the previous policy. Mr. Oliver stated that the attorney that wrote the policy from 2019 has revised his position and the current attorney has stated she does not believe that this district has the right to enforce traffic enforcement on district owned roads and she has provided a path in which it could be done, which is to enter into an agreement with the Sheriff's office. Mr. Hughes stated that he thinks law enforcement is not the same as regulating where parking could be allowed on District owned roads. Mr. McNamee stated that he thought the same thing, however counsel did the research and determined parking is considered traffic enforcement legally and only the Sheriff's Office can enforce that.

Resident asked how the county will enforce parking. Mr. Oliver stated the district must meet the requirements and then they will go through a traffic study. If the county deems it necessary, the district will put up signage and the county will enforce parking and speeding concerns.

Resident stated he has 4 kids that will eventually be driving and there is no way to fit 6 cars in their driveway. He asks the board to think about how many new cars there will be in 10 to 15 years when the children in the neighborhood become of age. He believes allowing street parking is necessary and asked if they could limit it to parking on one side of the street.

Resident in Phase 4 stated the streets are not wide enough to have street parking. She asked why the HOA has the ability to enforce parking for boats and RVs but not cars. Ms.

Buchanan stated the language that was changed that allows the street parking only authorizes that for someone's private vehicle, not for things like boats or RVs.

Resident stated an obstruction is an obstruction, so if there is jurisdiction to enforce something other than a car, what would be the difference. Ms. Buchanan stated the law on this issue is inconsistent. The resident then stated that if the laws are inconsistent and unclear, it's a good opportunity to exploit them and do what the residents want and will benefit them. Ms. Buchanan stated if you want to take advantage of the lack of clarity, then you do a cost benefit analysis. If you try to enforce it, the question becomes how. The only thing the District can do is block amenity center access because it's the only thing the District has control over. Mr. Berman pointed out that you'd have to prove who the vehicle belongs to.

Mr. Oliver asked for a motion to close the public hearing.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor, Closing the Public Hearing, was approved.
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Mr. Arias stated the signage and towing would be the only solution because of the gray area, but then it comes down to cost. If everyone did what they were supposed to do and were courteous, that would go a long way towards addressing the safety concerns.

Mr. McNamee stated that the Board is aware this is a hot button issue and is putting its best foot forward and trying to navigate the parking issue.

Mr. Berman stated the board will need to look at the issues of street parking in the near future.

Mr. McNamee expressed concern for the 7 consecutive days that the policy allows someone to park with a permit. He believes the allowance should be for more of a weekend guest.

Ms. Erickson stated that in the last year she's had 7 or 8 people ask to park at the amenity center. She noted those parking RVs are not allowed to stay in the RVs; it is for parking purposes only. The normal time a RV/car would stay in the lot is 3-4 days. She added there are around 100 spots in the lot and staff will limit the number of spots used for parking permits.

Mr. Berman stated he does not have a problem with the 7 consecutive days and 14 days out of the year. He made a motion to approve.



On MOTION by Mr. Berman seconded by Mr. Arias with all in favor, Resolution 2025-05, Adopting Rules Related to Overnight Parking and Parking Enforcement, was approved.

**FIFTH ORDER OF BUSINESS****Consideration of Proposals for Security Services****A. Giddens****B. Central Security**

Mr. Arias stated there has been an increase of vandalism in the community and believes extra security to be necessary. He added they can go deeper into these proposals at the Budget Workshop. He noted the security will be for 7 hours for 7 days a week.

He asked the board when they would like to have the workshop.

Mr. Oliver asked if June 4, 2025 at 10 a.m. works for the workshop date. The Board agreed.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the Budget Workshop on June 4, 2025 at 10:00 a.m., was approved.

**SIXTH ORDER OF BUSINESS****Consideration of Resolution 2025-06, Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date for Adoption**

Mr. Oliver presented the Resolution and proposed Fiscal Year 2026 Budget. He stated they are proposing the public hearing date be held on August 21, 2025. He added they will further discuss this in the Budget Workshop and if the budget goes up prior to this, they will need to send mailed notice to property owners no later than 20 days before the public hearing to adopt. He noted the budget is a high-end budget and proposes an increase of 10.5%. Mr. Arias noted this is a much lower percentage than what they started with last year.

Mr. Oliver noted a big part of the increase is the security line item. He stated they have never had this line item until this budget and is currently \$91,000. The next large line item is the Capital Reserve, which contains a placeholder of 100,000. As the budget works up, the amount in the capital reserve will lower.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor, Resolution 2025-06, the Proposed Budget for Fiscal Year 2026 and Setting the Public Hearing Date for Adoption on August 21, 2025 was approved.

**SEVENTH ORDER OF BUSINESS****Staff Reports****A. District Counsel**

Ms. Buchanan had nothing further to report and offered to answer questions. Mr. Arias asked if there is a timeline of how long the football team will practice on the field. Ms. Buchanan stated she turned working out the details over to Ms. Erickson.

Ms. Erickson stated their practices have ended for the season so she asked if they would need the field for the summer or fall. The coach responded that he would get back to her, but she has not yet heard anything.

**B. District Engineer – Consideration of Work Authorization No. 29 for 2025 Rates**

Mr. Lockwood provided an engineering update for the board. He stated the second lift is still waiting on bids, but they are hopeful to be finished by the end of the summer.

Mr. Arias asked if they need a road replaced a year from now who will pay for it. Mr. Lockwood stated that Beacon Lake Parkway and Twin Creeks Drive are county-owned and maintained. The roads in each of the developments are private so the repairs for those roadways will be the CDD's responsibility. Mr. Arias then asked if a resident were building a pool for example, and their contractor cracked the gutter if the CDD can charge the homeowner for that repair. Mr. Lockwood recommended having some sort of proof of who caused the damage in a situation like that.

Mr. Lockwood stated that the annual engineer's report required by the bond indenture is coming due. That will be completed within the next month.

Next, Mr. Lockwood stated there was a slight rate increase in the hourly rates for engineering services.

Mr. Arias asked about FPL and the lights on the connector road. Mr. Lockwood stated FPL has stated they would pay and the CDD should hold them accountable to their word. He noted once the lights are installed, the CDD must pay the electric bill monthly. Mr. Arias asked how much the set cost of each light is. Mr. Oliver stated they will send the board that information before the next day.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor the FPL Proposal with Final Approval from the Chair, was approved in substantial form.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor Work Authorization No. 29 for 2025 Rates was approved.

**C. District Manager- Report on the Number of Registered Voters (2,313)**

Mr. Oliver reminded the board members to file the Form 1 by July 1<sup>st</sup> and of the requirement to complete four hours of ethics training by the end of the year. He stated there are currently 2,313 voters registered in the district. He noted they are required to state the registered voters on the record.

**D. Amenity Manager**

Ms. Erickson presented the Amenity Manager's Report. She stated they have a Memorial Day Celebration with bounce houses, food trucks and a foam party. There is a Daddy Dance scheduled in June and the tickets sold will cover all food and beverages. There are two dates in June and July for live music. For the teens they plan on having silent disco, laser tag and a glow party.

Ms. Erickson stated they have hired pool monitors. Mr. Berman stated he believes having the pool monitors come to work at 11 a.m. is too late in the day to have them come in. He asked to change the hours to 10 a.m. to 4 p.m. The board agreed.

**E. Operations Manager – Report**

Mr. Gray provided an overview of the maintenance items that were addressed between meetings. He stated they are not happy with the soccer field. There are parts that needed to be resodded and the company is coming back to redo those areas at no extra cost to the district. He noted this has taken longer than expected. He added they have started mulching the front entrance areas and it is thinner than normal and that was intentional. The enhancement project will be finished on the last week of May or the first week of June. Once this is complete, they will conduct an inspection and if they are not happy, they will come back and fix the areas that

need to be fixed. The project timeline for Landings is on track and everything seems to be adapting well. He will look into the area by the gate that a resident reported is still holding water from heavy rain. Another box drain may need to be installed. Envera has applied a credit back for the Landings in the amount of \$1,546.22.

Mr. Berman asked how the gym equipment is doing. Mr. Gray stated they are okay at the moment, but they are talking about replacing some equipment in the next year.

Ms. Brown asked if they could add signs to the designated no fishing areas. Mr. Gray suggested if they add signs to one pond, they add signs to all ponds. Mr. Arias stated his preference for no signs.

A resident stated he saw someone spray pesticides that he believes is causing pond bank erosion. Mr. Gray stated that it was Future Horizons that sprayed the pond bank and he has addressed this concern with them.

## **EIGHTH ORDER OF BUSINESS**

### **Financial Reports**

#### **A. Financial Statements as of March 31, 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 \$136,189.07 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.

*\* Mr. Oliver left the meeting at this time. Mr. Biagetti took over the meeting.*

## **NINTH ORDER OF BUSINESS**

### **Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS****Supervisors' Requests and Audience Comments**

Mr. McNamee stated he believes they should send out an eblast to the communities after the meetings about what transpired in the meetings. Mr. Berman asked for staff to show the Board an example of what the meeting summaries might look like before transmitting anything to the community.

Mr. Grey stated he has moved up in the company and Mr. Birol will take over his position in the community.

Resident stated he has been speaking with Mr. Birol regarding a neighbor that has moved the planters. Mr. Birol added that the resident has also started planting trees on CDD property. A second letter will be sent to the resident. The trees will be removed if there is no response from the resident.

Tyler Thors stated that he thinks providing a graph that shows the results of removing \$100,000 from the budget would be in terms of the annual assessments would be very constructive.

Jimmy Hess stated he was fishing at the Lens Court pond and was approached by a nearby resident and was asked to move. Mr. Biagetti stated that there was a lot of work done by the board to create the map showing the designated fishing areas, so it may be worthwhile to remind the community of the fishing policy and map of where you can and cannot fish. Mr. Arias recommended calling the Sheriff's Office if anyone feels that their home is being trespassed upon or they are being harassed to have them deal with the issue.

Resident suggested allowing street parking on one side of the street.

Resident stated the ebikes have become unsafe in the neighborhoods.

*\* Mr. Kovacic left the meeting at this time.*

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – June 19, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095**

**TWELFTH ORDER OF BUSINESS****Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## *FIFTH ORDER OF BUSINESS*

ESTIMATE

Allstar Electrical Contractors Inc.  
135 Jenkins Street Suite 105B #107  
Saint Augustine, FL 32086

allstar@allstar-electric.org  
+1 (904) 540-3351  
http://www.allstar-electric.org



Bill to  
Meadow View At Twin Creeks CDD  
850 Beacon Lake Parkway  
St Augustine, FL 32210

Ship to  
Meadow View At Twin Creeks CDD  
850 Beacon Lake Parkway  
St Augustine, FL 32210


Estimate details

Estimate no.: 3196  
Estimate date: 05/25/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales Item	Install breaker and run conduit from meter to Irrigation control box.	1	\$590.00	\$590.00
			Install Breaker for GFCI receptacle already installed.			
Total						\$590.00

Note to customer  
Thank you for your Business

Accepted date 5/27/2025

Accepted by   
Blaz Kovacic, Vice-chair  
Meadow View at Twin Creeks  
Community Development District



## *SEVENTH ORDER OF BUSINESS*

# *Meadow View at Twin Creeks*

*Community Development District*

*Approved Budget  
FY 2026*



June 19, 2025

*Presented by:*



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# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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#### **REVENUES:**

Special Assessments - On Roll	\$2,144,757	\$2,165,942	\$11,256	\$2,177,198	\$2,391,275
Special Assessments - Gate Monitoring*	32,500	-	32,500	32,500	32,500
Interest/Miscellaneous Income	25,000	30,681	21,350	52,031	30,000
Restricted - Easement Fence Fund	-	15,600	3,600	19,200	-
Facility Revenue	10,000	18,023	8,000	26,023	15,000

<b>TOTAL REVENUES</b>	<b>\$2,212,257</b>	<b>\$2,230,246</b>	<b>\$76,706</b>	<b>\$2,306,952</b>	<b>\$2,468,775</b>
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#### **EXPENDITURES:**

##### **Administrative**

Supervisor Fees	\$4,800	\$5,600	\$4,000	\$9,600	\$9,600
FICA Taxes	367	428	306	734	734
Engineering	36,000	10,601	20,157	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	8,193	5,852	14,045	14,747
Trustee Fees	20,400	19,341	-	19,341	24,241
Management Fees	58,533	34,144	24,389	58,533	61,460
Information Technology	1,776	1,036	740	1,776	1,865
Website Maintenance	1,272	742	530	1,272	1,336
Website Hosting	-	-	-	-	3,600
Telephone	700	422	278	700	700
Postage & Delivery	1,600	736	864	1,600	1,600
Insurance General Liability	8,977	8,732	-	8,732	9,824
Printing & Binding	2,300	392	1,443	1,835	2,300
Legal Advertising	1,500	1,111	980	2,091	1,500
Other Current Charges	1,600	430	500	930	1,600
Office Supplies	300	133	50	183	300
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>TOTAL ADMINISTRATIVE</b>	<b>\$206,781</b>	<b>\$112,869</b>	<b>\$86,872</b>	<b>\$199,741</b>	<b>\$224,680</b>
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# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Operations &amp; Maintenance</b>					
<b><u>Amenity Center</u></b>					
<b>Utilities</b>					
Telephone/Cable/Internet	\$13,326	\$7,709	\$5,600	\$13,309	\$14,902
Electric	52,500	22,046	20,179	42,225	48,000
Water/Irrigation	45,000	27,342	22,658	50,000	55,000
Gas	2,500	1,041	1,000	2,041	2,500
Trash Removal	8,400	4,963	4,890	9,853	9,860
<b>Security</b>					
Security Monitoring (Atlantic Security)	1,440	666	666	1,331	1,440
Gate Monitoring (Hidden Eyes LLC)	32,500	18,343	13,243	31,585	32,500
Gate Repairs	3,000	1,067	500	1,567	3,000
Access Cards	3,000	715	2,285	3,000	3,000
Contracted Security (Roll Kall)	20,000	14,999	12,500	27,499	30,000
Roving Security	-	-	-	-	91,000
<b>Management Contracts</b>					
Facility Management (RMS)	98,729	57,592	41,137	98,729	104,652
Facility Attendant (RMS)	41,498	10,661	30,837	41,498	43,988
Pool Attendants (RMS)	61,479	6,313	55,166	61,479	65,168
Canoe Launch Attendant (RMS)	5,750	-	100	100	2,000
Snack Bar Attendant (RMS)	10,000	-	-	-	5,000
Field Management / Admin (RMS)	95,000	55,417	39,583	95,000	100,700
Pool Maintenance (Big Z Pools)	20,000	9,890	6,815	16,705	21,000
Pool Chemicals (Big Z Pools)	26,475	15,592	11,526	27,118	29,044
Janitorial (High Tech Commercial)	25,112	14,842	6,505	21,347	31,940
Facility Maintenance	103,200	60,694	35,357	96,051	103,200
Private Event Attendant (RMS)	6,500	3,553	2,947	6,500	6,500
Repairs & Maintenance	62,800	34,317	28,483	62,800	62,800
Pressure Washing	-	-	-	-	10,000
New Capital Projects	5,000	-	-	-	-
Snack Bar Inventory- CGS	1,000	-	-	-	1,000
Food Service License	650	242	250	492	600
Subscriptions	4,000	2,331	1,518	3,848	4,000
Pest Control	2,831	1,609	1,164	2,773	2,878
Supplies	2,500	163	1,137	1,300	1,800
Furniture, Fixtures & Equipment	5,000	745	4,255	5,000	5,000
Special Events	35,000	19,530	15,470	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	864	1,186	2,050	2,050
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	84,668	68,894	-	68,894	74,906
Permit and License	850	-	817	817	850
<b>TOTAL AMENITY CENTER</b>	<b>\$908,057</b>	<b>\$469,091</b>	<b>\$386,320</b>	<b>\$855,411</b>	<b>\$1,031,577</b>

# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

#### General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>Grounds Maintenance</b>					
Hydrology Quality/Mitigation	\$6,400	\$-	\$-	\$-	\$6,400
Electric	36,321	13,270	12,392	25,662	36,321
Landscape Maintenance (Yellowstone)	690,755	336,453	241,106	577,559	718,624
Landscape Contingency	85,000	39,134	30,866	70,000	85,000
Lake Maintenance (Future Horizon)	27,000	16,298	12,966	29,264	31,118
Grounds Maintenance	35,000	24,805	17,195	42,000	45,000
Pump Repairs	10,000	11,777	2,325	14,102	15,000
Streetlighting	69,294	45,014	33,500	78,514	82,413
Streetlight Repairs	5,000	-	2,500	2,500	5,000
Irrigation Repairs	50,000	8,313	20,065	28,378	50,000
Miscellaneous	6,500	470	6,030	6,500	6,500
Contingency	31,149	5,728	25,421	31,149	31,149
Capital Reserves	45,000	45,000	-	45,000	100,000
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$1,097,418</b>	<b>\$546,259</b>	<b>\$404,367</b>	<b>\$950,626</b>	<b>\$1,212,525</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,212,257</b>	<b>\$1,128,219</b>	<b>\$877,559</b>	<b>\$2,005,778</b>	<b>\$2,468,781</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$1,102,027</b>	<b>(\$800,854)</b>	<b>\$301,173</b>	<b>\$0</b>

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

# Meadow View at Twin Creeks

## Community Development District

### Budget Narrative

#### REVENUES

##### Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

##### Special Assessments-Gate Monitoring

The District will levy a non ad-valorem special assessment to owners of 73' Premium lots for the cost incurred for gate monitoring used for the fiscal year and will be included in the tax roll collection.

##### Interest/Miscellaneous Income

The District will have all excess funds invested with the US Bank Corporate Trust Services. Interest amount is based upon the estimated average balance of funds available during the fiscal year. Miscellaneous Income is any other deposit for the District.

##### Restricted-Easement Fence Fund

Fees received from residents to install fences within District easements located on residents' lots.

##### Facility Revenue

Income received from residents for rental of clubroom and purchase of access cards.

#### Expenditures - Administrative

##### Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

##### FICA Taxes

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

##### Engineering

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

##### Attorney

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

##### Annual Audit

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

##### Assessment Roll Administration

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

##### Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, 2020 A1, A2, A3, 2021 Phase 3B and 2021 Phase 4 Special Assessment Bonds. The District is contracted with Grau and Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

##### Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Contract	Monthly	Annual
GMS	\$1,229	\$14,747

##### Trustee Fees

The District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, 2020A1-A3, 2021 Phase 3B, and 2021 Phase 4 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

##### Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

# Meadow View at Twin Creeks

## Community Development District

### Budget Narrative

#### Expenditures - Administrative (continued)

##### Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services Florida, LLC.

##### Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

##### Website Hosting

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

##### Telephone

Internet and Wi-Fi service for Office.

##### Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

##### Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premium.

##### Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

##### Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

##### Other Current Charges

Bank charges, amortization schedules, and any other miscellaneous expenses incurred during the year.

##### Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

##### Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

#### Expenditures - Amenity Center

##### Telephone/Cable/Internet

The District will provide phone, internet & cable television services for the Amenity Center.

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

##### Electric

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

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

##### Water/Irrigation

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

Account #	Location	Monthly	Annual
567190-135186	840&850 Beacon Lk Pkwy	\$2,300	\$27,600
567190-138495	205 Concave Ln	\$75	\$900
567190-141222	744 Windmere Way Irr	\$19	\$228
567190-141243	255 Stamberg Ct Park	\$55	\$660
567190-145674	35 Loosestrife Way	\$75	\$900
567190-148759	234 Twilight Ln	\$165	\$1,980
567190-148757	148 Heron Oaks Dr	\$1,300	\$15,600
567190-148758	19 Twilight Ln	\$12	\$144
	Contingency	\$582	\$6,988
	<b>Total</b>	<b>\$4,583</b>	<b>\$55,000</b>



# Meadow View at Twin Creeks

## Community Development District

### Budget Narrative

#### Expenditures – Amenity Center (continued)

##### Gas

The District has contracted with TECO and Florida Natural Gas to provide propane delivery for amenity center use.

##### Trash Removal

Estimated cost of garbage disposal service will be provided by Republic Services for the District.

##### Security Monitoring

The District contracted with Atlantic Companies for security monitoring for the Amenity Center.

Contract	Monthly	Annual
Atlantic Security	\$111	\$1,332
Contingency	\$9	\$108
<b>Total</b>	<b>\$120</b>	<b>\$1,440</b>

##### Gate Monitoring

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

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

##### Gate Repairs

Estimated cost for repairs of gate.

##### Access Cards

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

##### Contracted Security

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

##### Roving Security

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

##### Facility Management

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

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

##### Facility Assistant

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

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

##### Pool Attendants

The District has contracted with Riverside Management Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

##### Canoe Launch Attendant

The District has contracted with Riverside Management Services, Inc. to provide canoe launch attendants during the operating season.

##### Snack Bar Attendant

The District has contracted with Riverside Management Services, Inc. to provide snack bar attendants during the operating season.

##### Field Management and Admin

The District contracted Riverside Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

Contract	Monthly	Annual
Riverside Mgmt Services	\$8,392	\$100,700

##### Pool Maintenance

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

Contract	Monthly	Annual
Big Z Pool	\$1,431	\$17,173
Contingency	\$319	\$3,827
<b>Total</b>	<b>\$1,750</b>	<b>\$21,000</b>

##### Pool Chemicals

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

# Meadow View at Twin Creeks

## Community Development District

### Budget Narrative

#### Expenditures – Amenity Center (continued)

##### Janitorial

The estimated amount based on proposed contract with High Tech Commercial to provide janitorial services for the Amenity Center which includes the purchase of janitorial supplies such as paper towels, soap, garbage bags and cleaning supplies.

Contract	Monthly	Annual
High Tech Commercial Cleaning	\$1,862	\$22,344
Deep Cleaning	\$216	\$2,596
Janitorial Supplies	\$583	\$7,000
Total	\$2,662	\$31,940

##### Facility Maintenance

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

##### Private Event Attendant

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

##### Repair & Maintenance

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

##### Pressure Washing

The estimated amount for pressure washing throughout the district.

##### Snack Bar Inventory – CGS

Represents the estimated cost to purchase inventory for food or beverages in the event the District operates the snack bar.

##### Food Service License

Represents estimated annual cost to obtain licenses and permits to operate the snack bar and gourmet kitchen

##### Subscriptions

All annual subscriptions to include Wellbeats, computer software, Constant Contact, Prime subscriptions etc.

##### Pest Control

The District will contract for pest control services for amenity center.

##### Supplies

Represents the District expenses for amenity supplies purchased for the amenity center.

##### Furniture, Fixtures & Equipment

Represents the District expenses for furniture, fixtures and equipment for the amenity center.

##### Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

##### Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

##### Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

##### Office Supplies

Represents estimated cost for office supplies for the Amenity Center.

##### ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

##### Property Insurance

The District's Property insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

##### Permit and License

Cost of pool permit renewals with Florida Department of Health.

# Meadow View at Twin Creeks

## Community Development District

### Budget Narrative

#### Expenditures – Grounds Maintenance

##### Hydrology Quality/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

##### Electric

Electric cost billed to district by FPL for common area electric.

Account #	Location	Monthly	Annual
51650-60509	45 Beacon Lake Pkwy # Pump	\$84	\$1,008
17096-40500	44 Beacon Lake Pkwy # Pump	\$628	\$7,536
08979-60506	333 Beacon Lake Pkwy # Pump	\$176	\$2,112
70640-86478	550 Beacon Lake Pkwy #FNTN	\$684	\$8,208
24276-26128	595 Convex Lane Lighting	\$28	\$336
05494-57141	246 Beacon Lake Pkwy #STOP	\$28	\$336
52485-29017	129 Charlie Way #Well	\$135	\$1,620
45848-73154	136 Charlie Way #Well	\$250	\$3,000
60307-71510	35 Loosestrife Way #IRR	\$215	\$2,580
98273-97077	1624 Beacon Lake Pkwy	\$42	\$504
31743-08423	18 Charlie Way	\$35	\$420
07823-65365	21 Lomond Ct #SIGN	\$30	\$360
66553-45301	35 Loosestrife Way #Clubhse	\$320	\$3,840
	Contingency	\$372	\$4,461
	<b>Total</b>	<b>\$3,027</b>	<b>\$36,321</b>

##### Landscape Maintenance

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

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

##### Landscape Contingency

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

##### Lake Maintenance

Cost to provide aquatic plant management for thirteen lakes within the District. Includes treatment of lakes with herbicides and technology to control vegetation, and trash disposal along banks and lakes.

Contract	Monthly	Annual
Future Horizons Inc	\$2,593	\$31,118

##### Grounds Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

##### Pump Repairs

Provision for pool pump repair or replacements as needed.

##### Streetlighting

FPL provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

Account #	Location	Monthly	Annual
11082-69190	200 Twin Creeks Dr-SL	\$6,695	\$80,340
	Contingency	\$173	\$2,073
	<b>Total</b>	<b>\$6,868</b>	<b>\$82,413</b>

##### Streetlight Repairs

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

##### Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

##### Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

##### Contingency

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

##### Capital Reserves

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

# Meadow View at Twin Creeks

## Community Development District

### Proposed Budget

### Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b><u>REVENUES:</u></b>					
Capital Reserve Funding - Transfer In	\$45,000	\$45,000	\$-	\$45,000	\$100,000
Interest Income	-	227	750	977	1,000
Carry Forward Balance	-	-	-	-	33,485
<b>TOTAL REVENUES</b>	<b>\$45,000</b>	<b>\$45,227</b>	<b>\$750</b>	<b>\$45,977</b>	<b>\$134,485</b>
<b><u>EXPENDITURES:</u></b>					
Capital Outlay	\$-	\$-	\$-	\$-	\$15,000
Repair and Replacements	-	12,492	-	12,492	-
Other Current Charges	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>\$-</b>	<b>\$12,492</b>	<b>\$-</b>	<b>\$12,492</b>	<b>\$15,000</b>
<b><u>Other Sources/(Uses)</u></b>					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$-</b>	<b>\$12,492</b>	<b>\$-</b>	<b>\$12,492</b>	<b>\$15,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$45,000</b>	<b>\$32,735</b>	<b>\$750</b>	<b>\$33,485</b>	<b>\$119,485</b>

# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

#### Debt Service Series 2016A1 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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#### **REVENUES:**

Special Assessments-Tax Roll	\$443,364	\$441,072	\$2,292	\$443,364	\$443,364
Interest Earnings	12,000	11,157	7,349	18,506	12,000
Carry Forward Surplus <sup>(1)</sup>	222,167	222,113	-	222,113	237,458
<b>TOTAL REVENUES</b>	<b>\$677,531</b>	<b>\$674,342</b>	<b>\$9,642</b>	<b>\$683,983</b>	<b>\$692,822</b>

#### **EXPENDITURES:**

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

#### **Other Sources/(Uses)**

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

<b>TOTAL EXPENDITURES</b>	<b>\$446,525</b>	<b>\$153,263</b>	<b>\$293,263</b>	<b>\$446,525</b>	<b>\$445,225</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$231,006</b>	<b>\$521,079</b>	<b>\$(283,621)</b>	<b>\$237,458</b>	<b>\$247,597</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

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

# Meadow View at Twin Creeks

## Community Development District

### Series 2016A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	5,695,000			150,113	150,113
05/01/26	5,695,000		145,000	150,113	
11/01/26	5,550,000			146,850	441,963
05/01/27	5,550,000		150,000	146,850	
11/01/27	5,400,000			143,475	440,325
05/01/28	5,400,000		160,000	93,225	
11/01/28	5,240,000			93,225	346,450
05/01/29	5,240,000		165,000	93,225	
11/01/29	5,075,000			93,225	351,450
05/01/30	5,075,000		175,000	93,225	
11/01/30	4,900,000			93,225	361,450
05/01/31	4,900,000		185,000	93,225	
11/01/31	4,715,000			93,225	371,450
05/01/32	4,715,000		195,000	93,225	
11/01/32	4,520,000			93,225	381,450
05/01/33	4,520,000		205,000	93,225	
11/01/33	4,315,000			93,225	391,450
05/01/34	4,315,000		215,000	93,225	
11/01/34	4,100,000			93,225	401,450
05/01/35	4,100,000		225,000	93,225	
11/01/35	3,875,000			93,225	411,450
05/01/36	3,875,000		235,000	93,225	
11/01/36	3,640,000			93,225	421,450
05/01/37	3,640,000		250,000	93,225	
11/01/37	3,390,000			93,225	436,450
05/01/38	3,390,000		260,000	93,225	
11/01/38	3,130,000			86,075	439,300
05/01/39	3,130,000		275,000	86,075	
11/01/39	2,855,000			78,513	439,588
05/01/40	2,855,000		290,000	78,513	
11/01/40	2,565,000			70,538	439,050
05/01/41	2,565,000		310,000	70,538	
11/01/41	2,255,000			62,013	442,550
05/01/42	2,255,000		325,000	62,013	
11/01/42	1,930,000			53,075	440,088
05/01/43	1,930,000		345,000	53,075	
11/01/43	1,585,000			43,588	441,663
05/01/44	1,585,000		365,000	43,588	
11/01/44	1,220,000			33,550	442,138
05/01/45	1,220,000		385,000	33,550	
11/01/45	835,000			22,963	441,513
05/01/46	835,000		405,000	22,963	
11/01/46	430,000			11,825	439,788
05/01/47	430,000		430,000	11,825	441,825
<b>Total</b>			<b>\$5,695,000</b>	<b>\$3,619,400</b>	<b>\$9,314,400</b>

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

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$612,533	\$586,420	\$26,113	\$612,533	\$612,533
Interest Earnings	14,000	17,018	10,951	27,969	20,000
Carry Forward Surplus <sup>(1)</sup>	288,459	288,458	-	288,458	316,286
<b>TOTAL REVENUES</b>	<b>\$914,992</b>	<b>\$891,896</b>	<b>\$37,064</b>	<b>\$928,961</b>	<b>\$948,819</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$226,338	\$226,338	\$-	\$226,338	\$222,338
Interest - 5/1	226,338	-	226,338	226,338	222,338
Principal - 5/1	160,000	-	160,000	160,000	170,000
<b>TOTAL EXPENDITURES</b>	<b>\$612,675</b>	<b>\$226,338</b>	<b>\$386,338</b>	<b>\$612,675</b>	<b>\$614,675</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$612,675</b>	<b>\$226,338</b>	<b>\$386,338</b>	<b>\$612,675</b>	<b>\$614,675</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$302,317</b>	<b>\$665,559</b>	<b>\$(349,273)</b>	<b>\$316,286</b>	<b>\$334,144</b>
<sup>(1)</sup> Carry Forward is Net of Reserve Requirement				Interest Due 11/1/26	\$218,088
					<u>\$218,088</u>

# Meadow View at Twin Creeks

## Community Development District

### Series 2018A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	8,085,000			222,338	222,338
05/01/26	8,085,000		170,000	222,338	
11/01/26	7,915,000			218,088	610,425
05/01/27	7,915,000		180,000	218,088	
11/01/27	7,735,000			213,588	611,675
05/01/28	7,735,000		185,000	213,588	
11/01/28	7,550,000			208,963	607,550
05/01/29	7,550,000		195,000	208,963	
11/01/29	7,355,000			204,088	608,050
05/01/30	7,355,000		205,000	204,088	
11/01/30	7,150,000			198,963	608,050
05/01/31	7,150,000		220,000	198,963	
11/01/31	6,930,000			192,913	611,875
05/01/32	6,930,000		230,000	192,913	
11/01/32	6,700,000			186,588	609,500
05/01/33	6,700,000		245,000	186,588	
11/01/33	6,455,000			179,850	611,438
05/01/34	6,455,000		260,000	179,850	
11/01/34	6,195,000			172,700	612,550
05/01/35	6,195,000		270,000	172,700	
11/01/35	5,925,000			165,275	607,975
05/01/36	5,925,000		285,000	165,275	
11/01/36	5,640,000			157,438	607,713
05/01/37	5,640,000		305,000	157,438	
11/01/37	5,335,000			149,050	611,488
05/01/38	5,335,000		320,000	149,050	
11/01/38	5,015,000			140,250	609,300
05/01/39	5,015,000		340,000	140,250	
11/01/39	4,675,000			130,900	611,150
05/01/40	4,675,000		360,000	130,900	
11/01/40	4,315,000			120,820	611,720
05/01/41	4,315,000		380,000	120,820	
11/01/41	3,935,000			110,180	611,000
05/01/42	3,935,000		400,000	110,180	
11/01/42	3,535,000			98,980	609,160
05/01/43	3,535,000		425,000	98,980	
11/01/43	3,110,000			87,080	611,060
05/01/44	3,110,000		450,000	87,080	
11/01/44	2,660,000			74,480	611,560
05/01/45	2,660,000		475,000	74,480	
11/01/45	2,185,000			61,180	610,660
05/01/46	2,185,000		500,000	61,180	
11/01/46	1,685,000			47,180	608,360
05/01/47	1,685,000		530,000	47,180	
11/01/47	1,155,000			32,340	609,520
05/01/48	1,155,000		560,000	32,340	
11/01/48	595,000			16,660	609,000
05/01/49	595,000		595,000	16,660	611,660
<b>Total</b>			<b>\$8,085,000</b>	<b>\$6,779,775</b>	<b>\$14,864,775</b>



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

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$257,353	\$254,015	\$1,320	\$255,335	\$255,335
Interest Earnings	8,500	6,169	4,633	10,802	9,000
Carry Forward Surplus <sup>(1)</sup>	123,844	123,817	-	123,817	129,071
<b>TOTAL REVENUES</b>	<b>\$389,697</b>	<b>\$384,002</b>	<b>\$5,953</b>	<b>\$389,954</b>	<b>\$393,406</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$95,478	\$95,478	\$-	\$95,478	\$93,645
Special Call - 2/1	-	5,000	-	5,000	-
Interest - 2/1	-	71	-	71	-
Principal - 5/1	65,000	-	65,000	65,000	65,000
Interest - 5/1	95,478	-	95,335	95,335	93,645
<b>TOTAL EXPENDITURES</b>	<b>\$255,955</b>	<b>\$100,549</b>	<b>\$160,335</b>	<b>\$260,884</b>	<b>\$252,290</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$255,955</b>	<b>\$100,549</b>	<b>\$160,335</b>	<b>\$260,884</b>	<b>\$252,290</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$133,742</b>	<b>\$283,453</b>	<b>\$(154,382)</b>	<b>\$129,071</b>	<b>\$141,116</b>

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

Interest Due 11/1/26

\$91,955

\$91,955

## Meadow View at Twin Creeks

### Community Development District

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/25	3,350,000		65,000	95,335	
11/01/25	3,285,000			93,645	253,980
05/01/26	3,285,000		65,000	93,645	
11/01/26	3,220,000			91,955	250,600
05/01/27	3,220,000		70,000	91,955	
11/01/27	3,150,000			90,135	252,090
05/01/28	3,150,000		75,000	90,135	
11/01/28	3,075,000			88,185	253,320
05/01/29	3,075,000		80,000	88,185	
11/01/29	2,995,000			86,105	254,290
05/01/30	2,995,000		85,000	86,105	
11/01/30	2,910,000			83,895	255,000
05/01/31	2,910,000		85,000	83,895	
11/01/31	2,825,000			81,473	250,368
05/01/32	2,825,000		90,000	81,473	
11/01/32	2,735,000			78,908	250,380
05/01/33	2,735,000		100,000	78,908	
11/01/33	2,635,000			76,058	254,965
05/01/34	2,635,000		105,000	76,058	
11/01/34	2,530,000			73,065	254,123
05/01/35	2,530,000		110,000	73,065	
11/01/35	2,420,000			69,930	252,995
05/01/36	2,420,000		115,000	69,930	
11/01/36	2,305,000			66,653	251,583
05/01/37	2,305,000		120,000	66,653	
11/01/37	2,185,000			63,233	249,885
05/01/38	2,185,000		130,000	63,233	
11/01/38	2,055,000			59,528	252,760
05/01/39	2,055,000		135,000	59,528	
11/01/39	1,920,000			55,680	250,208
05/01/40	1,920,000		145,000	55,680	
11/01/40	1,775,000			51,475	252,155
05/01/41	1,775,000		155,000	51,475	
11/01/41	1,620,000			46,980	253,455
05/01/42	1,620,000		165,000	46,980	
11/01/42	1,455,000			42,195	254,175
05/01/43	1,455,000		175,000	42,195	
11/01/43	1,280,000			37,120	254,315
05/01/44	1,280,000		185,000	37,120	
11/01/44	1,095,000			31,755	253,875
05/01/45	1,095,000		195,000	31,755	
11/01/45	900,000			26,100	252,855
05/01/46	900,000		205,000	26,100	
11/01/46	695,000			20,155	251,255
05/01/47	695,000		220,000	20,155	
11/01/47	475,000			13,775	253,930
05/01/48	475,000		230,000	13,775	
11/01/48	245,000			7,105	250,880
05/01/49	245,000		245,000	7,105	252,105
<b>Total</b>			<b>\$3,350,000</b>	<b>\$2,965,545</b>	<b>\$6,315,545</b>

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

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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**REVENUES:**

Special Assessments-Tax Roll	\$114,490	\$112,336	\$705	\$113,041	\$113,041
Interest Earnings	5,500	3,021	2,007	5,028	5,000
Carry Forward Surplus <sup>(1)</sup>	61,116	60,976	-	60,976	65,952
<b>TOTAL REVENUES</b>	<b>\$181,107</b>	<b>\$176,333</b>	<b>\$2,712</b>	<b>\$179,046</b>	<b>\$183,993</b>

**EXPENDITURES:**

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

**Other Sources/(Uses)**

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

<b>TOTAL EXPENDITURES</b>	<b>\$113,094</b>	<b>\$41,547</b>	<b>\$71,547</b>	<b>\$113,094</b>	<b>\$111,819</b>
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<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$68,013</b>	<b>\$134,786</b>	<b>\$(68,835)</b>	<b>\$65,952</b>	<b>\$72,174</b>
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<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

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

## Meadow View at Twin Creeks

### Community Development District

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

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/1/25	1,560,000			40,909	40,909
5/1/26	1,560,000		30,000	40,909	
11/1/26	1,530,000			40,272	111,181
5/1/27	1,530,000		30,000	40,272	
11/1/27	1,500,000			39,559	109,831
5/1/28	1,500,000		35,000	39,559	
11/1/28	1,465,000			38,728	113,288
5/1/29	1,465,000		35,000	38,728	
11/1/29	1,430,000			37,897	111,625
5/1/30	1,430,000		35,000	37,897	
11/1/30	1,395,000			37,066	109,963
5/1/31	1,395,000		35,000	37,066	
11/1/31	1,360,000			36,234	108,300
5/1/32	1,360,000		40,000	36,234	
11/1/32	1,320,000			35,184	111,419
5/1/33	1,320,000		40,000	35,184	
11/1/33	1,280,000			34,134	109,319
5/1/34	1,280,000		45,000	34,134	
11/1/34	1,235,000			32,953	112,088
5/1/35	1,235,000		45,000	32,953	
11/1/35	1,190,000			31,772	109,725
5/1/36	1,190,000		50,000	31,772	
11/1/36	1,140,000			30,459	112,231
5/1/37	1,140,000		50,000	30,459	
11/1/37	1,090,000			29,147	109,606
5/1/38	1,090,000		55,000	29,147	
11/1/38	1,035,000			27,703	111,850
5/1/39	1,035,000		55,000	27,703	
11/1/39	980,000			26,259	108,963
5/1/40	980,000		60,000	26,259	
11/1/40	920,000			24,684	110,944
5/1/41	920,000		65,000	24,684	
11/1/41	855,000			22,978	112,663
5/1/42	855,000		65,000	22,978	
11/1/42	790,000			21,231	109,209
5/1/43	790,000		70,000	21,231	
11/1/43	720,000			19,350	110,581
5/1/44	720,000		75,000	19,350	
11/1/44	645,000			17,334	111,684
5/1/45	645,000		80,000	17,334	
11/1/45	565,000			15,184	112,519
5/1/46	565,000		85,000	15,184	
11/1/46	480,000			12,900	113,084
5/1/47	480,000		85,000	12,900	
11/1/47	395,000			10,616	108,516
5/1/48	395,000		90,000	10,616	
11/1/48	305,000			8,197	108,813
5/1/49	305,000		95,000	8,197	
11/1/49	210,000			5,644	108,841
5/1/50	210,000		100,000	5,644	
11/1/50	110,000			2,956	108,600
5/1/51	110,000		110,000	2,956	112,956
<b>Total</b>			<b>\$1,560,000</b>	<b>\$1,358,706</b>	<b>\$2,918,706</b>

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

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$280,765	\$277,727	\$1,443	\$279,171	\$277,963
Interest Earnings	8,500	7,501	6,023	13,524	9,000
Prepayments	-	21,336	-	21,336	-
Carry Forward Surplus <sup>(1)</sup>	100,153	101,980	-	101,980	109,040
<b>TOTAL REVENUES</b>	<b>\$389,418</b>	<b>\$408,544</b>	<b>\$7,466</b>	<b>\$416,010</b>	<b>\$396,002</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$84,206	\$84,206	\$-	\$84,206	\$82,495
Interest - 5/1	84,206	-	84,206	84,206	82,495
Principal - 5/1	110,000	-	110,000	110,000	110,000
Special Call - 5/1	-	-	25,000	25,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$278,413</b>	<b>\$84,206</b>	<b>\$219,206</b>	<b>\$303,413</b>	<b>\$274,990</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$(3,558)	-	(3,558)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(3,558)</b>	<b>\$-</b>	<b>\$(3,558)</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$278,413</b>	<b>\$87,764</b>	<b>\$219,206</b>	<b>\$306,970</b>	<b>\$274,990</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$111,005</b>	<b>\$320,780</b>	<b>\$(211,740)</b>	<b>\$109,040</b>	<b>\$121,012</b>

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

Interest Due 11/1/26

\$81,175

\$81,175

# Meadow View at Twin Creeks

## Community Development District

Special Assessment Bonds Series 2021 Phase 3B

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	4,770,000			82,495	82,495
05/01/26	4,770,000		110,000	82,495	
11/01/26	4,660,000			81,175	273,670
05/01/27	4,660,000		115,000	81,175	
11/01/27	4,545,000			79,450	275,625
05/01/28	4,545,000		120,000	79,450	
11/01/28	4,425,000			77,650	277,100
05/01/29	4,425,000		120,000	77,650	
11/01/29	4,305,000			75,850	273,500
05/01/30	4,305,000		125,000	75,850	
11/01/30	4,180,000			73,975	274,825
05/01/31	4,180,000		130,000	73,975	
11/01/31	4,050,000			72,025	276,000
05/01/32	4,050,000		135,000	72,025	
11/01/32	3,915,000			69,831	276,856
05/01/33	3,915,000		140,000	69,831	
11/01/33	3,775,000			67,556	277,388
05/01/34	3,775,000		145,000	67,556	
11/01/34	3,630,000			65,200	277,756
05/01/35	3,630,000		150,000	65,200	
11/01/35	3,480,000			62,763	277,963
05/01/36	3,480,000		150,000	62,763	
11/01/36	3,330,000			60,325	273,088
05/01/37	3,330,000		155,000	60,325	
11/01/37	3,175,000			57,806	273,131
05/01/38	3,175,000		165,000	57,806	
11/01/38	3,010,000			55,125	277,931
05/01/39	3,010,000		170,000	55,125	
11/01/39	2,840,000			52,363	277,488
05/01/40	2,840,000		175,000	52,363	
11/01/40	2,665,000			49,519	276,881
05/01/41	2,665,000		180,000	49,519	
11/01/41	2,485,000			46,594	276,113
05/01/42	2,485,000		185,000	46,594	
11/01/42	2,300,000			43,125	274,719
05/01/43	2,300,000		195,000	43,125	
11/01/43	2,105,000			39,469	277,594
05/01/44	2,105,000		200,000	39,469	
11/01/44	1,905,000			35,719	275,188
05/01/45	1,905,000		210,000	35,719	
11/01/45	1,695,000			31,781	277,500
05/01/46	1,695,000		215,000	31,781	
11/01/46	1,480,000			27,750	274,531
05/01/47	1,480,000		225,000	27,750	
11/01/47	1,255,000			23,531	276,281
05/01/48	1,255,000		235,000	23,531	
11/01/48	1,020,000			19,125	277,656
05/01/49	1,020,000		240,000	19,125	
11/01/49	780,000			14,625	273,750
05/01/50	780,000		250,000	14,625	
11/01/50	530,000			9,938	274,563
05/01/51	530,000		260,000	9,938	
11/01/51	270,000			5,063	275,000
05/01/52	270,000		270,000	5,063	275,063
<b>Total</b>			<b>\$4,770,000</b>	<b>\$2,759,653</b>	<b>\$7,529,653</b>

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

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-Direct	\$423,738	\$421,535	\$2,191	\$423,726	\$422,200
Prepayment	-	20,918	-	20,918	-
Interest Earnings	9,000	9,784	7,284	17,068	12,000
Carry Forward Surplus <sup>(1)</sup>	141,131	138,307	-	138,307	144,236
<b>TOTAL REVENUES</b>	<b>\$573,868</b>	<b>\$590,545</b>	<b>\$9,475</b>	<b>\$600,020</b>	<b>\$578,436</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$130,129	\$130,129	\$-	\$130,129	\$127,693
Interest - 5/1	130,129	-	130,129	130,129	127,693
Principal - 5/1	165,000	-	165,000	165,000	165,000
Special Call - 5/1	-	-	25,000	25,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$425,258</b>	<b>\$130,129</b>	<b>\$320,129</b>	<b>\$450,258</b>	<b>\$420,385</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$(5,526)	-	(5,526)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(5,526)</b>	<b>\$-</b>	<b>\$(5,526)</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$425,258</b>	<b>\$135,655</b>	<b>\$320,129</b>	<b>\$455,784</b>	<b>\$420,385</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$148,611</b>	<b>\$454,890</b>	<b>\$(310,654)</b>	<b>\$144,236</b>	<b>\$158,051</b>

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

Interest Due 11/1/26	\$125,713
	<u>\$125,713</u>

# Meadow View at Twin Creeks

## Community Development District

Special Assessment Bonds Series 2021 Phase 4

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



## Meadow View at Twin Creeks

### Community Development District

#### Non-Ad Valorem Assessments Comparison

2025-2026

Neighborhood	O&M Units	Bonds 2016 Units	Bonds 2018 Units	Bonds 2019 Units	Bonds 2020 Units	Bonds 2021 Ph3 Units	Bonds 2021 Ph4 Units	Annual Maintenance Assessments			
								FY 2026	FY2025	Increase/ (decrease) \$	Increase/ (decrease) %
TH	196	0	196	0	0	0	0	\$1,407.56	\$1,262.46	\$145.11	11.49%
43	472	86	117	0	0	131	137	\$1,583.51	\$1,420.27	\$163.24	11.49%
53	330	111	48	0	78	0	92	\$1,759.46	\$1,578.07	\$181.38	11.49%
63	309	65	75	31	0	68	70	\$1,935.40	\$1,735.88	\$199.52	11.49%
73	66	40	26	102	0	0	0	\$2,023.37	\$1,814.78	\$208.59	11.49%
90	103	0	0	0	0	0	0	\$2,023.37	\$1,814.78	\$208.59	11.49%
Total	1476	302	462	133	78	199	299				

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

Neighborhood	O&M Units	Bonds 2016 Units	Bonds 2018 Units	Bonds 2019 Units	Bonds 2020 Units	Bonds 2021 Ph3 Units	Bonds 2021 Ph4 Units	Total Assessed Per Unit												
								FY 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	\$1,407.56	\$2,641.42	\$1,407.56	\$1,407.56	\$1,407.56	\$1,407.56	\$1,262.46	\$2,496.32	\$1,262.46	\$1,262.46	\$1,262.46	\$1,262.46	\$145.11
43	472	86	117	0	0	131	137	\$2,971.21	\$2,971.60	\$1,583.51	\$1,583.51	\$2,970.60	\$2,971.49	\$2,807.97	\$2,808.36	\$1,420.27	\$1,420.27	\$2,807.35	\$2,808.24	\$163.24
53	330	111	48	0	79	0	92	\$3,301.35	\$3,301.78	\$1,759.46	\$3,301.21	\$1,759.46	\$3,301.66	\$3,119.96	\$3,120.39	\$1,578.07	\$3,119.82	\$1,578.07	\$3,120.27	\$181.38
63	309	65	75	31	0	68	70	\$3,631.48	\$3,631.95	\$3,634.26	\$1,935.40	\$3,630.73	\$3,631.82	\$3,431.96	\$3,432.43	\$3,434.74	\$1,735.88	\$3,431.20	\$3,432.29	\$199.52
73	66	40	26	102	0	0	0	\$3,796.54	\$3,797.04	\$4,170.12	\$2,023.37	\$2,023.37	\$2,023.37	\$3,587.95	\$3,588.45	\$3,961.53	\$1,814.78	\$1,814.78	\$1,814.78	\$208.59
90	103	0	0	0	0	0	0	\$2,023.37	\$2,023.37	\$2,023.37	\$2,023.37	\$2,023.37	\$2,023.37	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$208.59
Total	1476	302	462	133	79	199	299													

**O&M ALLOCATION - ALL LOTS AT PLATTED RATE**

LAND USE	TOTAL UNITS	ERU	TOTAL UNITS	TOTAL ERUS	FY26 TOTAL O&M	FY26 NET O&M PER UNIT	FY26 GROSS O&M PER UNIT	FY25 GROSS O&M UNIT	\$ INCREASE GROSS PER UNIT	TOTAL O&M PROCEEDS NET	% Change
TH	196	0.80	196	156.80	259,329.70	1,323.11	1,407.53	1,262.46	145.07	259,329.70	11.49%
43'	472	0.90	472	424.80	702,571.78	1,488.50	1,583.47	1,420.27	163.20	702,571.78	11.49%
53'	330	1.00	330	330.00	545,783.16	1,653.89	1,759.41	1,578.07	181.33	545,783.16	11.49%
63'	309	1.10	309	339.90	562,156.66	1,819.28	1,935.35	1,735.88	199.47	562,156.66	11.49%
73'	66	1.15	66	75.90	125,530.13	1,901.97	2,023.32	1,814.78	208.53	125,530.13	11.49%
73'P	103	1.15	103	118.45	195,903.08	1,901.97	2,023.32	1,814.78	208.53	195,903.08	11.49%
<b>TOTAL</b>	<b>1,476</b>		<b>1,476</b>	1,445.85	2,391,274.51					<b>2,391,274.51</b>	

**O&M Special Assessment - Gate Monitoring**

73'P	103	1.39	103	143.17	32,500.00	315.53	335.67	-	335.67	32,500.00	
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**O&M ALLOCATION - ALL LOTS AT PLATTED RATE**

LAND USE	TOTAL UNITS	ERU	TOTAL UNITS	TOTAL ERUS	FY25 TOTAL O&M	FY25 NET O&M PER UNIT	FY25 GROSS O&M PER UNIT	FY24 GROSS O&M UNIT	\$ INCREASE GROSS PER UNIT	TOTAL O&M PROCEEDS NET	% Change
TH	196	0.80	196	156.80	259,329.70	1,323.11	1,407.53	1,141.96	265.56	259,329.70	23.26%
43'	472	0.90	472	424.80	702,571.78	1,488.50	1,583.47	1,284.71	298.76	702,571.78	23.26%
53'	330	1.00	330	330.00	545,783.16	1,653.89	1,759.41	1,427.45	331.96	545,783.16	23.26%
63'	309	1.10	309	339.90	562,156.66	1,819.28	1,935.35	1,570.20	365.15	562,156.66	23.26%
73'	66	1.15	66	75.90	125,530.13	1,901.97	2,023.32	1,641.57	381.75	125,530.13	23.26%
73'P	103	1.15	103	118.45	195,903.08	1,901.97	2,023.32	1,641.57	381.75	195,903.08	23.26%
<b>TOTAL</b>	<b>1,476</b>		<b>1,476</b>	1,445.85	2,391,274.51					<b>2,391,274.51</b>	

**O&M Special Assessment - Gate Monitoring**

73'P	103	1.39	103	143.17	32,500.00	315.53	335.67	-	335.67	32,500.00	
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*EIGHTH ORDER OF BUSINESS*

*B.*

# **ENGINEER'S 2025 ANNUAL REPORT**

**FOR THE**

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

**ST. JOHNS COUNTY, FLORIDA**

**PREPARED FOR:**

**BOARD OF SUPERVISORS  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT**

**PREPARED BY**



Engineers – Planners – Surveyors – Landscape Architects  
14775 Old St. Augustine Road, Jacksonville, Florida 32258  
Reg. Number: 2584

ETM Job Number: E 17-348

Revised Date: June 18, 2025

Email: [Lockwoods@etm-inc.com](mailto:Lockwoods@etm-inc.com) Phone: 904-265-3163

# Table of Contents and Engineer's Signature Page

Project Name: MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
Project Location: Adjacent to County Road 210 and east of Philips Highway (US No. 1)  
Project City / State: St. Johns County, Florida  
Programs used: Microsoft Word and Excel 2022, AutoCAD C3D 2022  
Etm Job No. E 17-348  
Report prepared by: Mark Farajian, E.I.

## TABLE OF CONTENTS:

<u>Sections</u>	<u>Item</u>
A	Table of Contents and Engineer's Signature Page
B	Location Map
C	Master Site Plan
D	Beacon Lake Phase I - Site Plan
E	Beacon Lake Amenity Center - Site Plan
F	Beacon Lake Townhomes - Site Plan
G	Beacon Lake Phases 2A, 2B, and 2C - Site Plan
H	Beacon Lake Phase 3A
I	Beacon Lake Phase 3A - Lakeside Park and Community Park
J	Beacon Lake Phase 3B
K	Beacon Lake Phase 4
L	General Information
M	Project Background
N	Public Agency Ownership
O	Entrance Features, Signage, and Associated Landscaping:
P	Amenity Center (Lake House) And Recreational Facilities:
Q	Neighborhood Parks / Pockets Parks And Associated Landscaping:
R	Beacon Lake Parkway / Twin Creeks Drive:
S	Road Right Of Ways And Associated Landscaping:
T	Storm Water Management Facilities:
U	Conservation / Preservation Areas
V	Long Term Maintenance:
W	Public Facilities
X	Project Photographs

Portion of pages or sections of this report signed and sealed by Engineer

Sections A-X Only



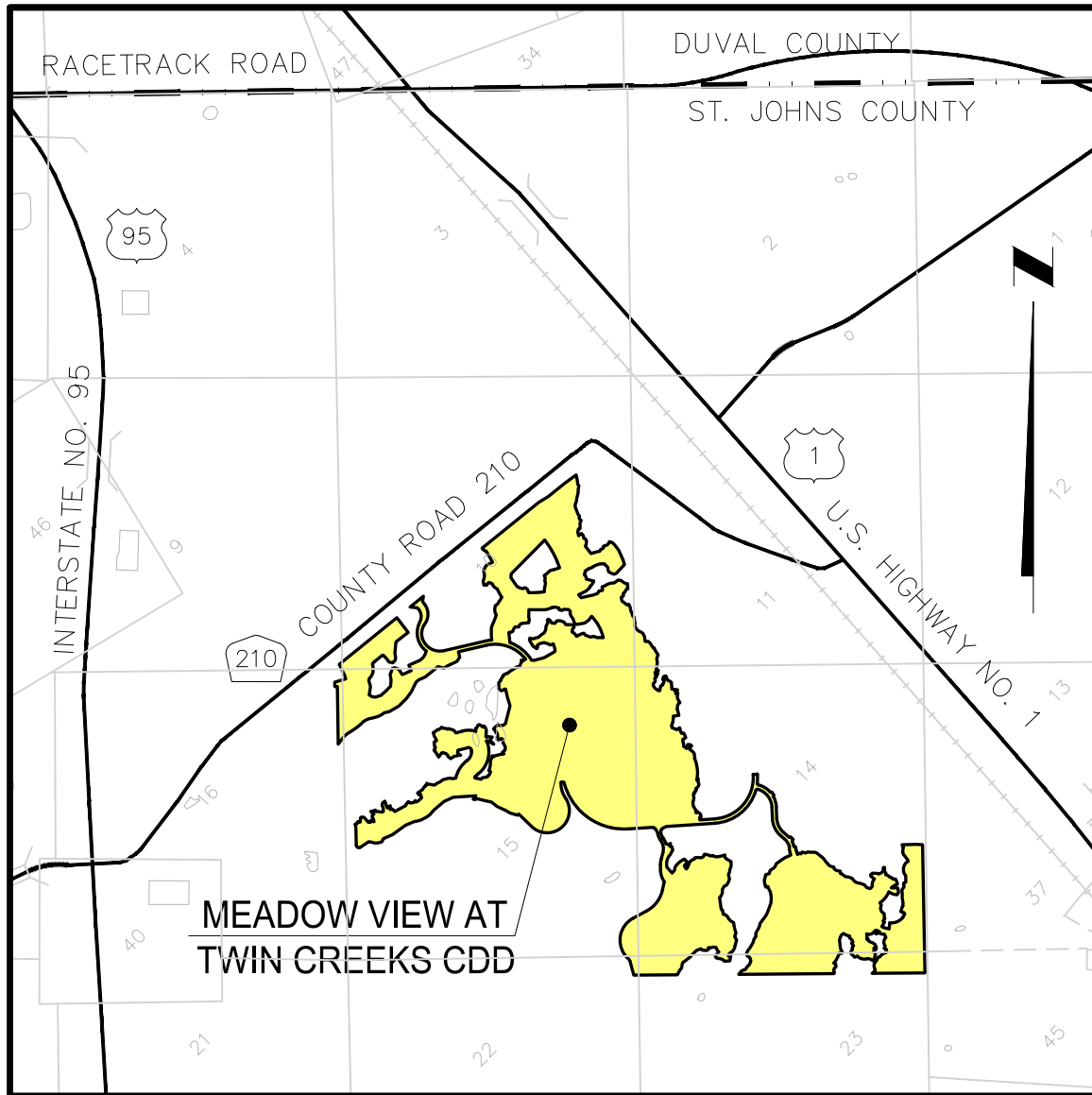
14775 Old St. Augustine Rd., Jacksonville, FL 32258  
Reg No: 2584

[Lockwoods@etminc.com](mailto:Lockwoods@etminc.com)

(904) 265-3163

## Notes:

1. This document is prepared in for use by the Meadow View at Twin Creeks Community Development District, St. Johns County Florida and it is not intended for any other agency or third party use.
2. This document has been Digitally signed and sealed, printed copies of this document are not considered signed and sealed and must be verified on digital copies



## LOCATION MAP

N.T.S.



VISION - EXPERIENCE - RESULTS  
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258  
TEL: (904) 642-8990, FAX: (904) 646-9485  
CA - 00002584 LC - 0000316

## LOCATION MAP

**MEADOW VIEW AT TWIN CREEKS  
FOR MEADOW VIEW AT TWIN CREEKS CDD  
ST. JOHNS COUNTY, FLORIDA**

ETM NO. 17-348

DRAWN BY: S. Lockwood

DATE: 6-9-22

DRAWING NO. 1



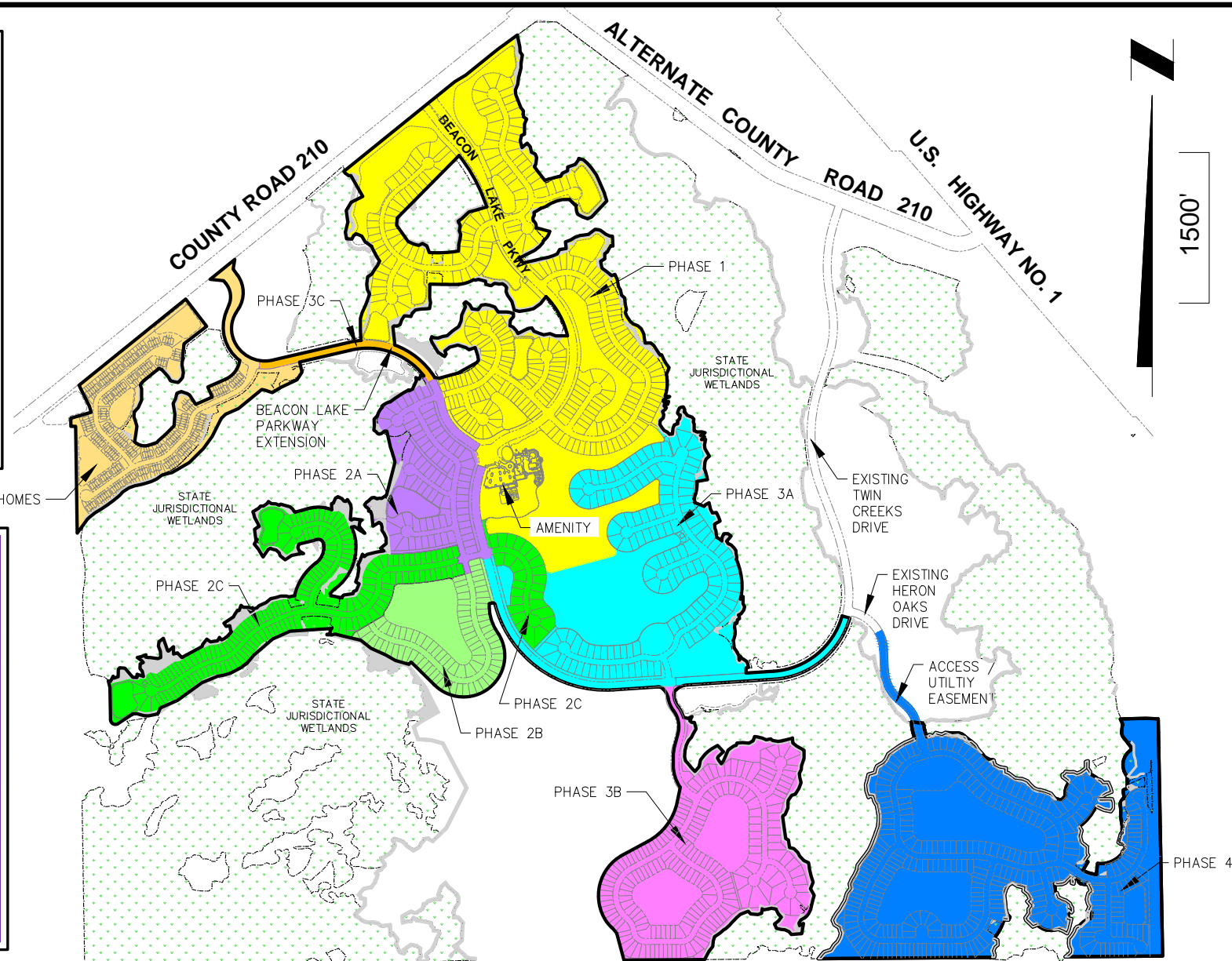
## LEGEND

<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 1 / AMENITY
<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 2A
<span style="background-color: green; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 2C
<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 2B
<span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 3A
<span style="background-color: magenta; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 3B (IN CONST.)
<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 3C (IN CONST.)
<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	PHASE 4 (IN CONST.)
<span style="background-color: tan; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span>	TOWNHOMES

## Lot Table

Phase	Total
Phase 1	302
Phase 2 A	75
Phase 2 C	191
Phase 2B	79
Townhomes	196
Phase 3A	134
Phase 3B	200
Phase 4	299

Lots counts subject to adjustment upon final engineering



# ETM

VISION - EXPERIENCE - RESULTS  
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258  
TEL: (904) 642-8990, FAX: (904) 646-9485  
CA - 00002584 LC - 0000316

## MASTER PROJECT SITE MAP

**BEACON LAKE**  
**FOR MEADOW VIEW AT TWIN CREEKS CDD**  
**ST. JOHNS COUNTY, FLORIDA**

ETM NO. 17-348

DRAWN BY: S. Lockwood

DATE: 6-9-22

DRAWING NO. 1

COUNTY ROAD 210 WEST

**LEGEND**

- CDD PROPERTY
- CDD - SMF (STORMWATER MANAGEMENT FACILITY)
- CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

1

2

3

4

5

14

15

11

13

16

6

12

28

400'

FRESNEL LANE

LENS COURT

FOCAL COURT

BEACON LAKE PARKWAY

CONVEX LANE

CONVEX LANE

HUTCHINSON LANE

HUTCHINSON LANE

LUMEN COURT

BEACON LAKE PARKWAY

CONCAVE LANE

BEAM LN.

CARBIDE CT.

STROBE CT.

LECLERC CT.

CONVEX LANE

AMENITY / PARK

TWIN CREEKS DRIVE

**BEACON LAKE PHASE I  
FOR MEADOW VIEW AT TWIN CREEKS CDD**

**ETM**  
VISION • EXPERIENCE • RESULTS

**England, Thims & Miller, Inc.**  
14775 Old St. Augustine Road  
Jacksonville, FL 32258  
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FAX: (904) 646-9485  
CA - 00002584 LC - 0000316

2-21-23

SMF 6

**ETM**  
VISION • EXPERIENCE • RESULTS

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14775 Old St. Augustine Road  
Jacksonville, FL 32258  
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**LEGEND**

- IRRIGATED AREAS
  - SMF (STORMWATER MANAGEMENT FACILITY)
- REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

100'

SMF 6

BEACON LAKE PARKWAY

**BEACON LAKE AMENITY CENTER  
FOR MEADOW VIEW AT TWIN CREEKS CDD**

6-28-23

COUNTY ROAD 210 WEST

TAMAR COURT

10A




10

BEACON  
LAKE  
PARKWAY

WAY

CHARLIE

**LEGEND**

-  CDD PROPERTY
-  CDD - SMF (STORMWATER MANAGEMENT FACILITY)
-  CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

**BEACON LAKE TOWNHOMES  
FOR MEADOW VIEW AT TWIN CREEKS CDD**

**ETM**  
VISION • EXPERIENCE • RESULTS

**England • Thims & Miller, Inc.**  
14775 Old St. Augustine Road  
Jacksonville, FL 32258

TEL: (904) 642-8990  
FAX: (904) 646-9485

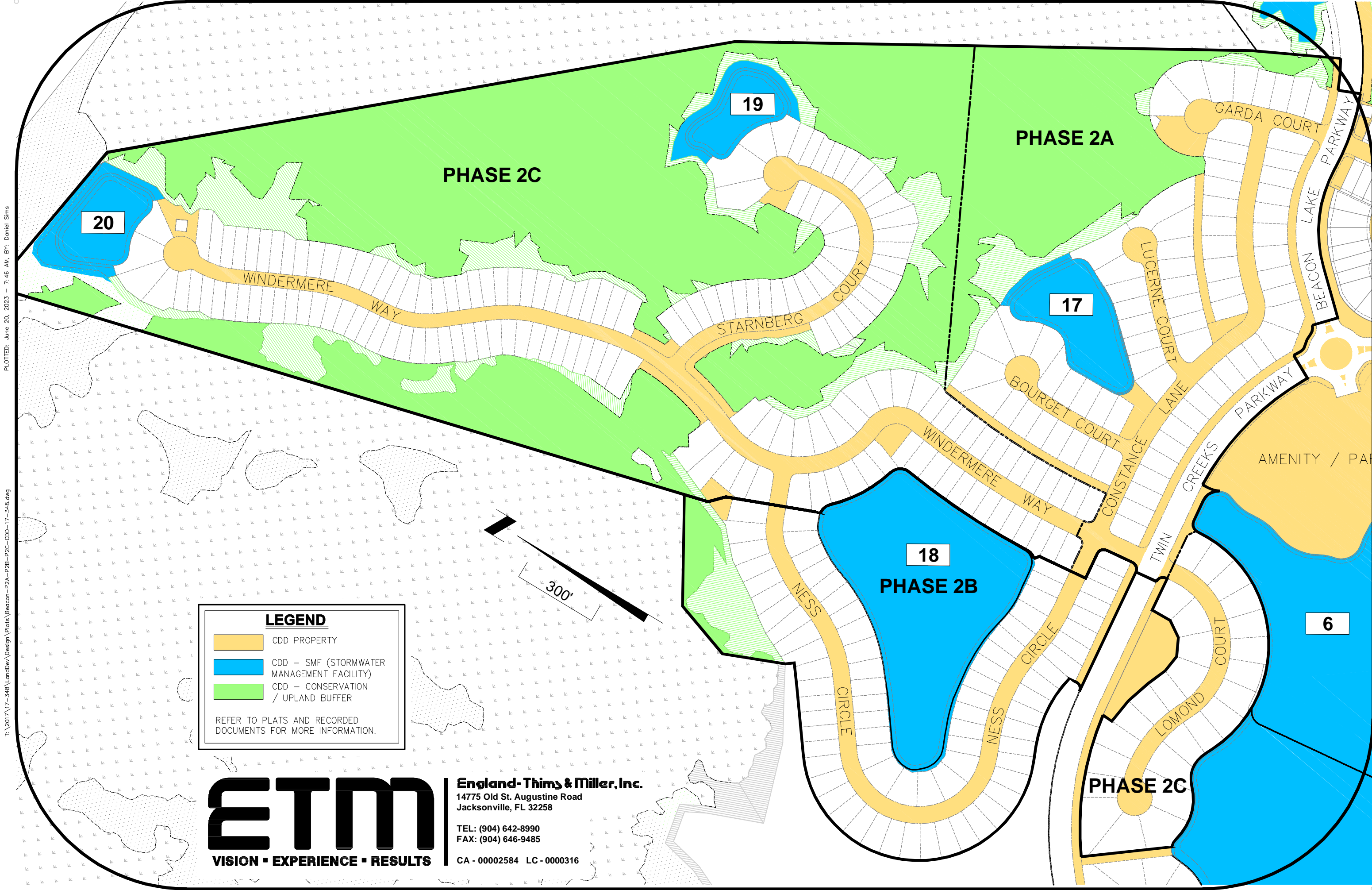
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2-21-23






T: 2017\17-348\LandDev\Design\Plots\Beacon-P2A-P2B-P2C-CDD-17-348.dwg  
PLOTTED: June 20, 2023 - 7:46 AM, BY: Daniel Sims

T: 2017\17-348\LandDev\Design\Plots\Beacon-P2A-P2B-P2C-CDD-17-348.dwg  
PLOTTED: June 20, 2023 - 7:46 AM, BY: Daniel Sims



**LEGEND**

-  CDD PROPERTY
-  CDD - SMF (STORMWATER MANAGEMENT FACILITY)
-  CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

**ETM**  
VISION • EXPERIENCE • RESULTS

**England-Thims & Miller, Inc.**  
14775 Old St. Augustine Road  
Jacksonville, FL 32258




TEL: (904) 642-8990  
FAX: (904) 646-9485

CA - 00002584 LC - 0000316



**England • Thims & Miller, Inc.**  
14775 Old St. Augustine Road  
Jacksonville, FL 32258  
TEL: (904) 642-8990  
FAX: (904) 646-9485  
CA - 00002584 LC - 0000316

### LEGEND

-  CDD PROPERTY
-  CDD - SMF (STORMWATER MANAGEMENT FACILITY)
-  CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.



400'

**BEACON LAKE PHASE 3A  
FOR MEADOW VIEW AT  
TWIN CREEKS CDD**

2-21-23

**BEACON LAKE LAKESIDE  
AND COMMUNITY PARK  
FOR MEADOW VIEW AT  
TWIN CREEKS CDD**

**SMF 06**

**LAKESIDE  
PARK**

**LOOSESTRIFE WAY**

**HORSETAIL COURT**




**CUTGRASS LANE**

**COMMUNITY PARK &  
MULTI-USE FIELD**

**TWIN CREEKS DRIVE**

100'

**LEGEND**

-  CDD PROPERTY
-  CDD - SMF (STORMWATER MANAGEMENT FACILITY)
-  CDD - CONSERVATION / UPLAND BUFFER

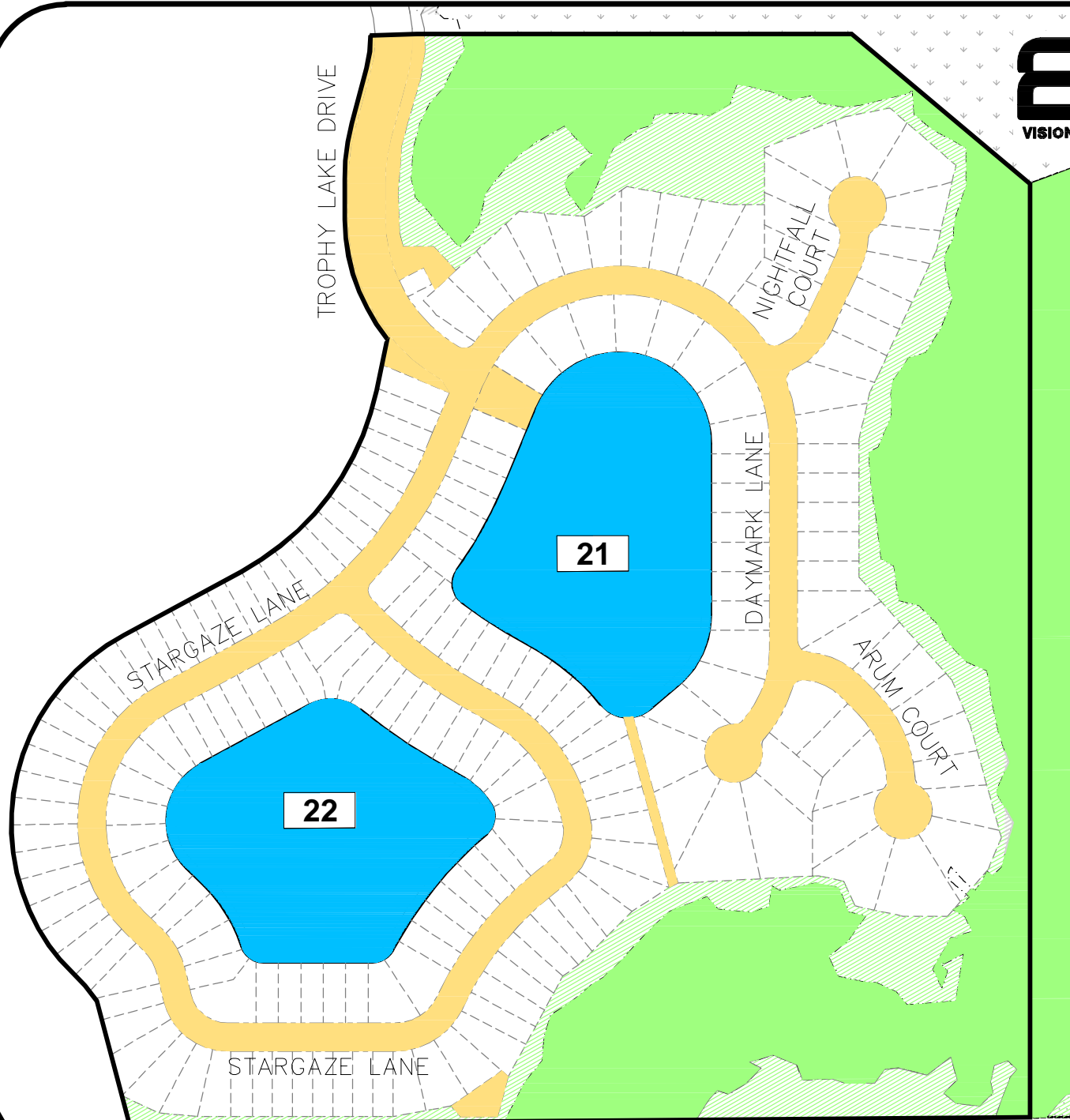
REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

**ETM**  
VISION • EXPERIENCE • RESULTS

**England-Thims & Miller, Inc.**  
14775 Old St. Augustine Road  
Jacksonville, FL 32258  
TEL: (904) 642-8990  
FAX: (904) 646-9485  
CA - 00002584 LC - 0000316

06-23-2023





**LEGEND**

- CDD PROPERTY
- CDD - SMF (STORMWATER MANAGEMENT FACILITY)
- CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

**BEACON LAKE PHASE 3B  
 FOR MEADOW VIEW AT  
 TWIN CREEKS CDD**



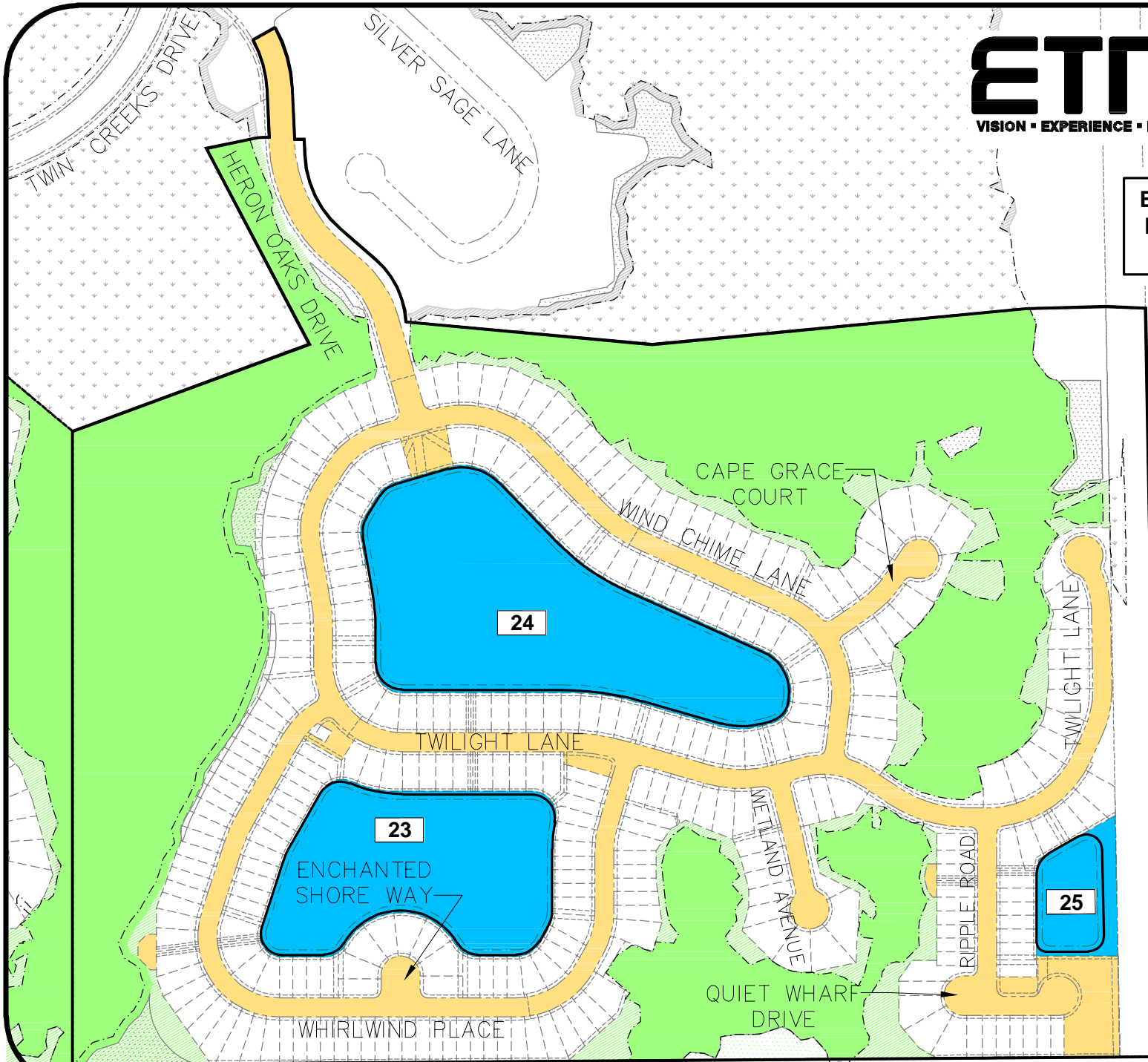
## BEACON LAKE PHASE 4 FOR MEADOW VIEW AT TWIN CREEKS CDD

### LEGEND

- CDD PROPERTY
- CDD - SMF (STORMWATER MANAGEMENT FACILITY)
- CDD - CONSERVATION / UPLAND BUFFER

REFER TO PLATS AND RECORDED DOCUMENTS FOR MORE INFORMATION.

PHASE 4 IS UNDER CONSTRUCTION AND IT IS THE DEVELOPERS INTENT TO TURN OVER THE COMMON AREAS TO THE CDD



#### L. GENERAL INFORMATION:

This Annual Report is prepared in general compliance with Section 9.21 of the Master Trust Indenture for the Meadow View at Twin Creeks Community Development District ("CDD" or the "District"). ETM (England, Thims & Miller, Inc) performed a site review during June 2025. Based on this limited field review, we found that the CDD owned facilities generally appeared to be in good condition and appeared to be well maintained and operational at the time of our site visit. It should be noted that because this report is based on limited field review only, it is not intended to be exhaustive or comprehensive, but only an annual review of the District owned, and operated facilities, to verify if these facilities appeared to be well maintained and in good condition. Currently at the time of this report, the District owns and maintains improvements within Beacon Lake Phases I, 2A, 2B, 2C, 3A, 3B, 4, Beacon Lake Townhomes (refer to maps and exhibits for areas owned and maintained by the CDD).

#### M. PROJECT BACKGROUND:

The Meadow View at Twin Creeks CDD is located in St. Johns County, Florida ("County"), south of County Road 210 and east of Philips Highway (US No 1). The overall project is approximately 630.22 acres+/- and the land within the District is wholly located within the Meadow View at Twin Creeks PUD – St. Johns County Ordinance No. 2014-21 (the "Development"). The authorized land uses within the District allows for residential development as well as open space and recreational amenities. The Meadow View at Twin Creeks PUD approval provides for the development of 1280 single family lots and 196 Townhome lots, an amenity center as well as neighborhood, and community parks.

#### N. PUBLIC AGENCY OWNERSHIP:

The following improvements are currently owned and maintained by other Public Agencies as follows:

- A. Offsite turn lane and roads within County Road 210 are owned and maintained by St. Johns County.
- B. The onsite and offsite potable water distribution system, water distribution system, sanitary sewer collection system within public right of ways and utility easements are owned and maintained by St. Johns County Utility Department (SJCUD).
- C. Electric facilities within public right of ways and power line easements are owned and maintained by the Florida Power and Light (FPL).
- D. The following onsite and offsite utilities located within the public rights of way are owned and maintained by the following entities. Gas mains are owned and maintained by TECO gas, Fiber optic cables are owned and maintained by either AT&T or Comcast.
- E. The onsite and offsite reuse system with exception of reuse within Beacon Lake Phase 4, at the time of this report, is owned and maintained by the CDD. St. Johns County Utility Department (SJCUD) and the Jacksonville Electric Authority (JEA) are working on an agreement to supply reuse to the project. The exact timeframe and associated conditions have yet to be determined. The Reuse within Beacon Lake Phase 4 has been turned over to St. Johns County Utility Department for operation and maintenance.

#### O. ENTRY FEATURES, SIGNAGE AND ASSOCIATED LANDSCAPING:

The District owned improvements include a large entry monument with project signage, and associated landscaping. The entry monument is located within Beacon Lake Parkway within a median near the intersection with County Road 210 and Beacon Lake Parkway (project entrance). The project improvements also include landscaping along County Road 210 right of way near the project entrance on both sides of Beacon Lake Parkway. Based on limited field review, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

#### P. AMENITY CENTER (LAKE HOUSE) AND RECREATIONAL FACILITIES:

The District owned recreational improvements for this project include an Amenity Center (Lake House) with associated parking areas, an indoor fitness area with workout equipment, indoor eating and meeting areas, outdoor seating areas, restroom facilities, adult pool, kid pool with splash equipment, fire pit with seating area, tennis courts, pickleball courts, multiuse fields, fenced play scape area, detailed landscaping, lighting and a floating dock within Storm Water Management Facility Number 6. Based on limited field review on the date(s) specified in Section G, these improvements appeared to be well maintained and in good condition. Therefore, we recommend ongoing maintenance as may be required throughout the year.

#### Q. NEIGHBORHOOD PARKS / POCKETS PARKS WITH ASSOCIATED LANDSCAPING:

The District owned improvements include numerous small, grassed pocket parks some with recreational equipment and some with grass and landscaping only. There is also a large park within Parcel 3A called Lakeside Park as well as a community park with multiuse fields (5.0 acres+/-), a sports court and parking area. These areas are located throughout the project. Based on limited field review on the dates specified in this report (see section G), these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year.

#### R. BEACON LAKE PARKWAY / TWIN CREEKS DRIVE:

Beacon Lake Parkway and Twin Creeks Drive are owned and maintained by St. Johns County. However, St. Johns County requires a 26-month maintenance bond which is still ongoing. Therefore, the CDD is still responsible for maintaining these roadways. Moreover, the District owns and maintains all of the landscaping and the landscape islands, including a roundabout within Beacon Lake Parkway near the Amenity Center. It should be noted that at the time of this report there is only one lift of asphalt for Beacon Lake Parkway, and Twin Creeks Drive to Trophy Lake Drive. This is because St. Johns County requires that 90 percent of the certificates of occupancy (COs) be issued in a phase prior to the installation of the second lift of asphalt. Based on limited field review it appears that many phases are above the 90 percent threshold of homes that are constructed within their respected phases. It should be noted that the striping along these roadways (especially Beacon Lake Parkway) has aged or have not been reinstalled after the second lift of pavement and should be repainted as soon as possible. Beacon Lake Parkway Extension is the roadway connection which is near the Beacon Lake Parkway Round about and extends to near Charlie Way. This roadway which will be St. Johns County owned roadway is at the time of this report under review by St. Johns County and should be turned over to St. Johns County within the next year. Finally, based on limited field review, these improvements appeared to be in good condition and appeared to be well maintained. Therefore, we recommend ongoing maintenance, as may be required throughout the year. Currently there is a plan to place the second lift of pavement for the areas where only one lift of pavement is installed. There are repairs that are required by St. Johns County prior to placement of the second lift. It is our understanding that these repairs will begin fairly soon and once the repairs are made that the 2<sup>nd</sup> lift of asphalt will be installed.

## S. ROAD RIGHT OF WAYS AND ASSOCIATED LANDSCAPING:

The District owned facilities include numerous road right of ways within Beacon Lake Project with exception of roads listed in Section M above. The District owns and maintains all of these roadways along with the associated landscape as well other elements such as landscape islands, brick pavers, hardscape, curb, gutter, pavement, signage, lighting, and landscape features. Based on limited field review on the date(s) specified in this report (see section G) these road rights of way and other features generally appeared to be in good condition and well maintained. Furthermore, the striping along many of these roadways (especially Beacon Lake Parkway) has aged and/or not have been replaced after the second lift was installed. We recommend placing this striping as soon as possible. Finally, in order to maintain the roadway system and common area landscaping in good condition, we recommend ongoing maintenance, as may be required throughout the year to ensure that the elements are functioning properly. Furthermore, we recommend that monies be set aside to replace, repair or resurface these roadways as may be required after a number of years. Currently there is a plan to place the second lift of pavement for the areas where only one lift of pavement is installed. There are repairs that are required by St. Johns County prior to placement of the second lift. It is our understanding that these repairs will begin fairly soon and once the repairs are made that the 2<sup>nd</sup> lift of asphalt will be installed.

## T. STORM WATER MANAGEMENT FACILITIES:

The District owned improvements include numerous Storm Water Management Facilities (SMFs). Most of the SMFs in Beacon Lake Phase 1 are interconnected via storm water pipes throughout the project. There are a number of SMF within Beacon Lake Phase Townhomes, 2A, 2B, 2C, 3A, 3B, and 4. All of the SMFs are used for storage, attenuation and treatment of storm water throughout the project. There are numerous control structures for these SMFs located throughout the project. These control structures attenuate flow and set normal water levels for the SMFs. In general, we recommend ongoing maintenance to control structure weirs and attention to SMF water levels.

Based on this limited field review on the date(s) specified in Section G, the SMFs and associated control structures generally appeared to be in good condition and functioning properly. However, weir plates for Smfs 11 and Smf 18 are leaking (refer to photos in this report) and will need to be repaired and maintained to stay within permit compliance with the St. Johns Water Management District. Moreover, Smf 22 in Phase 3B has some erosion that will need to be addressed by the CDD as soon as possible (refer to photo in this report).

In general, the storm water system appeared to be in good condition and functioning as designed. Furthermore, we recommend ongoing maintenance for the storm water management facilities as may be required throughout the year to ensure that this system is functioning properly.

## U. CONSERVATION / PRESERVATION AREAS:

The District owned conservation areas / preservation areas throughout the project. These areas are lands that were required to be preserved by various agencies, including but not limited to the Army Corps of Engineers, the St. Johns River Water Management District, and St. Johns County. These areas are natural with many trees and heavy overgrowth; therefore, these areas were not reviewed. However, we recommend ongoing maintenance and removal of trees that are dead or dying or trees as may be required throughout the year.

## V. LONG TERM MAINTENANCE:

In general, based on limited field review on the date(s) specified in Section J, it appears that the District owned facilities are well maintained and generally in good condition. However, it should also be noted that our field review was not exhaustive or comprehensive. As a Civil Engineering Consultant Firm, we do not have expertise in the maintenance and operation of recreational facilities as well as the other CDD owned and operated facilities. Therefore, we recommend that the District Manager and the CDD Board consult to determine the best approach to operate and maintain these facilities. Moreover, it should be anticipated that over the life of these facilities, items such as, but not limited to: roofing, pavement, curb, gutter, striping, signage, sidewalks, recreational equipment, etc. will need to be either repaired or replaced over time. Therefore, we recommend that the District Manager and the CDD Board set aside monies or look for alternative sources of capital, such as: refinancing bonds and / or issuing new long-term bonds, as may be needed over the life of the project for maintenance, repair and or replacement of these facilities over time as may be required. The appropriate amount of monies should be determined by the District Manager and the CDD Board, as soon as possible, so that each year a fund is established for this purpose. Furthermore, as a Civil Engineering Consultant Firm, we do not have the expertise to advise the CDD Board about the appropriate amount of insurance coverage or the insurance rates that should be paid. Therefore, we recommend the District Manager and the CDD Board work with an insurance company or some other insurance expert to determine the appropriate coverage and rates that will work for this project. Finally, we recommend ongoing maintenance as may be required throughout the year to ensure that the District owned facilities, equipment, etc. are functioning properly.

## W. PUBLIC FACILITIES:

Pursuant to Florida Statutes Chapter 189.08 (F.A.C), Each independent special district shall submit to each local general-purpose government in which it is located the public facilities report and an annual notice of any changes. This report shall include each public facility and its current capacity.

### Storm Water Management Facilities

All of the project Storm Water Management Facilities (Smfs) which have been constructed and are shown on the Site Map included in this report, serve to provide treatment and attenuation for the entire project and operate at the capacity required by the St. Johns River Water Management District. Furthermore, no replacements or expansions are anticipated in the next seven years.

### Entry Feature (Beacon Lake Parkway at County Road 210)

This Entry Feature (Clock Tower and signage) has been constructed and as of the date of this report there are no expansions or replacements anticipated in the next seven years.

### Parks and Landscape / Irrigation (scattered throughout project)

Most of the Pocket Parks, Community Park and Lakeside Park, Landscape Areas and Irrigation for this project have been constructed and are operational. Ongoing maintenance is required and typically plants may be replaced as required on an ongoing basis.

## Amenity Center

The Amenity Center has a number of facilities listed below. This Amenity Center has been constructed and is operational. As of the date of this report there are no expansions or replacements of facilities anticipated in the next seven years.

The Amenity Center generally consists of the following improvements:

- Clubhouse, Social room, Kitchen facilities, Office Management Area
- Lap Pool and Fun Pool (recreational)
- Fitness Center
- Playground Area
- Kayak Launch and storage areas
- Tennis Courts
- Parking Lot, Sidewalk / walking path
- Landscape, Lighting, and Irrigation

Maximum Occupancy as provided by the Vesta (Amenity Managers) are as follows:

Social room (clubhouse)		50 people
Fitness Area:		30 people
Lap Pool	Maximum Bathing Load	156 people
Kids Pool	Maximum Bathing Load	54 people
Enclosed decks and Pool Area	Maximum Capacity	525 people



X. PROJECT PHOTOGRAPHS



Beacon Lake – Aerial (By Aerial Innovations) (02-15-2024)



Beacon Lake Townhomes – Aerial (By Aerial Innovations) (02-15-2024)



**BEACON LAKE COMMUNITY DEVELOPMENT DISTRICT - 2024**



Beacon Lake – Aerial (By Aerial Innovations) (02-15-2024)



Beacon Lake Parkway at County Road 210 (Primary Project Entrance) (06-07-2024)





Beacon Lake Parkway - Main Entrance - Clock Tower (Primary Project Entrance) (06-07-2024)



Beacon Lake Parkway (westerly entrance) at County Road 210 (Secondary Entrance) (06-07-2024)





Beacon Lake Townhomes – "Harborside" (Primary Entrance and Exit) (06-07-2024)



Beacon Lake Phase 3A – "The Landing" (Primary Entrance and Exit) (06-07-2024)





"Lake House" – Beacon Lake Amenity Center (06-07-2024)



"Lake House" – Charlotte (06-07-2024)





“Lake House” Splash Park (06-07-2024)



“Lake House” – Gazebo (06-07-2024)





"Lake House" – Fire Pit and Living Space (06-07-2024)



"Lake House" – Crew House (06-07-2024)





“Lake House” – Kayak Launch into Storm Water Management Facility 6 (06-07-2024)



“Lake House” – Beach Area (06-07-2024)





"Lake House" – Croquet Field (06-07-2024)



"Lake House" – Playground Area (06-07-2024)





"Lake House" – Event Lawn (06-07-2024)



"Lake House" – Play Field (06-07-2024)





“Lake House” – Tennis Courts (06-07-2024)



“Lake House” – Dog Park (06-07-2024)





“Lake House” – Food Truck, Event Space (06-07-2024)



“Lake House” – Fitness Center (06-07-2024)





"Lake House" – Commercial Kitchen Space for Culinary Demonstrations and Events (06-07-2024)



Beacon Lake Parkway Roundabout at Twin Creeks Drive (06-07-2024)





Beacon Lake Phase 1 – Hutchinson Lane Park (At Cul-De-Sac) (06-07-2024)



Beacon Lake Phase 1 – Pocket Park along Fresnel Lane (06-07-2024)





Beacon Lake Phase 1 – Park at Leclerc Court and adjacent to Beacon Lake Parkway (06-07-2024)



Beacon Lake Phase 1 – Park at Concave Lane Cul-De-Sac (Mail Kiosk) (06-07-2024)





Beacon Lake Phase 2 – Park at Garda Court Cul-De-Sac (06-07-2024)



Beacon Lake Phase 2 – Park along Windermere Way (06-07-2024)





**Beacon Lake Phase 2 – Park at Starnberg Court (06-07-2024)**



**Beacon Lake Phase 3A – Neighborhood Park at Loosestrife Way and Snowbell Court (06-07-2024)**





Beacon Lake Phase 3A – Community Park along Twin Creeks Drive (06-07-2024)



Beacon Lake Townhomes – Park at Charlie Way and Tamar Court (06-07-2024)





Beacon Lake Townhomes – Park at the end of Tamar Court (06-07-2024)



Beacon Lake Phase 3A Lakeside Park (06-07-2024)





Beacon Lake Phase 3A Lakeside Park – Volleyball Courts (06-07-2024)



Beacon Lake Phase 3A Lakeside Park – Party Pavillion (06-07-2024)





Beacon Lake Phase 3A Lakeside Park – Fire Pit and Kayak Launch (06-07-2024)



Beacon Lake Phase 3A Lakeside Park – Shipwreck Children's Playground (06-07-2024)





Beacon Lake Phase 3B – Park at Stargaze Lane and Trophy Lake Drive (06-07-2024)



Beacon Lake Phase 4 – Park at Heron Oaks Drive and Wind Chime Lane (06-07-2024)





Beacon Lake Phase 4 – Park at Twilight Lane and Whirlwind Place (06-07-2024)



Beacon Lake Phase 4 – Park at Quiet Wharf Drive (06-07-2024)





Beacon Lake Parkway Extension (06-07-2024)



Beacon Lake Phase 1 – Hutchinson Lane (06-07-2024)





Beacon Lake Phase 1 – Fresnel Lane (06-07-2024)



Beacon Lake Phase 1 – Strobe Court (06-07-2024)





Beacon Lake Phase 1 – Beam Lane (06-07-2024)



Beacon Lake Phase 2 – Garda Court (06-07-2024)





Beacon Lake Phase 2 – Constance Lane (06-07-2024)



Beacon Lake Phase 2 – Lucerne Court (06-07-2024)





Beacon Lake Phase 2 – Windermere Way (06-07-2024)



Beacon Lake Phase 2 – Windermere Way (06-07-2024)





Beacon Lake Phase 2 – Lomond Court (06-07-2024)



Beacon Lake Phase 3A – Cut Grass Lane (06-07-2024)





Beacon Lake Phase 3A – Horsetrail Court (06-07-2024)



Beacon Lake Phase 3B – Trophy Lake Drive (06-07-2024)





Beacon Lake Phase 3B – Daymark Lane (06-07-2024)



Beacon Lake Phase 3B – Nightfall Court (06-07-2024)





Beacon Lake Phase 3B – Arum Court (06-07-2024)



Beacon Lake Phase 4 – Heron Oaks Drive (06-07-2024)





Beacon Lake Phase 4 – Whirlwind Place (06-07-2024)



Beacon Lake Phase 4 – Twilight Lane (06-07-2024)





Beacon Lake Phase 4 – Wetland Avenue (06-07-2024)



Beacon Lake Phase 4 – Wind Chime Lane (06-07-2024)





Beacon Lake Phase 2 – Obstructed Drainage and Access Easement for lots



Beacon Lake Phase 1 – Storm Water Management Facility 1 (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility 2 (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 3 (06-07-2024)





**Beacon Lake Phase 1 – Storm Water Management Facility 4 (06-07-2024)**



**Beacon Lake Phase 1 – Storm Water Management Facility Control Structure 4 (06-07-2024)**





Beacon Lake Phase 1 – Storm Water Management Facility 5 (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 6 Emergency overflow pipe (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility 6 (06-07-2024)



Beacon Lake Phase Townhomes – Storm Water Management Facility 10 and Control Structure (06-07-2024)





Beacon Lake Townhomes – Storm Water Management Facility 10A (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 11 (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility Control Structure 11 (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 12 (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility 13 (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 14 (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility 15 (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility 16 (06-07-2024)





Beacon Lake Phase 2 – Storm Water Management Facility 17 and Control Structure (06-07-2024)



Beacon Lake Phase 2 – Storm Water Management Facility 18 (06-07-2024)





Beacon Lake Phase 2 – Storm Water Management Facility Control Structure and Dispersion Basin 18 (06-07-2024)



Beacon Lake Phase 2 – Storm Water Management Facility 19 (06-07-2024)





Beacon Lake Phase 1 – Storm Water Management Facility Control Structure 19 (06-07-2024)



Drainage Easement Obstructed at Storm Water Management Facility 20 (06-07-2024)





**Beacon Lake Phase 2 – Storm Water Management Facility 20 (06-07-2024)**



**Beacon Lake Phase 2 – Storm Water Management Facility Control Structure 20 (06-07-2024)**





Beacon Lake Phase 3B – Storm Water Management Facility 21 (06-07-2024)



Beacon Lake Phase 3B – Storm Water Management Facility 22 (06-07-2024)





Beacon Lake Phase 3B – Storm Water Management Facility 22 Control Structure (06-07-2024)



Beacon Lake Phase 3B – Storm Water Management Facility 23 (06-07-2024)





Beacon Lake Phase 3B – Storm Water Management Facility 23 Control Structure (06-07-2024)



Beacon Lake Phase 4 – Storm Water Management Facility 24 (06-07-2024)





Beacon Lake Phase 4 – Storm Water Management Facility 25 (06-07-2024)



Beacon Lake Phase 4 – Storm Water Management Facility 25 Control Structure (06-07-2024)





Storm Water Management Facility 28 (06-07-2024)



Storm Water Management Facility Control Structure 28 (06-07-2024)





Beacon Lake Townhomes Liftstation along Charlie Way (06-07-2024)



Beacon Lake Parkway Liftstation adjacent to Storm Water Management Facility 14 (06-07-2024)





Windermere Way Liftstation (06-07-2024)



Loosestrife Way Liftstation (06-07-2024)



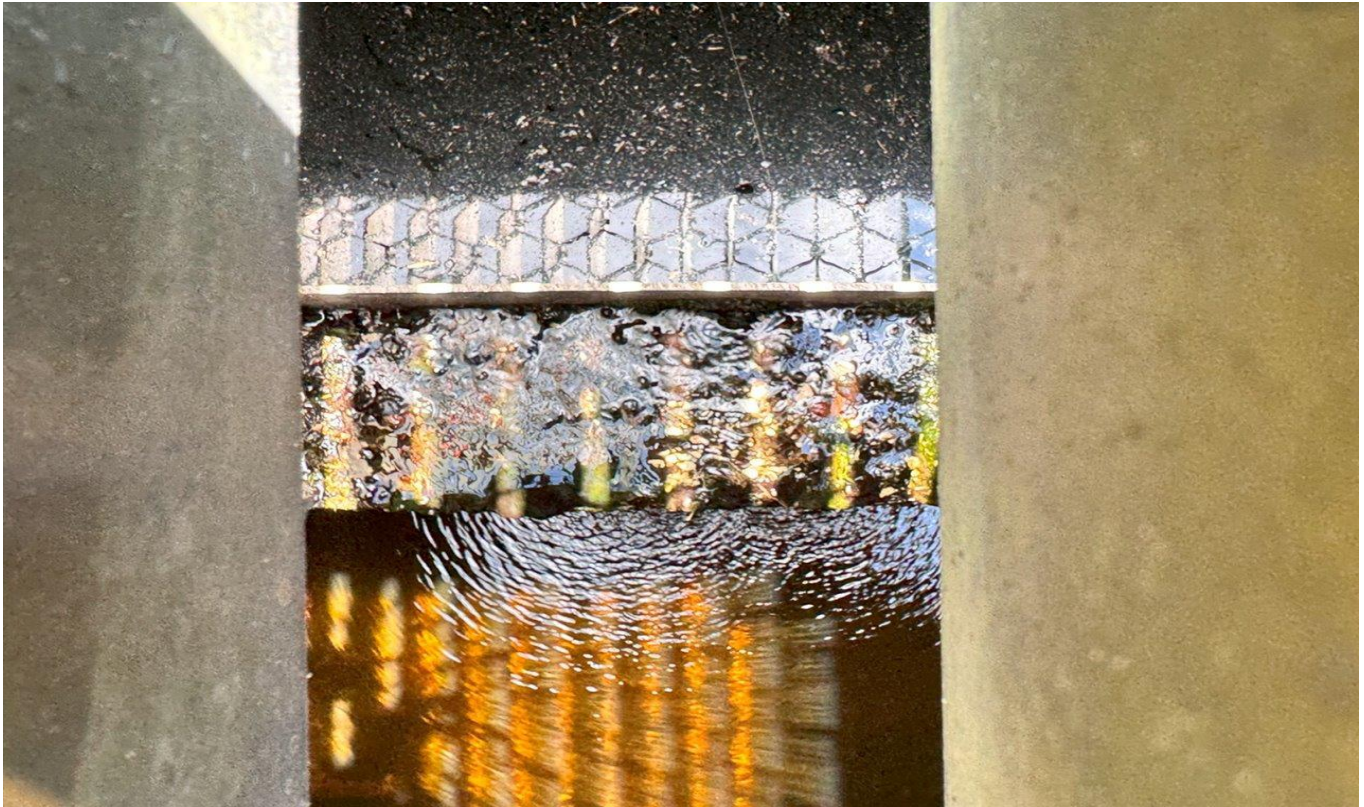


Trophy Lake Drive Liftstation (06-07-2024)



Beacon Lake Phase 1 – Storm Water Management Facility Control Structure 11 Weir Plate Leaking (06-07-2024)





Beacon Lake Phase 2 – Storm Water Management Facility Control Structure 18 Weir Plate Leaking (06-07-2024)



Beacon Lake Phase 3B – Erosion Concerns at Storm Water Management Facility 22 (06-07-2024)





Beacon Lake Phase 4 – Exposed Lime Rock and Damaged Pavement along Quiet Wharf Drive (06-07-2024)



Beacon Lake Phase 4 – Exposed Lime Rock and Damaged Pavement along Wetland Avenue (06-07-2024)



*E.*



*1.*

# Meadow View at Twin Creeks

6/19/2025

Community Development District

Field Operations & Amenity Management Report



**Christian Birol**

FIELD OPERATIONS MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.

**Jennifer Erickson**

AMENITY MANAGER  
RIVERSIDE MANAGEMENT SERVICES, INC.



Meadow View at Twin Creeks  
Community Development District

Field Operations & Amenity Management Report  
June 19th, 2025

To: Board of Supervisors

From: Christian Birol  
Field Operations Manager

Jennifer Erickson  
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – June 19th, 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 – 2<sup>nd</sup> and 4<sup>th</sup> Thursday monthly
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2<sup>nd</sup> Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 2nd Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Wine Club 3<sup>rd</sup> Thursday each month 7pm
- Kids STEM Robotics
- Kid's Bingo
- Memorial Day Celebration – bouncers, food trucks and foam party
- Daddy Daughter Dance – June 13<sup>th</sup> – approx. 70 residents
- Live music on the pool deck June 7th
- Silent Disco and laser tag – went well, low turn out
- Trivia – June 14th



## 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

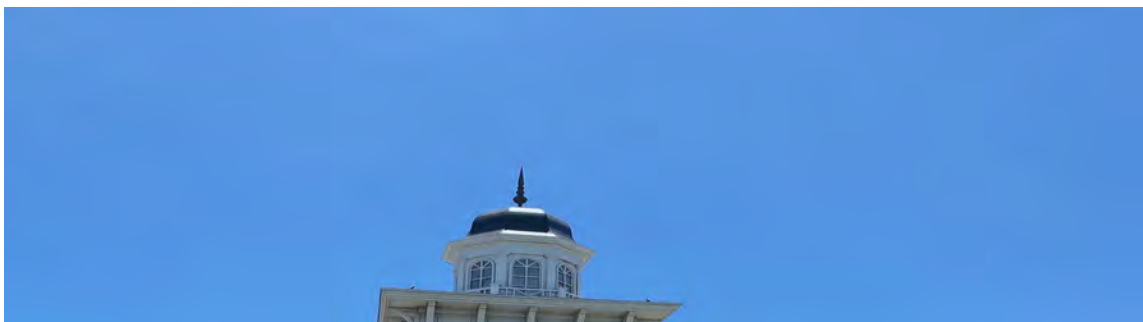


## Completed Projects

- Yellowstone has completed the pine straw and mulching for the property.
- Yellowstone has completed the new sodding for the soccer field.
- Yellowstone has added two additional drain boxes for the sidewalk entrance to the Landings.
- All-Star Electric has completed installing new landscape lighting at the main entrance.
- Southeast Fitness has repaired the Stairmaster and universal machine curling cable.
- RMS repaired Lakeside Park woman's bathroom that was vandalized.
- RMS replaced the rope at the sitting area at the double fountains on Covex and Beacon Lake Parkway.
- RMS repaired and painted the bird house at the Amenities Center.

## Conclusion

For any questions or comments regarding the above information, contact Christian Birol, Manager Of Operations, at [cbirol@rmsnf.com](mailto:cbirol@rmsnf.com) and Jennifer Erickson, Amenity Manager, at [beaconmanager@rmsnf.com](mailto:beaconmanager@rmsnf.com)





2.



**Proposal #: 554007**

Date: 6/3/2025

From: Travis Arnold

**Landscape Enhancement Proposal for  
Meadow View at Twin Creeks CDD**

Rich Gray  
GMS-CF, LLC  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092  
RGray@rmsnf.com

**LOCATION OF PROPERTY**

850 Beacon Lake Pkwy  
St. Augustine , FL 32095

**Summer Annual Rotation**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Summer Annuals Installed	7,650	\$1.70	\$13,005.00

Yellowstone to Install Gold Lace Coleus, White Angelonia, Lipstick Pentas

**Terms and Conditions:** Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

**AUTHORIZATION TO PERFORM WORK:**

By \_\_\_\_\_

\_\_\_\_\_  
Print Name/Title

Date \_\_\_\_\_

**Meadow View at Twin Creeks CDD**

<b>Subtotal</b>	<b>\$13,005.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Proposal Total</b>	<b>\$13,005.00</b>

**THIS IS NOT AN INVOICE**



# Summer Rotations



**YELLOWSTONE**  
LANDSCAPE



1



Oxblood, Rustic Orange,  
Gold Lace Coleus

2



Mixed Coleus

3



Gold Lace Coleus,  
Lipstick Penta, Blue My  
Mind

\*Subject to Additional \$6.35 per  
Blue My Mind after quantity  
adjustment

4



Gold Lace Coleus,  
Purple or White  
Angelonia, Lipstick

5



Mixed Vinca

## *NINTH ORDER OF BUSINESS*



*A.*

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

***Unaudited Financial Reporting***  
***April 30, 2025***





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# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

April 30, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b><u>Cash:</u></b>					
Operating Account	\$ 136,696	\$ -	\$ -	\$ -	\$ 136,696
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Developer - BBX	11,339	-	-	-	11,339
Due from Other	6,221	-	-	-	6,221
Due from Capital Reserve	12,492	-	-	-	12,492
<b><u>Investments:</u></b>					
General Fund Custody	296,386	-	-	-	296,386
State Board of Administration (SBA)-GF	1,472,516	-	-	-	1,472,516
State Board of Administration (SBA)-Fence Easement	74,535	-	-	-	74,535
State Board of Administration (SBA)-Capital Reserve	-	-	-	45,227	45,227
<b><u>Series 2016</u></b>					
Reserve	-	149,197	-	-	149,197
Revenue	-	520,543	-	-	520,543
<b><u>Series 2018</u></b>					
Reserve A1	-	205,622	-	-	205,622
Revenue A1	-	661,767	-	-	661,767
Reserve A2	-	-	-	-	-
Revenue A2	-	3,053	-	-	3,053
Prepayment A 2	-	1	-	-	1
<b><u>Series 2019</u></b>					
Reserve	-	86,540	-	-	86,540
Revenue	-	283,142	-	-	283,142
Prepayment A1	-	-	-	-	-
<b><u>Series 2020</u></b>					
Reserve A1	-	42,080	-	-	42,080
Revenue A1	-	131,756	-	-	131,756
Prepayment A1	-	998	-	-	998
Revenue A2	-	1,881	-	-	1,881
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
<b><u>Series 2021 Ph3B</u></b>					
Reserve	-	141,703	-	-	141,703
Revenue	-	298,332	-	-	298,332
Prepayment	-	21,939	-	-	21,939
Construction	-	-	15,542	-	15,542
<b><u>Series 2021 Ph4</u></b>					
Reserve	-	211,869	-	-	211,869
Interest	-	-	-	-	-
Revenue	-	433,972	-	-	433,972
Prepayment	-	20,918	-	-	20,918
Construction	-	-	24,188	-	24,188
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	4,234	-	-	-	4,234
Deposits	3,760	-	-	-	3,760
<b>Total Assets</b>	<b>\$ 2,018,178</b>	<b>\$ 3,215,311</b>	<b>\$ 39,730</b>	<b>\$ 45,227</b>	<b>\$ 5,318,446</b>



# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

April 30, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Liabilities:</b>					
Accounts Payable	\$ 29,444	\$ -	\$ -	\$ -	\$ 29,444
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Retainage Payable	-	-	-	-	-
Due to General Fund	-	-	-	12,492	12,492
<b>Total Liabilities</b>	<b>\$ 29,444</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,492</b>	<b>\$ 41,936</b>
<b>Fund Balance:</b>					
Nonspendable:					
Deposits	\$ 3,760	\$ -	\$ -	\$ -	\$ 3,760
Restricted for:					
Debt Service	-	3,215,311	-	-	3,215,311
Capital Project			39,730	-	39,730
Assigned for:					
Capital Reserve Fund	-	-	-	32,735	32,735
Unassigned	1,980,741	-	-	-	1,980,741
<b>Total Fund Balances</b>	<b>\$ 1,988,735</b>	<b>\$ 3,215,311</b>	<b>\$ 39,730</b>	<b>\$ 32,735</b>	<b>\$ 5,276,510</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 2,018,178</b>	<b>\$ 3,215,311</b>	<b>\$ 39,730</b>	<b>\$ 45,227</b>	<b>\$ 5,318,446</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance

#### **Revenues:**

Special Assessments - Tax Roll	\$ 2,144,757	\$ 2,144,757	\$ 2,165,942	\$ 21,185
Special Assessments - Gate Monitoring*	32,500	-	-	-
Interest/Miscellaneous Income	25,000	14,583	30,681	16,098
Restricted Easement Fence Fund	-	-	15,600	15,600
Facility Revenue	10,000	5,833	18,023	12,189
<b>Total Revenues</b>	<b>\$ 2,212,257</b>	<b>\$ 2,165,173</b>	<b>\$ 2,230,246</b>	<b>\$ 65,072</b>

#### **Expenditures:**

#### **General & Administrative:**

Supervisor Fees	\$ 4,800	\$ 2,800	\$ 5,600	\$ (2,800)
PR-FICA	367	214	428	(214)
Engineering	36,000	21,000	10,601	10,399
Attorney	30,000	17,500	6,416	11,084
Annual Audit	7,600	-	-	-
Assessment Administration	11,236	11,236	11,236	-
Arbitrage Rebate	3,600	3,000	3,000	-
Dissemination Agent	14,045	8,193	8,193	-
Trustee Fees	20,400	19,341	19,341	-
Management Fees	58,533	34,144	34,144	-
Information Technology	1,776	1,036	1,036	-
Website Maintenance	1,272	742	742	-
Telephone	700	408	422	(13)
Postage & Delivery	1,600	933	736	197
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	1,342	392	949
Legal Advertising	1,500	875	1,111	(236)
Other Current Charges	1,600	933	430	504
Office Supplies	300	175	133	42
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 206,781</b>	<b>\$ 133,025</b>	<b>\$ 112,869</b>	<b>\$ 20,156</b>



# Meadow View at Twin Creeks

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Amenity Center Expenditures</b>				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 7,773	\$ 7,709	\$ 65
Electric	52,500	30,625	22,046	8,579
Water/Sewer/Irrigation	45,000	26,250	27,342	(1,092)
Gas	2,500	1,458	1,041	418
Trash Removal	8,400	4,900	4,963	(63)
<i>Security</i>				
Security Monitoring	1,440	840	666	174
Gate Monitoring	32,500	18,958	18,343	616
Gate Repairs	3,000	1,750	1,067	683
Access Cards	3,000	715	715	-
Contacted Security	20,000	11,667	14,999	(3,332)
<i>Management Contracts</i>				
Facility Management	98,729	57,592	57,592	(0)
Facility Attendant	41,498	24,207	10,661	13,546
Pool Attendants	61,479	6,313	6,313	-
Canoe Launch Attendant	5,750	-	-	-
Snack Bar Attendant	10,000	-	-	-
Field Management / Admin	95,000	55,417	55,417	(0)
Pool Maintenance	20,000	11,667	9,890	1,776
Pool Chemicals	26,475	15,444	15,592	(149)
Janitorial	25,112	14,649	14,842	(193)
Facility Maintenance	103,200	60,200	60,694	(494)
Private Event Attendant	6,500	3,792	3,553	239
Repairs & Maintenance	62,800	36,633	34,317	2,316
New Capital Projects	5,000	2,917	-	2,917
Snack Bar Inventory -CGS	1,000	583	-	583
Food Service License	650	379	242	137
Community Website Services	-	-	-	-
Subscriptions	4,000	2,333	2,331	3
Pest Control	2,831	1,651	1,609	42
Supplies	2,500	1,458	163	1,295
Furnitures, Fixtures & Equipment	5,000	745	745	-
Special Events	35,000	19,530	19,530	-
Holiday Decorations	20,000	5,125	5,125	-
Fitness Center Repairs/Supplies	5,500	3,208	1,830	1,379
Office Supplies	2,050	1,196	864	332
ACA++SCAP/BMI Licenses	800	467	-	467
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	-	-	-
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 908,057</b>	<b>\$ 515,109</b>	<b>\$ 469,091</b>	<b>\$ 46,019</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b>Ground Maintenance Expenditures</b>				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	21,187	13,270	7,917
Landscape Maintenance	690,755	402,940	336,453	66,488
Landscape Contingency	85,000	39,134	39,134	-
Lake Maintenance	27,000	15,750	16,298	(548)
Grounds Maintenance	35,000	20,417	24,805	(4,388)
Pump Repairs	10,000	5,833	11,777	(5,944)
Streetlighting	69,294	40,422	45,014	(4,592)
Streetlight Repairs	5,000	2,917	-	2,917
Irrigation Repairs	50,000	29,167	8,313	20,854
Miscellaneous	6,500	3,792	470	3,322
Contingency	31,149	18,170	5,728	12,442
Capital Reserve	45,000	45,000	45,000	-
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 1,097,418</b>	<b>\$ 644,728</b>	<b>\$ 546,259</b>	<b>\$ 98,468</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,005,476</b>	<b>\$ 1,159,837</b>	<b>\$ 1,015,350</b>	<b>\$ 144,487</b>
<b>Total Expenditures</b>	<b>\$ 2,212,257</b>	<b>\$ 1,292,862</b>	<b>\$ 1,128,219</b>	<b>\$ 164,643</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 1,102,027</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out)	\$ -		-	
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 1,102,027</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 886,708</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,988,735</b>	

(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
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 97,954	\$ 350,377	\$ 1,455,871	\$ 177,845	\$ -	\$ 83,895	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,165,942
Special Assessments - Gate Monitoring*	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	2,251	1,515	2,162	3,296	6,062	8,462	6,934	-	-	-	-	-	30,681
Restricted Easement Fence Fund	-	2,400	1,800	5,400	1,800	3,600	600	-	-	-	-	-	15,600
Facility Revenue	-	-	-	10,788	2,085	-	5,150	-	-	-	-	-	18,023
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 2,251</b>	<b>\$ 101,868</b>	<b>\$ 354,339</b>	<b>\$ 1,475,354</b>	<b>\$ 187,792</b>	<b>\$ 12,062</b>	<b>\$ 96,579</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,230,246</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 400	\$ 800	\$ 800	\$ 800	\$ 1,400	\$ 800	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600
PR-FICA	31	61	61	61	107	61	46	-	-	-	-	-	428
Engineering	1,001	2,510	1,746	366	1,253	2,481	1,245	-	-	-	-	-	10,601
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	1,170	-	-	-	-	-	8,193
Trustee Fees	4,234	-	12,750	-	-	2,357	-	-	-	-	-	-	19,341
Management Fees	4,878	4,878	4,878	4,878	4,878	4,878	4,878	-	-	-	-	-	34,144
Information Technology	148	148	148	148	148	148	148	-	-	-	-	-	1,036
Website Maintenance	106	106	106	106	106	106	106	-	-	-	-	-	742
Telephone	47	22	34	51	61	63	143	-	-	-	-	-	422
Postage & Delivery	44	432	37	94	42	43	45	-	-	-	-	-	736
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	30	78	27	57	98	72	-	-	-	-	-	392
Legal Advertising	96	94	94	364	94	94	273	-	-	-	-	-	1,111
Other Current Charges	-	-	20	210	-	-	200	-	-	-	-	-	430
Office Supplies	1	1	1	1	1	1	129	-	-	-	-	-	133
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 32,588</b>	<b>\$ 11,097</b>	<b>\$ 26,547</b>	<b>\$ 9,464</b>	<b>\$ 11,218</b>	<b>\$ 12,901</b>	<b>\$ 9,054</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 112,869</b>

# Meadow View at Twin Creeks

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Amenity Center Expenditures</b>													
<b>Utilities</b>													
Telephone/Cable/Internet	\$ 1,050	\$ 981	\$ 1,120	\$ 1,117	\$ 1,074	\$ 1,253	\$ 1,114	\$ -	\$ -	\$ -	\$ -	\$ -	7,709
Electric	3,094	3,330	3,209	3,272	3,379	2,936	2,827	-	-	-	-	-	22,046
Water/Sewer/Irrigation	3,820	3,464	2,875	4,264	4,738	4,289	3,892	-	-	-	-	-	27,342
Gas	289	21	275	149	65	84	157	-	-	-	-	-	1,041
Trash Removal	788	788	782	983	808	814	-	-	-	-	-	-	4,963
<b>Security</b>													
Security Monitoring	111	111	111	111	111	111	-	-	-	-	-	-	666
Gate Monitoring	2,633	2,665	2,633	4,014	2,649	1,102	2,649	-	-	-	-	-	18,343
Gate Repairs	325	342	400	-	-	-	-	-	-	-	-	-	1,067
Access Cards	-	715	-	-	-	-	-	-	-	-	-	-	715
Contacted Security	2,460	2,758	2,454	2,967	1,574	520	2,267	-	-	-	-	-	14,999
<b>Management Contracts</b>													
Facility Management	8,227	8,227	8,227	8,227	8,227	8,227	8,227	-	-	-	-	-	57,592
Facility Attendant	1,187	1,102	1,235	1,457	1,296	1,667	2,717	-	-	-	-	-	10,661
Pool Attendants	-	-	-	-	-	3,451	2,862	-	-	-	-	-	6,313
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	7,917	7,917	7,917	7,917	7,917	7,917	7,917	-	-	-	-	-	55,417
Pool Maintenance	1,713	1,363	1,363	1,363	1,363	1,363	1,363	-	-	-	-	-	9,890
Pool Chemicals	2,101	2,101	2,101	2,305	2,305	2,305	2,374	-	-	-	-	-	15,592
Janitorial	2,321	2,996	2,055	1,479	2,059	1,607	2,324	-	-	-	-	-	14,842
Facility Maintenance	11,311	7,183	6,722	2,758	13,334	9,275	10,111	-	-	-	-	-	60,694
Private Event Attendant	827	543	521	242	671	749	-	-	-	-	-	-	3,553
Repairs & Maintenance	4,600	4,081	7,037	244	7,656	4,388	6,312	-	-	-	-	-	34,317
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	242	-	-	-	-	-	242
Subscriptions	304	304	501	304	304	312	304	-	-	-	-	-	2,331
Pest Control	226	226	226	233	233	233	233	-	-	-	-	-	1,609
Supplies	119	-	-	-	-	-	44	-	-	-	-	-	163
Furnitures, Fixtures & Equipment	-	-	396	-	130	-	219	-	-	-	-	-	745
Special Events	989	2,535	2,423	2,526	3,747	3,071	4,238	-	-	-	-	-	19,530
Holiday Decorations	-	197	4,927	-	-	-	-	-	-	-	-	-	5,125
Fitness Center Repairs/Supplies	-	-	425	-	1,405	-	-	-	-	-	-	-	1,830
Office Supplies	242	87	-	153	60	94	228	-	-	-	-	-	864
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	68,894	-	-	-	-	-	-	-	-	-	-	-	68,894
Permit and License	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 125,546</b>	<b>\$ 54,035</b>	<b>\$ 59,935</b>	<b>\$ 46,085</b>	<b>\$ 65,104</b>	<b>\$ 55,767</b>	<b>\$ 62,618</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>469,091</b>



## Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Ground Maintenance Expenditures</b>													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	1,473	1,261	1,505	1,891	2,492	2,371	2,279	-	-	-	-	-	13,270
Landscape Maintenance	47,125	48,221	48,221	48,221	48,221	48,221	48,221	-	-	-	-	-	336,453
Landscape Contingency	4,907	1,635	18,242	-	-	1,345	13,005	-	-	-	-	-	39,134
Lake Maintenance	2,284	2,284	2,284	2,284	2,284	2,284	2,593	-	-	-	-	-	16,298
Grounds Maintenance	2,685	2,933	5,930	554	6,911	2,647	3,145	-	-	-	-	-	24,805
Pump Repairs	180	3,250	405	4,432	1,900	285	1,325	-	-	-	-	-	11,777
Streetlighting	5,865	5,865	5,865	7,336	6,695	6,695	6,695	-	-	-	-	-	45,014
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,661	2,779	90	980	1,959	-	844	-	-	-	-	-	8,313
Miscellaneous	-	230	79	-	124	37	-	-	-	-	-	-	470
Contingency	-	1,000	1,251	-	1,630	897	950	-	-	-	-	-	5,728
Capital Reserve	-	-	-	-	-	45,000	-	-	-	-	-	-	45,000
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 66,179</b>	<b>\$ 69,458</b>	<b>\$ 83,872</b>	<b>\$ 65,697</b>	<b>\$ 72,215</b>	<b>\$ 109,781</b>	<b>\$ 79,057</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>546,259</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 191,726</b>	<b>\$ 123,492</b>	<b>\$ 143,807</b>	<b>\$ 111,782</b>	<b>\$ 137,319</b>	<b>\$ 165,549</b>	<b>\$ 141,675</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,015,350</b>
<b>Total Expenditures</b>	<b>\$ 224,314</b>	<b>\$ 134,589</b>	<b>\$ 170,353</b>	<b>\$ 121,247</b>	<b>\$ 148,537</b>	<b>\$ 178,449</b>	<b>\$ 150,729</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,128,219</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (222,064)</b>	<b>\$ (32,721)</b>	<b>\$ 183,985</b>	<b>\$ 1,354,107</b>	<b>\$ 39,255</b>	<b>\$ (166,387)</b>	<b>\$ (54,149)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,102,027</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (222,064)</b>	<b>\$ (32,721)</b>	<b>\$ 183,985</b>	<b>\$ 1,354,107</b>	<b>\$ 39,255</b>	<b>\$ (166,387)</b>	<b>\$ (54,149)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>1,102,027</b>

# Meadow View at Twin Creeks

## Community Development District

### Capital Reserve Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	45,000	\$ -
Interest	-	-	227	227
<b>Total Revenues</b>	<b>\$ 45,000</b>	<b>\$ 45,000</b>	<b>\$ 45,227</b>	<b>\$ 227</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	12,492	(12,492)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 12,492</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 45,000</b>		<b>\$ 32,735</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 45,000</b>		<b>\$ 32,735</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 45,000</b>		<b>\$ 32,735</b>	



# 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 April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 441,072	\$ (2,292)
Interest Income	12,000	7,000	11,157	4,157
<b>Total Revenues</b>	<b>\$ 455,364</b>	<b>\$ 450,364</b>	<b>\$ 452,229</b>	<b>\$ 1,864</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 153,263	\$ 153,263	\$ 153,263	\$ -
Interest - 5/1	153,263	-	-	-
Principal - 5/1	140,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 446,525</b>	<b>\$ 153,263</b>	<b>\$ 153,263</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 8,839</b>	<b>\$ 297,102</b>	<b>\$ 298,966</b>	<b>\$ 1,864</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,839</b>	<b>\$ 297,102</b>	<b>\$ 298,966</b>	<b>\$ 1,864</b>
<b>Fund Balance - Beginning</b>	<b>\$ 222,167</b>		<b>\$ 370,774</b>	
<b>Fund Balance - Ending</b>	<b>\$ 231,006</b>		<b>\$ 669,740</b>	

# 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 April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 609,367	\$ (3,167)
Interest Income	14,000	8,167	17,018	8,852
<b>Total Revenues</b>	<b>\$ 626,533</b>	<b>\$ 620,700</b>	<b>\$ 626,385</b>	<b>\$ 5,685</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 226,338	\$ 226,338	\$ 226,338	\$ -
Interest - 5/1	226,338	-	-	-
Principal - 5/1	160,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 612,675</b>	<b>\$ 226,338</b>	<b>\$ 226,338</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 13,858</b>	<b>\$ 394,362</b>	<b>\$ 400,047</b>	<b>\$ 5,685</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 13,858</b>	<b>\$ 394,362</b>	<b>\$ 400,047</b>	<b>\$ 5,685</b>
<b>Fund Balance - Beginning</b>	<b>\$ 288,459</b>		<b>\$ 493,341</b>	
<b>Fund Balance - Ending</b>	<b>\$ 302,317</b>		<b>\$ 893,389</b>	



# 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 April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 254,015	\$ (3,338)
Interest Income	8,500	4,958	6,169	1,211
<b>Total Revenues</b>	<b>\$ 265,853</b>	<b>\$ 262,311</b>	<b>\$ 260,184</b>	<b>\$ (2,127)</b>
<b>Expenditures:</b>				
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	-	-	-
<b>Total Expenditures</b>	<b>\$ 255,955</b>	<b>\$ 95,478</b>	<b>\$ 100,549</b>	<b>\$ (5,071)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 9,898</b>	<b>\$ 166,834</b>	<b>\$ 159,636</b>	<b>\$ (7,198)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 9,898</b>	<b>\$ 166,834</b>	<b>\$ 159,636</b>	<b>\$ (7,198)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 123,844</b>		<b>\$ 210,046</b>	
<b>Fund Balance - Ending</b>	<b>\$ 133,742</b>		<b>\$ 369,682</b>	

# 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 April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 114,490	\$ 114,490	\$ 112,336	\$ (2,154)
Interest Income	5,500	3,208	3,021	(188)
<b>Total Revenues</b>	<b>\$ 119,990</b>	<b>\$ 117,699</b>	<b>\$ 115,357</b>	<b>\$ (2,342)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 41,547	\$ 41,547	\$ 41,547	\$ -
Interest - 5/1	41,547	-	-	-
Principal - 5/1	30,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 113,094</b>	<b>\$ 41,547</b>	<b>\$ 41,547</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,897</b>	<b>\$ 76,152</b>	<b>\$ 73,810</b>	<b>\$ (2,342)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,897</b>	<b>\$ 76,152</b>	<b>\$ 73,810</b>	<b>\$ (2,342)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 61,116</b>		<b>\$ 102,905</b>	
<b>Fund Balance - Ending</b>	<b>\$ 68,013</b>		<b>\$ 176,715</b>	



# 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 April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 280,765	\$ 280,765	\$ 277,727	\$ (3,038)
Interest Income	8,500	4,958	7,501	2,543
Prepayments	-	-	21,336	21,336
<b>Total Revenues</b>	<b>\$ 289,265</b>	<b>\$ 285,723</b>	<b>\$ 306,564</b>	<b>\$ 20,841</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 84,206	\$ 84,206	\$ 84,206	\$ -
Interest - 5/1	84,206	-	-	-
Principal - 5/1	110,000	-	-	-
Special Call - 5/1	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 278,413</b>	<b>\$ 84,206</b>	<b>\$ 84,206</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,852</b>	<b>\$ 201,517</b>	<b>\$ 222,357</b>	<b>\$ 20,841</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (3,558)	\$ (3,558)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,558)</b>	<b>\$ (3,558)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,852</b>	<b>\$ 201,517</b>	<b>\$ 218,800</b>	<b>\$ 17,283</b>
<b>Fund Balance - Beginning</b>	<b>\$ 100,153</b>		<b>\$ 243,174</b>	
<b>Fund Balance - Ending</b>	<b>\$ 111,005</b>		<b>\$ 461,973</b>	

# 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 April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 423,738	\$ 423,738	\$ 421,535	\$ (2,202)
Prepayment	-	-	20,918	20,918
Interest Income	9,000	5,250	9,784	4,534
<b>Total Revenues</b>	<b>\$ 432,738</b>	<b>\$ 428,988</b>	<b>\$ 452,238</b>	<b>\$ 23,250</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 130,129	\$ 130,129	\$ 130,129	\$ -
Interest - 5/1	130,129	-	-	-
Principal - 5/1	165,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 425,258</b>	<b>\$ 130,129</b>	<b>\$ 130,129</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,480</b>	<b>\$ 298,859</b>	<b>\$ 322,109</b>	<b>\$ 23,250</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,526)	\$ (5,526)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,526)</b>	<b>\$ (5,526)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 7,480</b>	<b>\$ 298,859</b>	<b>\$ 316,583</b>	<b>\$ 17,724</b>
<b>Fund Balance - Beginning</b>	<b>\$ 136,629</b>		<b>\$ 350,176</b>	
<b>Fund Balance - Ending</b>	<b>\$ 144,109</b>		<b>\$ 666,759</b>	



**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 April 30, 2025**

	Actual
	Thru 04/30/25
<b>Revenues</b>	
Interest Income	\$ 344
Developer Contributions	113,935
<b>Total Revenues</b>	<b>\$ 114,278</b>
<b>Expenditures:</b>	
Capital Outlay	\$ 113,935
<b>Total Expenditures</b>	<b>\$ 113,935</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 344</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ 3,558
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 3,558</b>
<b>Net Change in Fund Balance</b>	<b>\$ 3,902</b>
<b>Fund Balance - Beginning</b>	<b>\$ 11,641</b>
<b>Fund Balance - Ending</b>	<b>\$ 15,542</b>

# 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 April 30, 2025

	Actual
	Thru 04/30/25
<b>Revenues</b>	
Interest Income	\$ 538
<b>Total Revenues</b>	<b>\$ 538</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 538</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ 5,526
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 5,526</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,064</b>
<b>Fund Balance - Beginning</b>	<b>\$ 18,123</b>
<b>Fund Balance - Ending</b>	<b>\$ 24,188</b>



# 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	149,197
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)
<b>Current Bonds Outstanding</b>	<b>\$5,835,000</b>

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	205,622
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)
<b>Current Bonds Outstanding</b>	<b>\$8,245,000</b>

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	86,540
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, 2025 - Special Call	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$3,350,000</b>

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	42,080
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)
<b>Current Bonds Outstanding</b>	<b>\$1,590,000</b>

# 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	141,703
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)
<b>Current Bonds Outstanding</b>	<b>\$4,905,000</b>

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)
<b>Current Bonds Outstanding</b>	<b>\$7,300,000</b>

<b>TOTAL Bonds Outstanding</b>	<b>\$31,225,000</b>
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**Meadow View at Twin Creeks**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025  
**Check Register**

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
<b>General Fund</b>		
4/1/25	2903-2913	\$22,682.39
4/9/25	2914-2922	31,107.91
4/15/25	2923-2931	9,939.46
4/22/25	2932-2945	93,513.19
4/29/25	2946-2954	57,151.54
<b>TOTAL</b>		<b>\$214,394.49</b>
<b>Autopayments</b>		
4/1/25	TECO	75.49
4/2/25	Wellbeats	\$249.00
4/2/25	RollKall Technol	1,573.71
4/4/25	Florida National Gas	8.54
4/16/25	RollKall Technol	346.50
4/18/25	AT&T	85.60
4/18/25	St Johns County Utility Dept	3,892.19
4/21/25	Comcast	1,028.31
4/22/25	IRS FICA Payment	91.80
4/23/25	RollKall Technol	346.50
4/23/25	DBPR	242.00
4/28/25	WF Bus Credit Card Payment	4,548.42
4/29/25	FPL	11,799.66
4/30/25	TECO	73.07
<b>Total Paid Electronically</b>		<b>24,360.79</b>
<b>Total General Fund</b>		<b>\$238,755.28</b>

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**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
Interest 2	4/14/2025	472.89	653.32	272.34	120.57	297.76	451.94	2,322.17	4,590.99
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
<b>TOTAL TAX ROLL RECEIPTS</b>		441,072.00	609,366.51	254,015.11	112,456.70	277,727.25	421,535.43	2,165,941.75	4,282,114.75

<b>BALANCE DUE</b>	2,292.15	3,166.74	1,320.06	584.41	1,443.27	2,190.63	11,255.82	22,253.08
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<b>PERCENT COLLECTED TAX ROLL</b>	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>
<b>General Fund</b>		
4/1/25	2903-2913	\$22,682.39
4/9/25	2914-2922	31,107.91
4/15/25	2923-2931	9,939.46
4/22/25	2932-2945	93,513.19
4/29/25	2946-2954	57,151.54
<b>TOTAL</b>		<b>\$214,394.49</b>
<b>Autopayments</b>		
4/1/25	TECO	75.49
4/2/25	Wellbeats	\$249.00
4/2/25	RollKall Technol	1,573.71
4/4/25	Florida National Gas	8.54
4/16/25	RollKall Technol	346.50
4/18/25	AT&T	85.60
4/18/25	St Johns County Utility Dept	3,892.19
4/21/25	Comcast	1,028.31
4/22/25	IRS FICA Payment	91.80
4/23/25	RollKall Technol	346.50
4/23/25	DBPR	242.00
4/28/25	WF Bus Credit Card Payment	4,548.42
4/29/25	FPL	11,799.66
4/30/25	TECO	73.07
<b>Total Paid Electronically</b>		<b>24,360.79</b>
<b>Total General Fund</b>		<b>\$238,755.28</b>

AP300R  
\*\*\* CHECK NOS. 002903-002954

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MEADOW VIEW @ TWIN CREEKS GF  
BANK A MEADOW VIEW-GENERAL

RUN 6/11/25

PAGE 1

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/01/25	00133	3/26/25 32625	202503 320-57200-44200	REPAIR LANDSCAPE LIGHT	*	280.00	
				ALFRED W GROVER			280.00 002903
4/01/25	00038	3/18/25 381816	202503 320-57200-45400	APR CELLULAR FIRE MONITOR	*	110.95	
				ATLANTIC SECURITY			110.95 002904
4/01/25	00162	3/20/25 6989-J	202503 320-57200-45506	MARCH POOL CHEMICALS	*	2,305.10	
				ZACHARY SULLIVAN			2,305.10 002905
4/01/25	00162	3/20/25 6989-K	202503 320-57200-45505	MARCH POOL MAINTENANCE	*	1,362.90	
				ZACHARY SULLIVAN			1,362.90 002906
4/01/25	00186	4/01/25 255378	202504 320-57200-45507	APR JANITORIAL SERVICES	*	1,301.00	
				NEWVENTURE OF JACKSONVILLE INC			1,301.00 002907
4/01/25	00020	3/14/25 365	202502 320-57200-44200	REPAIRS & MAINTENANCE	*	3,150.00	
		3/14/25 365	202502 320-57200-45508	FACILITY MAINTENANCE	*	4,500.00	
		3/14/25 365	202502 320-53800-45006	GROUPS MAINTENANCE	*	1,900.00	
		3/14/25 365	202502 320-53800-45011	CONTINGENCY	*	604.00	
				RIVERSIDE MANAGEMENT SERVICES			10,154.00 002908
4/01/25	00041	2/26/25 16960	202502 320-57200-45508	CHIPOUT GROUT/RESET POSTS	*	450.00	
				STERLING SPECIALTIES, INC.			450.00 002909
4/01/25	00046	3/28/25 62040133	202503 320-57200-45917	MARCH PEST CONTROL	*	232.81	
				TURNER PEST CONTROL LLC			232.81 002910
4/01/25	00009	3/25/25 7692141	202503 310-51300-33000	FY25 DS 2019A-1 TTEE FEES	*	2,357.03	
		3/25/25 7692141	202503 300-15500-10000	FY26 DS 2019A-1 TTEE FEES	*	1,683.60	
				US BANK			4,040.63 002911
4/01/25	00040	3/25/25 880577	202503 320-53800-45004	WOOD LNE TRIMMING	*	1,345.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,345.00 002912
				MVTP MEADOW VIEW TP BPEREGRINO			



AP300R  
\*\*\* CHECK NOS. 002903-002954

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MEADOW VIEW @ TWIN CREEKS GF  
BANK A MEADOW VIEW-GENERAL

RUN 6/11/25

PAGE 2

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/01/25	00041	12/20/25 16853	202503 320-57200-45508		*	1,325.00	
		12/20/25 16853	202503 320-57200-45508		*	225.00-	
			ONLY (3) GATES REPAIRED	STERLING SPECIALTIES, INC.			1,100.00 002913
4/09/25	00162	3/31/25 6990-K34	202503 320-57200-45508		*	664.04	
			LAP POOL REPAIRS	ZACHARY SULLIVAN			664.04 002914
4/09/25	00162	3/31/25 6990-K35	202503 320-57200-45508		*	705.04	
			SPLASH POOL REPAIRS	ZACHARY SULLIVAN			705.04 002915
4/09/25	00065	3/31/25 21039	202503 320-57200-44200		*	45.00	
			ANNUAL BACKFLOW TESTING	BOBS BACKFLOW & PLUMBING SERVICES			45.00 002916
4/09/25	00001	4/01/25 124	202504 310-51300-34000		*	4,877.75	
			APR MANAGEMENT FEES		*	106.00	
		4/01/25 124	202504 310-51300-35300		*	148.00	
			APR WEBSITE ADMIN		*	1,170.42	
		4/01/25 124	202504 310-51300-31600		*	.63	
			APR INFORMATION TECH		*	44.61	
		4/01/25 124	202504 310-51300-51000		*	71.70	
			APR DISSEMINATION SVCS		*	143.38	
		4/01/25 124	202504 310-51300-42000		*	128.01	
			OFFICE SUPPLIES		*		
		4/01/25 124	202504 310-51300-42500		*		
			POSTAGE		*		
		4/01/25 124	202504 310-51300-41000		*		
			COPIES		*		
		4/01/25 124	202504 310-51300-51000		*		
			TELEPHONE		*		
			AMEX-CROWN TROPHY	GOVERNMENTAL MANAGEMENT SERVICES			6,690.50 002917
4/09/25	00020	3/31/25 367	202503 320-57200-49400		*	991.76	
			MAR PRIVATE EVT ATTENDENT	RIVERSIDE MANAGEMENT SERVICES			991.76 002918
4/09/25	00020	3/31/25 368	202503 320-57200-45510		*	1,667.12	
			MAR ASSISTANT MANAGER	RIVERSIDE MANAGEMENT SERVICES			1,667.12 002919

MVTP MEADOW VIEW TP BPEREGRINO

AP300R  
\*\*\* CHECK NOS. 002903-002954

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MEADOW VIEW @ TWIN CREEKS GF  
BANK A MEADOW VIEW-GENERAL

RUN 6/11/25

PAGE 3

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/09/25	00020	3/31/25 369	202503 320-57200-45509	MAR PRIVATE EVT ATTENDENT	*	749.00	
				RIVERSIDE MANAGEMENT SERVICES			749.00 002920
4/09/25	00020	3/31/25 370	202503 320-57200-45501	MAR LIFEGUARDS	*	3,451.36	
				RIVERSIDE MANAGEMENT SERVICES			3,451.36 002921
4/09/25	00020	4/01/25 366	202504 320-57200-45504	APR FIELD MGMT/ADMIN	*	7,916.67	
		4/01/25 366	202504 320-57200-45500	APR FACILITY MANAGEMENT	*	8,227.42	
				RIVERSIDE MANAGEMENT SERVICES			16,144.09 002922
4/15/25	00202	3/21/25 03212025	202503 320-57200-49400	SPRING FLING EVENT MAR25	*	600.00	
				LAWRENCE GENE ELLIS			600.00 002923
4/15/25	00114	3/15/25 752548	202503 320-57200-45410	GATE MONITORING APR25	*	1,102.32	
				HIDDEN EYES LLC			1,102.32 002924
4/15/25	00203	4/08/25 04082025	202503 320-57200-49400	SPRING FLING EVENT MAR25	*	500.00	
		4/08/25 04082025	202503 320-57200-49400	SPRING FLING EVENT MAR25	V	500.00-	
				ROGERS INFLATABLES AND EVENTS			.00 002925
4/15/25	00045	3/31/25 88785	202503 320-53800-45005	MAR LAKE MAINTENANCE	*	2,284.14	
				FUTURE HORIZONS INC			2,284.14 002926
4/15/25	00193	4/08/25 0000002	202504 320-57200-49400	COOKING DEMO EVENT	*	1,500.00	
				JOHN SIERP			1,500.00 002927
4/15/25	00178	4/07/25 3550525	202502 310-51300-31500	FEB GENERAL COUNSEL	*	1,900.50	
				KUTAK ROCK LLP			1,900.50 002928
4/15/25	00201	3/21/25 00005	202503 320-57200-49400	FACE PAINTING-SPRING EVT	*	530.00	
				PAINTED DAYZ BY TAYLOR HAZE			530.00 002929
4/15/25	00048	1/30/25 1261	202412 320-57200-44207	FITNESS REPAIRS	*	222.50	
				SOUTHEAST FITNESS REPAIR			222.50 002930
				MVTP MEADOW VIEW TP BPEREGRINO			



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YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MEADOW VIEW @ TWIN CREEKS GF  
BANK A MEADOW VIEW-GENERAL

RUN 6/11/25

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/15/25	00168	2/26/25 34	202502 320-57200-49400	EASTER-PETTING ZOO (3HRS)	*	1,300.00	
				ROBERT MULLEN			1,300.00 002931
4/22/25	00204	3/24/25 7014	202504 300-13100-10100	DEP-ILLUMINATED STOPSIGNS	*	11,338.50	
				ALLSTAR ELECTRICAL CONTRACTORS INC			11,338.50 002932
4/22/25	00162	4/20/25 6990-L14	202504 320-57200-45506	APRIL POOL CHEMICALS	*	2,305.10	
				ZACHARY SULLIVAN			2,305.10 002933
4/22/25	00162	4/20/25 6990-L15	202504 320-57200-45505	APRIL POOL MAINTENANCE	*	1,362.90	
				ZACHARY SULLIVAN			1,362.90 002934
4/22/25	00011	4/15/25 20	202504 310-51300-31600	AMORT SE2021 PH3 PRPY\$25K	*	100.00	
		4/15/25 20	202504 310-51300-31600	AMORT SE2021 PH5 PRPY\$25K	*	100.00	
				DISCLOSURE SERVICES LLC			200.00 002935
4/22/25	00076	4/17/25 51807	202504 320-57200-44200	BREAKER RESET/REPAIR	*	190.00	
				EAST COAST WELLS & PUMPS SERVICE			190.00 002936
4/22/25	00005	4/14/25 219357	202503 310-51300-31100	MAR ENGINEERING SERVICES	*	2,480.62	
				ENGLAND THIMS & MILLER INC			2,480.62 002937
4/22/25	00153	3/31/25 00070394	202503 310-51300-48000	NOTICE OF MEETING-3/27/25	*	94.48	
				GANNETT MEDIA CORP			94.48 002938
4/22/25	00020	4/11/25 371	202503 320-57200-44200	REPAIRS & MAINTENANCE	*	3,900.00	
		4/11/25 371	202503 320-57200-45508	FACILITY MAINTENANCE	*	5,350.00	
		4/11/25 371	202503 320-53800-45006	GROUPS MAINTENANCE	*	2,400.00	
		4/11/25 371	202503 320-53800-45011	CONTINGENCY	*	896.80	
		4/11/25 371	202503 320-53800-45010	MISCELLANEOUS	*	36.74	
				RIVERSIDE MANAGEMENT SERVICES			12,583.54 002939

MVTP MEADOW VIEW TP BPEREGRINO

AP300R  
\*\*\* CHECK NOS. 002903-002954

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MEADOW VIEW @ TWIN CREEKS GF  
BANK A MEADOW VIEW-GENERAL

RUN 6/11/25

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
4/22/25	00077	4/03/25 0010157	202504 320-57200-45508	COMMERICAL PLANNED MAINT	*	505.00	
				THIGPEN HEATING & COOLING, INC.			505.00 002940
4/22/25	00046	4/17/25 62052296	202504 320-57200-45917	APR PEST CONTROL SERVICES	*	232.81	
				TURNER PEST CONTROL LLC			232.81 002941
4/22/25	00040	4/01/25 892110	202504 320-53800-45003	APR LANDSCAPE MAINTENANCE	*	48,221.25	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			48,221.25 002942
4/22/25	00040	4/15/25 895105	202504 320-53800-45004	SPRING ANNUAL ROTATION 25	*	13,004.99	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			13,004.99 002943
4/22/25	00040	4/15/25 895106	202504 320-53800-45009	REPR CUT WIRE AT PLAYGRND	*	844.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			844.00 002944
4/22/25	00198	4/17/25 233	202504 320-57200-45508	50%DEP-DOG PARK CONC SLAB	*	650.00	
				JOAO C PAIS NUNES			650.00 002945
4/29/25	00133	4/21/25 42125	202504 320-53800-45007	INSTALL UPGRADED BREAKER	*	607.00	
				ALFRED W GROVER			607.00 002946
4/29/25	00065	4/23/25 21802	202504 320-53800-45007	RPL BACKFLOW PREVENTER	*	718.00	
				BOBS BACKFLOW & PLUMBING SERVICES			718.00 002947
4/29/25	00114	4/24/25 754242	202504 320-57200-45410	GATE MONITORING MAY25	*	2,648.54	
				HIDDEN EYES LLC			2,648.54 002948
4/29/25	00205	4/08/25 04082025	202503 320-57200-49400	SPRING FLING EVENT MAR25	*	500.00	
				ALLISON ROGERS			500.00 002949
4/29/25	00049	4/08/25 CFR 60 R	202504 300-13100-10100	REQ #152 INV# DP2099	*	32,298.00	
				HARBINGER			32,298.00 002950
4/29/25	00116	4/23/25 06072025	202504 320-57200-49400	MUSIC EVENT-JUNE 7TH	*	400.00	
				KENNETH BAXLEY			400.00 002951

MVTP MEADOW VIEW TP BPEREGRINO



AP300R  
\*\*\* CHECK NOS. 002903-002954

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MEADOW VIEW @ TWIN CREEKS GF  
BANK A MEADOW VIEW-GENERAL

RUN 6/11/25

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CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
4/29/25	00116	4/23/25 07052025	202504 320-57200-49400	MUSIC EVENT - JULY 5TH	*	400.00	
				KENNETH BAXLEY			400.00 002952
4/29/25	00068	5/15/24 CFR 59 R	202504 300-13100-10100	REQ #150 INV# BEACONBORE	*	19,000.00	
				QUANTUM ELECTRICAL CONTRACTORS, INC			19,000.00 002953
4/29/25	00041	4/15/25 17115	202504 320-57200-44200	REPLMT-CHAIN LINK FENCE	*	580.00	
				STERLING SPECIALTIES, INC.			580.00 002954
TOTAL FOR BANK A						214,394.49	
TOTAL FOR REGISTER						214,394.49	

MVTP MEADOW VIEW TP BPEREGRINO



Southeast Fitness Repair  
14476 Duval Place West #208  
Jacksonville, FL 32218

APPROVED FITNESS CENTER REPAIRS  
320-57200-44207  
CHRISTIAN BIROL 01/10/2025

**Invoice #105663**  
Invoice Date: 12/31/2024

**RECEIVED**  
By Tara Lee at 3:55 pm, Jan 10, 2025

Account #101093  
Meadow View At Twin Creeks A.K.A Beacon Lake

## Invoice

### Billing Location Information

**Billing Address** 850 Beacon Lake Pkwy  
St Augustine, FL 32095

**Billing Contact** Jennifer

**Main Number** (904) 217-3052

**Mobile Number**

**Email** Beaconmanager@Rmsnf.Com

### Service Information

Services	Qty	Rate	Price
850 Beacon Lake Pkwy, St Augustine, FL 32095			
<b>12/31/2024 Diagnosis or Repair</b>	1.00 hour	\$75.00 / hour	\$75.00
1. Elliptical - 1 out 2 works			
2. Treadmill - 2 out of 3 works			
3. Lateral stretch leg work- out of order			
— Product: Travel 60-160 miles	1.00 Ea	\$110.00 / Ea	\$110.00
— Product: Labor over 1 hour	0.50 Ea	\$75.00 / Ea	\$37.50
<b>Subtotal:</b>			\$222.50
<b>Tax:</b>			\$0.00
<b>Total:</b>			\$222.50
<b>Amount Paid:</b>			\$0.00
<b>Balance Due:</b>			<b>\$222.50</b>



Payment is due within 30 days of invoice date.  
Please be advised that payments not received within 45 days from the date of this invoice will incur a 3.5% late fee.

Thank you for your business!



-----

**Billing Receipt - Please Return With Payment Remittance**

---

**Bill To:** Jennifer  
850 Beacon Lake Pkwy  
St Augustine, FL 32095

**Account** [101093] Meadow View At Twin  
Creeks A.K.A Beacon Lake

**Invoice #** 105663

**Date** Tuesday, December 31, 2024

**Remit To:** Southeast Fitness Repair  
14476 Duval Place West #208  
Jacksonville, FL 32218

**Amount Paid** \_\_\_\_\_

**Check Number** \_\_\_\_\_

**Payment is due within 30 days of invoice date.  
Thank you for your payment!**

# INVOICE

## Alfred W. Grover, Electrical Contractor

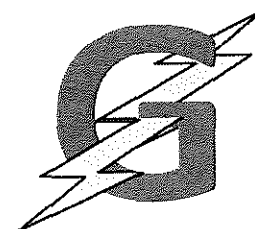
1304 Padola Road  
St Augustine, FL 32092  
215-847-5339  
[awg7422@gmail.com](mailto:awg7422@gmail.com)

FL License: EC 13010167

DATE: 3/26/2025  
INVOICE # 32625  
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) Lakeside Park, repaired 1 landscape light fixture	
2) Trouble shoot fault in landscape lighting circuit at entrance to Beacon Lake. Note: 8 light fixtures and 2 GFCI outlets need to be replaced	
Labor: 1 electrician 3.5 hrs @ \$80 per hr	280.00
Per Christian Birol	
<b>TOTAL</b>	<b>\$ 280.00</b>

### Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

**RECEIVED**

By Tara Lee at 10:04 am, Mar 31, 2025





APPROVED SECURITY MONITORING  
57200.320.45400  
CHRISTIAN BIROL 03/26/2025

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

**RECEIVED**  
*By Tara Lee at 9:56 am, Mar 31, 2025*

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/08/2025	\$110.95	03/18/2025

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

**INVOICE NO. 381816**

**Site:** 850 Beacon Lakes Pkwy St  
Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Period:** 04/01/2025 to 04/30/2025  
**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
<b>Sub-Total ex Tax</b>			\$110.95
<b>Tax</b>			\$0.00
<b>Total</b>			\$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](http://www.smarthome.biz)

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

<b>Sub-Total ex Tax</b>	\$110.95
<b>Tax</b>	\$0.00
<b>Total inc Tax</b>	\$110.95
<b>Amount Applied</b>	\$0.00
<b>Balance Due</b>	\$110.95



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/08/2025	\$110.95	03/18/2025

**INVOICE NO. 381816**

## How To Pay



### Credit Card (MasterCard, Visa, Amex )

Please add billing zip if not same as address above.

Credit Card No.

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



### Mail

Detach this section and mail check to:

**Atlantic Security**  
1714 Cesery Blvd  
Jacksonville, FL 32211

INVOICE NO. 381816

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 04/08/2025 AMOUNT DUE: \$110.95

Please Reference: 381816



APPROVED POOL CHEMICALS  
57200.320.45506  
CHRISTIAN BIROL 03/20/2025

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

**RECEIVED**

By Tara Lee at 10:06 am, Mar 20, 2025



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

Invoice Number 6989-J  
Date of Issue 03/20/2025  
Due Date 04/30/2025  
Reference Monthly Chemicals  
Amount Due (USD) \$2,305.10

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Chemicals	\$2,305.10	1	\$2,305.10
Chemicals Service Site Address: 850 Beacon Lake Pkwy. St. Augustine FL 32095 Service Schedule: October-March, 2 visits per week, Mondays and Fridays April-September, 3 visits per week, Mondays, Wednesdays and Fridays Chemicals included along with 2-controller leases that monitor and dispense the chemical distribution 24/7: chlorine, acid, bicarb, and stabilizer. Additional chemicals not included, but available and billed at an additional rate when needed or requested: algaeicides, metal out, and phosphate treatments. The due date is reflected on the invoice of a net30 based on the originally agreed-upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.			

Subtotal	2,305.10
Tax	0.00
Total	2,305.10
Amount Paid	0.00

APPROVED POOL MAINTENANCE  
57200.320.45505  
CHRISTIAN BIROL 03/20/2025

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

**RECEIVED**  
**By Tara Lee at 10:08 am, Mar 20, 2025**



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

Invoice Number 6989-K  
Date of Issue 03/20/2025  
Due Date 04/30/2025  
Reference Monthly Pool Service  
Amount Due (USD) \$1,362.90

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Pool Service Only	\$1,362.90	1	\$1,362.90

Pool Service

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

Service Schedule:

October-March, 2 visits per week, Mondays and Fridays

April-September, 3 visits per week, Mondays, Wednesdays and Fridays

Service Includes:

skimming the pool surface, cleaning the pool gutters, cleaning the skimmer baskets, vacuuming the pool, brushing the walls and steps, waterline tile cleaning, filtration system monitoring, and maintenance such as cleaning out the pump baskets, keeping the orings lubricated, filters back washed and cleaned properly along with maintaining the proper water chemistry and water levels. A log book will be left on site for the doh to verify the dates we are there and the testing completed during those visits.

Chemicals : Included and provided, however billed separately on its own monthly invoice as requested. Community or client has a 3rd party vendor for their chemical needs.

Additional chemicals not includ. but available and billed at an additional rate when needed or requested:

algaeicides, metal out, and phosphate treatments.

The due date is reflected on the invoice of a net30 based on the originally agreed upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.

Subtotal 1,362.90



Tax	0.00
Total	1,362.90
Amount Paid	0.00
Amount Due (USD)	\$1,362.90

#### Notes

Thank you for your business! Questions or concerns? Email: [office@bigzpoolservice.com](mailto:office@bigzpoolservice.com). Hours of operation: M-F, 9a-6p.

#### Terms

Due on the 30th day of the month services are completed



## Invoice

Date	Invoice #
4/1/2025	255378

**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](mailto: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 April 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 3.21.2025</p> <div><b>RECEIVED</b> By Tara Lee at 12:10 pm, Mar 21, 2025</div>	1,301.00	1,301.00
Thank you for your business.		<b>Total</b>	\$1,301.00



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

# Invoice

Invoice #: 365  
Invoice Date: 3/14/2025  
Due Date: 3/14/2025  
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 February 1 - February 28, 2025	253.85	40.00	10,154.00
APPROVED REPAIRS AND MAINTENANCE- \$3150.00 320-57200-44200			
FACILITY MAINTENANCE- \$4500.00 320-57200-45508			
GROUNDS MAINTENANCE-\$1900.00 320-53800-45006			
CONTINGENCY-\$604.00 320-53800-45011			
MISC. \$ 0 320-53800-45010			
CHRISTIAN BIROL 03/19/2025			
<i>Alison Moring</i> 3-21-25			

Total \$10,154.00

Payments/Credits \$0.00

Balance Due \$10,154.00

**RECEIVED**

By Tara Lee at 9:53 am, Mar 31, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/3/25	8	M.C.	Installed landscaping light across from round about, removed dog pot near mail boxes and reinstalled it about fifty feet north of original install, pressure washed upper pool deck furniture, removed debris around amenity center and parking lot
2/3/25	8	J.S.	Straightened and organized pool deck furniture, assisted installing one landscape light at the round about, removed and installed dog pot in phase three and concreted in place, pressure washed upper pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, basketball courts, lake side park, beach area and parking lot
2/4/25	8	M.C.	Fixed broken dog pot in townhomes, assisted to find electrical box for landscape lighting, worked on handicap chair in lap pool where there were some leaks that were stopped and working on way to eliminate remaining leak, emptied and restocked dog waste receptacles, removed debris from roadways
2/4/25	8	J.S.	Fixed latch on dog pot in townhomes, put ant killer down on mounds in soccer field and event field, removed debris around pool deck, tennis courts, pickleball courts, lake side park, roadways, beach areas, playgrounds and parking lots, straightened and organized pool deck furniture, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
2/5/25	8	M.C.	Cleaned, rake and blew debris to straightened up playground at amenity center, used carpet cleaning machine to remove stains in the office, removed debris around lakes and parking lot at amenity center
2/5/25	8	J.S.	Raked mulch around playground, installed new volleyball net at lake side park, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds, parking lot and around lakes
2/6/25	8	J.S.	Cut off drainage pipe in the landings, removed sign from townhomes, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, playgrounds, lake side park, basketball courts and parking lot, checked and changed trash receptacles
2/6/25	8	A.A.	Removed sign from town houses, cut off drainage pipe at the landings, installed drain hose for ice cream freezer, removed debris from roadways, checked and changed trash receptacles
2/7/25	7.5	M.C.	Replaced rope at Beacon Lake sign, emptied and restocked dog waste receptacles, removed debris along roadways in and out of the development
2/7/25	8	J.S.	Straightened and organized pool deck furniture, replaced rope around the front entrance sign, removed debris around pool deck, tennis courts, pickleball courts, playgrounds, lake side park, roadways and parking lot, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
2/10/25	8	M.C.	Fixed the shutter on the roof that was loose, moved dog pot in phase three again per resident request, set up social hall for meetings, checked and changed trash receptacles
2/10/25	8	J.S.	Relocate dog pot in phase three and concrete in place, screwed in shutter on the roof, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, beach area, playgrounds and parking lot, set up social room for meeting, checked and changed trash receptacles
2/11/25	8	M.C.	Cleaned out the lap pool area, put social hall back together, emptied and restocked all dog waste receptacles, removed deceased armadillo in the landings
2/11/25	8	J.S.	Straightened and organized pool deck furniture, cleaned out pool pack area, put back together social hall furniture, removed deceased armadillo from the landings, 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, playgrounds, basketball courts and parking lots
2/12/25	5.25	M.C.	Removed debris at lake that was brought to attention by resident



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
2/13/25	8	J.S.	Put signs on playground gates in phase four and lake side park, put stop sign up and cemented in place, removed debris around pool area, tennis courts, pickleball courts, lake side park, beach area, playgrounds, roadways, parking lot and connector road
2/13/25	7.75	A.A.	Straightened and organized pool deck furniture, put up signs at playground on gates, concreted one stop sign, removed debris along connector road
2/14/25	4.5	M.C.	Removed debris around amenity center and around community, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
2/14/25	4	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways and parking lot, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
2/17/25	8	M.C.	Re-hung windscreens that came down over the weekend at tennis and pickleball courts, removed debris in parking lot and at 7-11 pond
2/17/25	8	J.S.	Changed out light bulbs on croquet field, put up fallen windscreens on the tennis courts and pickleball courts, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, playgrounds, roadways and parking lot, cleaned around the lakes
2/18/25	8	M.C.	Worked on splash park trying to cleaned ropes and netting, re-attached down nets, lines and broken zip ties, removed debris on connector road and amenity center parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
2/18/25	8	J.S.	Fixed and clean netting on splash park area, straightened and organized pool deck furniture, removed debris around roadways, pool area, playgrounds, tennis courts, pickleball courts, lake side park, beach area and parking lot, emptied and restocked dog waste receptacles, checked and changed trash receptacles
2/20/25	5.4	J.S.	Put locks on gate at lake side park, put social hall back together after meeting, removed debris from phase four lake, fixed door locks on kitchen door, removed debris around roadways, lake side park, playgrounds, basketball courts, tennis courts, pickleball courts and parking lot
2/20/25	8	A.A.	Fixed sand at lake side park volleyball court that had large pits dug into sand, set social hall for meeting, removed debris around lake in phase four, got new lock and installed at lake side, cleaned sidewalk by kayak, fixed kitchen door lock, cleaned up playground and picked up debris, put social hall back together after meeting, straightened and organized pool deck furniture, removed debris from pickleball courts and tennis courts
2/21/25	5	J.S.	Assisted with assembly on the turfomatic, straightened and organized pool deck furniture, removed debris around pool area, roadways, pickleball courts, tennis courts, lake side park, beach area and parking lot, checked and changed trash receptacles, emptied and restocked all dog waste receptacles
2/24/25	6.5	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, beach area, roadways and parking lot, checked and changed all trash receptacles
2/25/25	7.85	J.S.	Removed debris around lake side park pond and seven eleven pond, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, basketball courts, playground and parking lot, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
2/26/25	8.1	M.C.	Worked on trim and cleaning fake grass down by pool deck, counted signs for the county to install similar signs where needed, removed debris around roadways, installed door handle in office
2/26/25	8	J.S.	Assisted in installing door handle on office door, used the turfomatic on artificial grass on pool deck, counted signs in phase three and four, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, lake side park, beach area and parking lot
2/27/25	8	J.S.	Removed cob webs and blowing off walkways at lake side park, changed out flags on

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

---

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			flag pole, removed debris around lakes at front entry, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, beach area, playground, roadways and parking lot
2/27/25	8	A.A.	Changed out nautical and American flags, removed cobwebs at lake side park, removed debris on pond on connector road, arranged and cleaned lake side park, removed debris from roadways throughout community
2/28/25	8	M.C.	Treated ant mounds in the playground, collected information regarding signs in phase three and four, removed debris around amenity center, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
2/28/25	8	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, roadways, beach area and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
<b>TOTAL</b>	<u>253.85</u>		
<b>MILES</b>	<u>0</u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



7000 US Highway 1 North, Ste 601  
St. Augustine, FL 32095  
Phone: 904-829-5006  
Fax: 904-829-5008

APPROVED FACILITY MAINTENANCE  
57200.320.45508  
CHRISTIAN BIROL 03/27/2025

By Tara Lee at 10:02 am, Mar 31, 2025

P.O. Number	Date	Invoice #
	2/26/2025	16960

Bill To

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

Project Location
Beacon Lake Pool Entry Repair PER: Christian Birol

Description	Amount
Chip out old grout and reset posts	450.00

E-mail
terri@sterlingspecialtiesinc.com

Total	\$450.00
Payments/Credits	\$0.00
Total Balance Due	\$450.00

APPROVED PEST CONTROL  
57200.320.45917  
CHRISTIAN BIROL 03/31/2025



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC  
PO Box 600323  
Jacksonville, FL 32260-0323  
904-355-5300

## Service Slip/Invoice

INVOICE: 620401335  
DATE: 03/28/2025  
ORDER: 620401335

Bill To: [385188]  
Meadow View at Twin Creeks CDD  
Christian Birol  
475 W Town pl  
Suite 114  
Saint Augustine, FL 32092

Work Location: [385188] 904-234-1977  
Beacon Lake Amenity Center  
Christian Birol  
850 Beacon Lake Parkway  
St Augustine, FL 32095-7458

Work Date	Time	Target Pest	Technician	Time In
03/28/2025	08:39 AM	MICE, RATS, ROACH, S		08:39 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	03/28/2025		09:26 AM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$232.81
		<b>SUBTOTAL</b> \$232.81
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$232.81
		<b>AMOUNT DUE</b> \$232.81

**RECEIVED**

By Tara Lee at 10:07 am, Mar 31, 2025

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

\* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7692141  
Invoice Date: 03/25/2025  
Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

Meadow View At Twin Creeks CDD  
ATTN District Manager  
475 West Town Place Suite 114  
St Augustine, FL 32092  
United States

MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND SERIES 2019A-2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE

\$4,040.63

All invoices are due upon receipt.

**RECEIVED**

*By Tara Lee at 10:29 am, Mar 31, 2025*

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS  
COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND  
SERIES 2019A-2

Invoice Number:	7692141
Current Due:	\$4,040.63
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:



Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7692141  
Invoice Date: 03/25/2025

MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS  
COUNTY, FLORIDA)  
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND  
SERIES 2019A-2

Direct Inquiries To: Schuhle, Scott A  
Phone: (954)-938-2476

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 03/01/2025 - 02/28/2026</b>				<b>\$3,750.00</b>
Incidental Expenses 03/01/2025 to 02/28/2026	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>







## INVOICE

INVOICE #	INVOICE DATE
880577	3/25/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks CDD

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

**Invoice Due Date:** April 24, 2025

**Invoice Amount:** \$1,345.00

Description	Current Amount
-------------	----------------

Wood Line Trimming 98 Lumen Court

Tree Care Services

\$1,345.00

Approved  
Landscape Contengency  
001.320.53800.45004.  
Rich Gray

**Invoice Total**

**\$1,345.00**

**RECEIVED**

**By Tara Lee at 9:56 am, Mar 31, 2025**

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

# Sterling Specialties, Inc

7000 US Highway 1 North, Ste 601  
St. Augustine, FL 32095  
Phone: 904-829-5006  
Fax: 904-829-5008

P.O. Number	Date	Invoice #
	1/29/2025	16853

Bill To
Meadow View at Twin Creeks CDD 475 W. Town Place Suite 114 St. Augustine, FL 32092

Project Location
Beacon Lake Pool Entry Fence Repairs PER: Christian Birol REVISED 3/27/25

Description	Amount
Remove and reinstall gate posts at all 4 gate locations for pool entry.	1,325.00
Only (3) gates repaired- PER SRS 3/27/25	-225.00
<div><b>RECEIVED</b> <b>By Tara Lee at 9:59 am, Mar 31, 2025</b></div>	

E-mail
terri@sterlingspecialtiesinc.com

Total	\$1,100.00
Payments/Credits	\$0.00
Total Balance Due	\$1,100.00



APPROVED FACILITY MAINTENANCE  
57200.320.45508  
CHRISTIAN BIROL 04/01/2025

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

**RECEIVED**  
By Tara Lee at 4:08 pm, Apr 01, 2025



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

Invoice Number 6990-K34  
Date of Issue 03/31/2025  
Due Date 04/30/2025  
Reference Lap pool repairs  
Amount Due (USD) \$664.04

Description	Rate	Qty	Line Total
Pump room repairs needed Job Completed: 3/31/25	\$0.00	1	\$0.00
Non-Locking 60lb Pneumatic Lid Support Shock	\$106.51	2	\$213.02
Locking 60lb Pneumatic Lid Support Shock	\$116.51	2	\$233.02
Hardware for Shocks	\$23.00	1	\$23.00
Labor To remove the broken items and, Install the listed above items	\$195.00	1	\$195.00
Subtotal			664.04
Tax			0.00
Total			664.04
Amount Paid			0.00
Amount Due (USD)			\$664.04

Notes  
Job Completed: 3/31/25. Thank you for your business!

Terms  
Payment Terms: NET30  
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:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.

Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.

Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.



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

**RECEIVED**  
By Tara Lee at 4:06 pm, Apr 01, 2025



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

Invoice Number 6990-K35  
Date of Issue 03/31/2025  
Due Date 04/30/2025  
Reference Splash pool repairs  
Amount Due (USD) \$705.04

Description	Rate	Qty	Line Total
Pump room repairs Job Completed: 3/31/25	\$0.00	1	\$0.00
2" Liquid Filled Pressure Gauge	\$41.00	1	\$41.00
Non-Locking 60lb Pneumatic Lid Support Shock	\$106.51	2	\$213.02
Locking 60lb Pneumatic Lid Support Shock	\$116.51	2	\$233.02
Hardware for Shocks	\$23.00	1	\$23.00
Labor To remove the broken items and, Install the listed above items	\$195.00	1	\$195.00
Subtotal			705.04
Tax			0.00
Total			705.04
Amount Paid			0.00
Amount Due (USD)			\$705.04

Notes  
Job Completed: 3/31/25. Thank you for your business!

Terms  
Payment Terms: NET30  
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:

State of Florida Laws: Any legal action shall be subject to the laws of the State of Florida.

Exclusive Venue: The exclusive venue for any legal proceedings shall be St. Augustine, St. Johns County, Florida.

Litigation Costs: In the event of litigation for nonpayment, the prevailing party may recover reasonable costs and attorney fees, including those incurred on appeal.

Your cooperation in adhering to these terms is greatly appreciated. If you have any questions or need further clarification, feel free to reach out.



APPROVED REPAIRS AND MAINTENANCE  
57200.320.44200  
CHRISTIAN BIROL 04/01/2025

## Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113  
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

**RECEIVED**

By Tara Lee at 4:04 pm, Apr 01, 2025

# INVOICE

21039

Invoice Date

3/31/2025

### Bill To

Lakeside Park  
35 Loosestrife way  
Saint Augustine, FL 32095

### Job Location

Lakeside Park  
35 Loosestrife way  
Saint Augustine, FL 32095



P.O. Number	Terms	Due Date
	Net 30	4/30/2025

Serviced	Description	Quantity	Price Each	Amount
3/27/2025	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1" Wilkins 975XL2 Serial# ABS0942 - PASSED	1	45.00	45.00

Thank you for your business. We appreciate your prompt payment.  
Please make checks payable to Bob's Backflow and include your invoice number.

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

475 West Town Place, Suite 114  
St. Augustine, FL 32092

# Invoice

**Invoice #: 124**

**Invoice Date:** 4/1/25

**Due Date:** 4/1/25

**Case:**

**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - April 2025		4,877.75	4,877.75
Website Administration - April 2025		106.00	106.00
Information Technology - April 2025		148.00	148.00
Dissemination Agent Services - April 2025		1,170.42	1,170.42
Office Supplies		0.63	0.63
Postage		44.61	44.61
Copies		71.70	71.70
Telephone		143.38	143.38
AMEX Purchases - 1/31/25 Crown Trophy		128.01	128.01

<b>Total</b>	<b>\$6,690.50</b>
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<b>Payments/Credits</b>	<b>\$0.00</b>
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<b>Balance Due</b>	<b>\$6,690.50</b>
--------------------	-------------------

**RECEIVED**

**By Tara Lee at 12:41 pm, Apr 03, 2025**



**Riverside Management Services, Inc**

475 West Town Place  
Suite 114  
St. Augustine, FL 32092

**Invoice**

Invoice #: 367

Invoice Date: 3/31/2025

Due Date: 3/31/2025

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 March 2025 1.320.57200.49400	35.42	28.00	991.76
Alison Moxing 4-4-25			

**Total** \$991.76**Payments/Credits** \$0.00**Balance Due** \$991.76**RECEIVED**

By Tara Lee at 4:41 pm, Apr 04, 2025

**MVTC CDD**

**SPECIAL EVENT ASSISTANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
35.42	Special Event Assistant	\$ 28.00	\$ 991.76
	Covers March 2025		
	TOTAL DUE:		<u>\$ 991.76</u>
Special Event Assistant 1.320.57200.49400			



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/7/25	3.18	J.W.	Special Event - Food Truck Friday
3/8/25	6.23	J.W.	Special Event - Babysitting Course
3/14/25	3.63	J.W.	Special Event - Food Truck Friday
3/17/25	3	J.W.	Special Event - Kids Art
3/19/25	2	J.W.	Special Event - Kids Art
3/21/25	2.5	J.W.	Special Event - Kids Art
3/21/25	2.87	J.W.	Special Event - Food Truck Friday
3/23/25	4.52	J.W.	Special Event - Vendor Village
3/23/25	3.92	L.B.	Special Event - Vendor Village
3/28/25	3.57	L.B.	Special Event - Food Truck Friday
<b>TOTAL</b>	<u><u>35.42</u></u>		

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

# Invoice

Invoice #: 368  
Invoice Date: 3/31/2025  
Due Date: 3/31/2025  
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 March 2025 001.320.57200.45510	59.54	28.00	1,667.12
Alison Moring 4-4-25			

**RECEIVED**

By Tara Lee at 4:41 pm, Apr 04, 2025

Total	\$1,667.12
Payments/Credits	\$0.00
Balance Due	\$1,667.12



**MVTC CDD**

**ASSISTANT MANAGER INVOICE DETAIL**

<b><u>Quantity</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
59.54	Assistant Manager Covers March 2025	\$ 28.00	\$ 1,667.12
TOTAL DUE:			<u>\$ 1,667.12</u>

Facility Management 001.320.57200.45510

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/25	2.6	R.B.	Facility Assistant
3/2/25	1	R.B.	Facility Assistant
3/3/25	2.1	J.W.	Facility Assistant
3/4/25	2.05	R.B.	Facility Assistant
3/5/25	2.1	J.W.	Facility Assistant
3/6/25	2.02	R.B.	Facility Assistant
3/8/25	2.02	J.W.	Facility Assistant
3/9/25	2.07	R.B.	Facility Assistant
3/10/25	2.03	J.W.	Facility Assistant
3/11/25	3.02	J.W.	Assisted with cleaning kitchen
3/11/25	2.13	R.B.	Facility Assistant
3/12/25	3.62	J.W.	Facility Assistant
3/13/25	2.17	R.B.	Facility Assistant
3/16/25	2.1	J.W.	Facility Assistant
3/17/25	1.52	J.W.	Facility Assistant
3/18/25	2.08	R.B.	Facility Assistant
3/19/25	1.55	J.W.	Facility Assistant
3/20/25	4.08	R.B.	Facility Assistant
3/22/25	2.08	J.W.	Facility Assistant
3/23/25	2.1	J.W.	Facility Assistant
3/24/25	4.57	J.W.	Facility Assistant, assisted with cleaning kitchen
3/25/25	2.07	R.B.	Facility Assistant
3/26/25	2.02	J.W.	Facility Assistant
3/27/25	2.08	R.B.	Facility Assistant
3/30/25	2.28	R.B.	Facility Assistant
3/31/25	2.08	J.W.	Facility Assistant
<b>TOTAL</b>	<u><u>59.54</u></u>		



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

# Invoice

Invoice #: 369  
Invoice Date: 3/31/2025  
Due Date: 3/31/2025  
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 March 2025 1,320.57200.45509	26.75	28.00	749.00
Alison Mossing 4-4-25			

Total \$749.00

Payments/Credits \$0.00

Balance Due \$749.00

**RECEIVED**

By Tara Lee at 4:43 pm, Apr 04, 2025

**MVTC CDD**

**PRIVATE EVENT ATTENDANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
26.75	Private Event Attendant Covers March 2025	\$ 28.00	\$ 749.00
TOTAL DUE:			<u>\$ 749.00</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/25	5	R.B.	Private Event Attendant
3/2/25	4.67	R.B.	Private Event Attendant
3/15/25	5.5	J.W.	Private Event Attendant
3/15/25	5.6	J.W.	Private Event Attendant
3/29/25	5.98	R.B.	Private Event Attendant
TOTAL	<u>26.75</u>		



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

# Invoice

Invoice #: 370  
Invoice Date: 3/31/2025  
Due Date: 3/31/2025  
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
Lifeguards through March 2025 1.320.57200.45501	156.88	22.00	3,451.36
Alison Moring 4-4-25			

**Total** \$3,451.36

**Payments/Credits** \$0.00

**Balance Due** \$3,451.36

**RECEIVED**

By Tara Lee at 4:43 pm, Apr 04, 2025

**MVTC CDD**

**LIFEGUARD INVOICE DETAIL**

<b><u>Quantity</u></b>	<b><u>Description</u></b>	<b><u>Rate</u></b>	<b><u>Amount</u></b>
156.88	Lifeguard Services	\$ 22.00	\$ 3,451.36
	Covers March 2025		
	TOTAL DUE:		<u>\$ 3,451.36</u>

LIFEGUARDS #1.320.57200.45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
LIFEGUARD BILLABLE HOURS MARCH 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/15/25	3.6	M.F.	Lifeguarding
3/15/25	7.58	E.H.	Lifeguarding
3/15/25	9.57	J.O.	Lifeguarding
3/15/25	1	E.R.	Lifeguarding
3/16/25	2.13	M.F.	Lifeguarding
3/16/25	3.55	E.H.	Lifeguarding
3/16/25	3.53	J.O.	Lifeguarding
3/17/25	6.77	M.F.	Lifeguarding
3/17/25	6.58	E.H.	Lifeguarding
3/17/25	4.05	J.O.	Lifeguarding
3/18/25	6.53	M.F.	Lifeguarding
3/18/25	3.78	J.O.	Lifeguarding
3/18/25	4	T.W.	Lifeguarding
3/19/25	7.07	E.H.	Lifeguarding
3/19/25	6.83	J.O.	Lifeguarding
3/20/25	6.93	E.H.	Lifeguarding
3/20/25	6.78	J.O.	Lifeguarding
3/20/25	6.9	T.T.	Lifeguarding
3/21/25	1.58	M.F.	Lifeguarding
3/21/25	1.67	J.O.	Lifeguarding
3/21/25	2.68	T.T.	Lifeguarding
3/22/25	4.13	E.H.	Lifeguarding
3/22/25	6.9	J.O.	Lifeguarding
3/22/25	6.73	T.T.	Lifeguarding
3/23/25	5.23	K.G.	Lifeguarding
3/23/25	6.95	E.H.	Lifeguarding
3/23/25	6.58	J.O.	Lifeguarding
3/29/25	6.88	E.H.	Lifeguarding
3/29/25	6.92	J.O.	Lifeguarding
3/29/25	3.45	T.T.	Lifeguarding
<b>TOTAL</b>	<u>156.88</u>		



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

# Invoice

Invoice #: 366  
Invoice Date: 4/1/2025  
Due Date: 4/1/2025  
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 - April 2025		7,916.67	7,916.67
1.320.57200.45500 - Facility Management - Meadow View - April 2025		8,227.42	8,227.42
<div>Alison Moxing 4-3-25</div>			

**RECEIVED**

By Tara Lee at 9:37 am, Apr 04, 2025

<b>Total</b>	<b>\$16,144.09</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$16,144.09</b>

1 320 57200 49400 Special Events  
Approved 4.8.2025 Jen Erickson

March 21, 2025

TO; Meadow Lakes at Twin Creeks CDD  
850 Beacon Lake Parkway  
St Johns, Florida 32095

FROM: Adventures with Captain Character  
Gene Ellis  
1501 -1 State Road 13  
Jacksonville, Florida 32259

INVOICE:

MARCH 23 BEACON LAKE SPRING FLING

Adventures with Captain Character  
Puppet show, animal ride-ons, games and more!

Total: \$600.00

Invoice due upon receipt

**RECEIVED**

**By Tara Lee at 9:37 am, Apr 08, 2025**

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

APPROVED GATE MONITORING  
57200.320.45410  
CHRISTIAN BIROL 04/10/2025

**Invoice**

Invoice Number <b>752548</b>	Date <b>03/15/2025</b>
Customer Number <b>300380</b>	Due Date <b>04/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		03/15/2025	04/01/2025

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 04/01/2025 - 04/30/2025	1.00	\$500.00	\$500.00
1.00	Data Management 04/01/2025 - 04/30/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 04/01/2025 - 04/30/2025	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 04/01/2025 - 04/30/2025	1.00	\$1,664.00	\$1,664.00
Subtotal:				<b>\$2648.54</b>
Tax				\$0.00
Payments/Credits Applied				\$1546.22
Invoice Balance Due:				<b>\$1102.32</b>

Date	Invoice #	Description	Amount	Balance Due
3/15/2025	752548	Monitoring Services	\$2648.54	\$1102.32

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number <b>752548</b>	Date <b>03/15/2025</b>
Customer Number <b>300380</b>	Due Date <b>04/01/2025</b>

Net Due: \$1,102.32

Amount Enclosed: \_\_\_\_\_

Meadow View at Twin Creeks CDD  
475 W Park Place Ste 114  
Saint Augustine, FL 32092

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802





Beacon Manager &lt;beaconmanager@rmsnf.com&gt;

## Fly High Inflatables and Events - Booking Invoice

1 message

Fly High Inflatables and Events &lt;flyhighinflate@gmail.com&gt;

Tue, Apr 8, 2025 at 9:19 AM

To: beaconmanager@rmsnf.com

Site 1

<b>BOOKING ID</b>	<b>12</b>
<b>INVOICE DATE</b>	<b>8th April 2025</b>

<b>CONTACT ADDRESS</b>	<b>DELIVERY ADDRESS</b>
Meadow View at Twin Creeks CDD 850 Beacon Lake Parkway 32095	Beacon Lakes 850 Beacon Lake Parkway 32095

<b>EVENT START TIME</b>	<b>EVENT END TIME</b>
Before 12:00PM 23rd March 2025	0:00AM 23rd March 2025

DESCRIPTION	AMOUNT
3500 Generator	\$75.00
Giant Jenga	\$25.00
Inflatable Axe throwing	\$100.00
Jumbo Connect Four	\$35.00
Kraken 7 in 1 dual lane combo (DRY)	\$275.00
Volcano Screamer 18' slide (DRY)	\$300.00
FCVV pricing	-\$310.00

<b>DELIVERY</b>	\$0.00
<b>SUBTOTAL</b>	\$500.00
<b>TAX</b>	\$0.00
<b>BOOKING TOTAL</b>	\$500.00
<b>AMOUNT PAID</b>	\$0.00
<b>AMOUNT DUE</b>	\$500.00

1 320 57200 49400 Special Events  
Approved 4.8.2025 Jen Erickson

**RECEIVED**

By Tara Lee at 9:41 am, Apr 08, 2025

**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 03/31/2025

**RECEIVED***By Tara Lee at 2:11 pm, Mar 31, 2025***INVOICE**

Invoice Number: 88785  
Invoice Date: Mar 31, 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	3/4/25	4/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in March 4, 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				
<b>TOTAL</b>				<b>2,284.14</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

John Sierp  
318 Sawyer bridge trail  
Ponte vedra, FL  
32081

1 320 57200 49400 Special Events  
Approved 4.8.2025 Jen Erickson

# INVOICE

Beacon Lakes

Invoice # 0000002

Invoice Date 04/08/2025

Due Date 04/08/2025

Item	Description	Unit Price	Quantity	Amount
Service	Cooking demo and samples for 50 guests	1500.00	1.00	1,500.00
<div><b>RECEIVED</b> <i>By Tara Lee at 9:35 am, Apr 08, 2025</i></div>				
Subtotal				1,500.00
Total				1,500.00
Amount Paid				0.00
Balance Due				\$1,500.00



**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

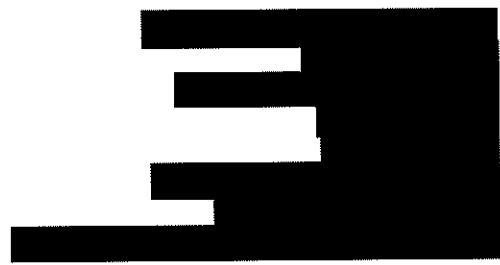
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

April 7, 2025

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



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

Invoice No. 3550525  
35723-1

Re: General Counsel

For Professional Legal Services Rendered

02/04/25	K. Buchanan	0.50	167.50	Prepare CDD 101 presentation
02/08/25	J. Johnson	0.30	115.50	Monitor legislative process relating to matters impacting special districts
02/10/25	K. Buchanan	2.60	871.00	Prepare for and attend workshop; research parking and towing issues
02/13/25	K. Haber	0.30	76.50	Prepare resolution adopting amenity rates; correspond with Hogge regarding same
02/20/25	K. Buchanan	2.00	670.00	Prepare for and attend board meeting
TOTAL HOURS		5.70		
TOTAL FOR SERVICES RENDERED				\$1,900.50
TOTAL CURRENT AMOUNT DUE				<u>\$1,900.50</u>

**Painted Dayz  
By  
Taylor Haze**

Jacksonville FL

904-405-2203

Taylorhaze94@gmail.com

**1 320 57200 49400 Special Events**  
**Approved 4.8.2025 Jen Erickson**

**RECEIVED**

**By Tara Lee at 9:36 am, Apr 08, 2025**

**INVOICE NO. 00005**

Date Written: March 21, 2025

Deposit Received by: March 21, 2025

Date of Event: March 23, 2025

**Face Painting Invoice and Service Agreement**

**Client Information:**

Client Name: Meadow View at Twin Creeks CDD How did you hear about us? Rebecca Fixel

Mailing Address: 850 Beacon Lake Parkway St. Augustine, FL 32095

Home Phone: \_\_\_\_\_ Cell Phone: Jen Erickson 904-217-3052 Email: BeaconManager@rmsnf.com

Fax #: \_\_\_\_\_ Contact Number Day of Event: Jen Erickson 904-217-3052

**Event Information:**

Event Date: 3/23/2025 Day of the Week: Sunday Indoor or outdoor? Outdoor Party Start Time: 11:00 am

Party Location/Address: 850 Beacon Lake Parkway St. Augustine, FL 32095 Artist Time: 11am to: 2pm

Number of Painters Needed (10-12 standard designs can be painted by 1 artist in an hour) 2

Type of Event: Spring Fling Set Up Area: Clubhouse/Park Theme: Vendor/Festival Dress Code: Casual

Parking at Event: to be determined ☒ Check box if a "Tip Jar" is allowed.

(Please hold a parking spot close to the event if possible, I will be carrying my own equipment. If a permit or passes are required, it must be mailed before the day of the event)

**Event Attendees Information:**

Age range of attendees at event: 1-100 Number of Attendees: 500 (one artist can paint 10-12 standard designs in an hour)

Guest of Honor (name & age): None

Any Special Face Painting Requests or Color Preferences? Any/Festival

**Fees:** This Section to be filled in by Painted Dayz.

Hours needed: 3 Painters needed: 2

USD \$0.00 Mileage under 50 miles included in price \$25 per every 50 miles added on

USD \$88.34 Hourly per Painter \*Promotional discount on behalf of Rebecca Fixel\*

USD \$530 Subtotal

USD n/a **50% Deposit is required within 5 days of booking date/time. Failure to do so will result in cancellation.**

USD \$530 **Balance due upon Artist's arrival.**

Client agrees to pay the full amount due under this contract, even if Client uses the Artist for less time than contracted. The 50% deposit is nonrefundable, should the Client cancel or postpone the contracted day/time. However, in case of postponement, Painted Dayz by Taylor Haze will work with you to accommodate an alternate date, though you may not receive your first alternative based on the Artist's prior commitments. The deposit may be paid with a check payable to: Taylor H. Jackson



SOUTHEAST FITNESS REPAIR

14476 Duval Place West #208  
Jacksonville, FL 32218  
(904) 683-1439  
Office@SoutheastFitnessRepair.com

CHRISTIAN BIROL 04/11/2025

# Invoice

DATE	12/31/2024
INVOICE#	1261
TERMS	NET 30
DUE DATE	01/30/2025

<b>BILL TO</b>
Meadow View At Twin Creeks A.K.A Beacon Lake 850 Beacon Lake Pkwy St Augustine FL 32095 (904) 217-3052

<b>SERVICE LOCATION</b>
Meadow View At Twin Creeks A.K.A Beacon Lake 850 Beacon Lake Pkwy (904) 217-3052

JOB#	DATE	PO/REF#	DESCRIPTION
105663	12/31/2024	105663	222.5
<b>Completion Notes:</b>			
<b>Job Charges</b>	<b>Qty</b>	<b>Rate</b>	<b>Total</b>
Flat Rate Fee	1.00	\$222.50	\$222.50
<b>Job Subtotal</b>			<b>\$222.50</b>
<b>Job Total</b>			<b>\$222.50</b>

<b>PRE-WORK SIGNATURE</b>

<b>POST-WORK SIGNATURE</b>

Signed By:	
------------	--

Signed By:	
------------	--

<b>CUSTOMER MESSAGE</b>

<b>Invoice Total:</b>	<b>\$222.50</b>
<b>Deposits (-):</b>	<b>\$0.00</b>
<b>Payments (-):</b>	<b>\$0.00</b>
<b>Total Due:</b>	<b>\$222.50</b>

**RECEIVED**  
By Tara Lee at 9:04 am, Apr 15, 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	PDF created February 26, 2025	Due Feb 26, 2025	Due April 19, 2025
Meadow View at Twin Creeks CDD	\$1,300.00	\$350.00	\$950.00
BeaconManager@rmsnf.com	Service date April 19, 2025		
(904) 217-3052			
850 Beacon Lake Parkway			
St Augustine, FL 32095			

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**

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



Pay online

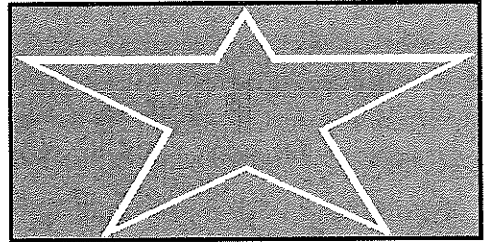
To pay your invoice go to <https://squareup.com/u/ZcUWvti2>

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

# INVOICE

**Allstar Electrical Contractors Inc.**  
135 Jenkins Street Suite 105B #107  
Saint Augustine, FL 32086

allstar@allstar-electric.org  
+1 (904) 540-3351  
<http://www.allstar-electric.org>



## Bill to

Meadow View At Twin Creeks CCD  
850 Beacon Lake Parkway  
St Augustine, FL 32210

## Ship to

Meadow View At Twin Creeks CCD  
850 Beacon Lake Parkway  
St Augustine, FL 32210

## Invoice details

Invoice no.: 7014  
Terms: Net 5  
Invoice date: 03/24/2025  
Due date: 04/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Sales Item</b>	<p>Horizontal Bore from existing power to new location needing power:</p> <p>Location 1: Beacon Lake Parkway and Garda Ct/Concave Lane 100 Feet</p> <p>Location 2: Beacon Lake Parkway and Concave lane to existing transformer This Location requires a Meter and Small Panel to service the new Stop Sign location tapped off of an existing Transformer #1800 or 18001 or 44635</p> <p>Location 3: Trophy Lake Dr and Twin Creeks Drive 94 Feet (existing power at stop sign)</p> <p>We will do our best to minimize damage to area, but are not responsible to replace or repair grass that may be damaged.</p>	0.5	\$13,500.00	\$6,750.00
2.		<b>Sales Item</b>	<p>Labor and Material for wiring through horizontal bore and connecting to sign with coordination with FPL and County for permitting.</p> <p>Location 4: Charlie way and Beacon Parkway will be tied into existing 120v circuit for landscape lighting.</p>	0.5	\$6,862.00	\$3,431.00

	<b>Sales Item</b>	Phase 4 at Heron Oaks Drive: Install meter and sub panel with photo eye and power for new entrance sign on opposite side of the cart path. Requires mobile jetting service	0.5	\$2,315.00	\$1,157.50
4.	<b>Office Related</b>	We will require a deposit of 50% to schedule and secure material. Final payment upon completion of work with a Net 15 Payment.	1	\$0.00	\$0.00

**Total** **\$11,338.50**

## Ways to pay

BANK

## Note to customer

Thank you for your Business!

View and pay

**RECEIVED**

**By Tara Lee at 2:13 pm, Apr 16, 2025**



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

**RECEIVED**  
*By Tara Lee at 11:35 am, Apr 21, 2025*



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

Invoice Number 6990-L14  
Date of Issue 04/20/2025  
Due Date 05/31/2025  
Reference Monthly Chemicals  
Amount Due (USD) \$2,305.10

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Chemicals	\$2,305.10	1	\$2,305.10
Chemicals Service Site Address: 850 Beacon Lake Pkwy. St. Augustine FL 32095 Service Schedule: October-March, 2 visits per week, Mondays and Fridays April-September, 3 visits per week, Mondays, Wednesdays and Fridays Chemicals included along with 2-controller leases that monitor and dispense the chemical distribution 24/7: chlorine, acid, bicarb, and stabilizer. Additional chemicals not included, but available and billed at an additional rate when needed or requested: algaecides, metal out, and phosphate treatments. The due date is reflected on the invoice of a net30 based on the originally agreed-upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.			

Subtotal	2,305.10
Tax	0.00
Total	2,305.10
Amount Paid	0.00

Amount Due (USD)

\$2,305.10

Notes

Thank you for your business! Questions or concerns? Email: [office@bigzpoolservice.com](mailto:office@bigzpoolservice.com). Hours of operation: M-F, 9a-6p.

Terms

Due on the 30th day of the month services are completed

APPROVED POOL MAINTENANCE  
57200.320.45505  
CHRISTIAN BIROL 04/21/2025

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

**RECEIVED**

**By Tara Lee at 11:38 am, Apr 21, 2025**



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

Invoice Number 6990-L15  
Date of Issue 04/20/2025  
Due Date 05/31/2025  
Reference Monthly Pool Service  
Amount Due (USD) \$1,362.90

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Pool Service Only	\$1,362.90	1	\$1,362.90

**Pool Service**

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

**Service Schedule:**

October-March, 2 visits per week, Mondays and Fridays

April-September, 3 visits per week, Mondays, Wednesdays and Fridays

**Service Includes:**

skimming the pool surface, cleaning the pool gutters, cleaning the skimmer baskets, vacuuming the pool, brushing the walls and steps, waterline tile cleaning, filtration system monitoring, and maintenance such as cleaning out the pump baskets, keeping the orings lubricated, filters back washed and cleaned properly along with maintaining the proper water chemistry and water levels. A log book will be left on site for the doh to verify the dates we are there and the testing completed during those visits.

Chemicals : Included and provided, however billed separately on its own monthly invoice as requested. Community or client has a 3rd party vendor for their chemical needs.

Additional chemicals not includ. but available and billed at an additional rate when needed or requested:

algacides, metal out, and phosphate treatments.

The due date is reflected on the invoice of a net30 based on the originally agreed upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.

Subtotal 1,362.90



Tax	0.00
Total	1,362.90
Amount Paid	0.00
Amount Due (USD)	\$1,362.90

#### Notes

Thank you for your business! Questions or concerns? Email: [office@bigzpoolservice.com](mailto:office@bigzpoolservice.com). Hours of operation: M-F, 9a-6p.

#### Terms

Due on the 30th day of the month services are completed

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
4/15/2025	20

Bill To
Meadowview at Twin Creek CDD C/O GMS

Terms	Due Date
Net 30	5/15/2025

Description	Amount
Amortization Schedule Series 2021 Ph 3B 5-1-25 Prepay \$25,000	100.00
Amortization Schedule Series 2021 Ph4 5-1-25 Prepay \$25,000	100.00
<div><b>RECEIVED</b> <i>By Tara Lee at 11:24 am, Apr 16, 2025</i></div>	

<b>Total</b>	\$200.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$200.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

APPROVED REPAIRS AND MAINTENANCE  
57200.320.44200  
CHRISTIAN BIROL 04/18/2025

East Coast Wells & Pump Service  
135 Jenkins Street, Ste.105B#322  
St. Augustine, FL 32086-5182  
904 824-6630  
www.eastcoastwells.com  
eastcoastwells@gmail.com

# INVOICE

**RECEIVED**

By Tara Lee at 9:23 am, Apr 18, 2025

DATE	INVOICE #
4/17/2025	51807

**BILL TO:**

Meadow View CDD  
c/o Riverside Management  
9655 Florida Mining Blvd West  
Building 300 Suite 305  
Jacksonville, FL 32257

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	MW	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: TAMAR COURT (TOWN HOMES)		
	SERVICE CALL: - BREAKER TRIPPED - RESET BREAKER - RECOMMEND REPLACING BREAKER	95.00	95.00
0.5	LABOR PER HOUR:	190.00	95.00
We accept cash, check, and all major cards (3% credit/debit card processing fee applies)		<b>Total</b>	\$190.00
All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate. All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.		<b>Payments/Credits</b>	\$0.00
		<b>Balance Due</b>	\$190.00





ENGLAND-THIMS &amp; 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

April 14, 2025

Invoice No: 219357

**Total This Invoice \$2,480.62**

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

**RECEIVED****By Tara Lee at 4:26 pm, Apr 14, 2025**

Work Description:  
Online CDD Meeting

Deal with 2nd Lift Pavement issues and Bond issues

Email Correspondence and coordination of 2nd Lit Pavement issues

**Professional Services rendered through March 29, 2025**

Phase 1. General Consulting Engineering Services

**Labor**

		Hours	Rate	Amount
Senior Engineer/Senior Project Manager				
Lockwood, Scott	3/1/2025	1.00	215.00	215.00
Meadow View Pavement Underdrain				
Lockwood, Scott	3/15/2025	.50	215.00	107.50
Asbuilts for Phase I to Contractor				
Lockwood, Scott	3/15/2025	.50	215.00	107.50
Monthly requisitions				
Lockwood, Scott	3/22/2025	1.00	215.00	215.00
Requisitions and Work Authorizations				
Lockwood, Scott	3/22/2025	2.25	215.00	483.75
Paving Asbuilts to Blaz for Meadow View Project Wide				
Lockwood, Scott	3/29/2025	1.50	215.00	322.50
CDD Requisitions and issues for parking violations				
Engineering Intern				
Sims, Daniel	3/1/2025	1.00	140.00	140.00
Field Inspection of Drainage Concerns				
Sims, Daniel	3/15/2025	1.00	140.00	140.00
Meadowview Pre-CDD Meeting				
Sims, Daniel	3/29/2025	4.00	140.00	560.00
CDD Meeting				
Administrative Support				
Blair, Shelley	3/22/2025	1.00	95.00	95.00

Project	17348.03000	MC@TC CDD 2023/2024 General Consulting	Invoice	219357
---------	-------------	--	---------	--------

Create and distribute Quantum Reqs and 3/25 req summary				
Blair, Shelley	3/29/2025	.25	95.00	23.75
Email Correspondence				
Blair, Shelley	3/29/2025	.50	95.00	47.50
Finalize and distribute 3/27 requisition summary				
Totals		14.50		2,457.50
<b>Total Labor</b>				<b>2,457.50</b>
<b>Total this Phase</b>				<b>\$2,457.50</b>

Phase	XP.	Expenses		
<b>Expenses</b>				
Mileage			20.10	
<b>Total Expenses</b>			<b>1.15 times</b>	<b>20.10</b>
				<b>23.12</b>
			<b>Total this Phase</b>	<b>\$23.12</b>
			<b>Total This Invoice</b>	<b>\$2,480.62</b>



ACCOUNT NAME		ACCOUNT #	INV DATE
Meadow View At Twin Creeks Cdd		764130	03/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007039411	Mar 1- Mar 31, 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: APRIL 30, 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](mailto: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.

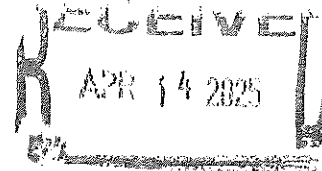
Date	Description	Amount
3/1/25	Balance Forward	\$94.48
3/24/25	PAYMENT - THANK YOU	-\$94.48

## Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/13/25	11104125	SAG St Augustine Record	Monthly Meeting Notice		\$94.48

**RECEIVED**

By Tara Lee at 11:33 am, Apr 21, 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		0007039411		
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
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$98.25
				To sign up for E-mailed invoices and online payments please contact <a href="mailto:abgspecial@gannett.com">abgspecial@gannett.com</a>		

00007641300000000000000070394110000944867170



# 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:

03/13/2025

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 03/13/2025

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: 11104125 # of Copies: 1  
Customer No: 764130  
PO #:

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

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, March 27, 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](http://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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

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

# Invoice

Invoice #: 371  
Invoice Date: 4/11/2025  
Due Date: 4/11/2025  
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 March 1 - March 31, 2025	313.67	40.00	12,546.80
Maintenance Supplies		36.74	36.74
APPROVED REPAIRS AND MAINTENANCE- \$3900.00 320-57200-44200			
FACILITY MAINTENANCE- \$5350.00 320-57200-45508			
GROUNDS MAINTENANCE- \$2400.00 320-53800-45006			
CONTINGENCY- \$896.80 320-53800-45011			
MISC.- \$36.74 320-53800-45010			
CHRISTIAN BIROL 04/15/2025			
<i>Alison Morning</i> 4-17-25			

**RECEIVED**

By Tara Lee at 10:17 am, Apr 17, 2025

Total	\$12,583.54
Payments/Credits	\$0.00
Balance Due	\$12,583.54

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/3/25	8	M.C.	Reset top door frame that came down over the weekend, flipped Florida sign that was upside down, removed debris around amenity center, checked and changed trash receptacles, looked for ant mounds near residents house
3/3/25	7	J.S.	Assisted to put back door frame in social hall, fixed four loose pavers on pool deck, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds and parking lot, cleaned up lake side park, checked and changed trash receptacles
3/4/25	8	M.C.	Fixed, sanded and painted first coat on upper door frame in social hall, removed water shower head, handle and lower spicket on kayak rack, removed debris around community, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
3/4/25	8.5	J.S.	Removed shower from kayak storage on beach area, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, roadways and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
3/5/25	8	M.C.	Painted top of door frame in social hall, removed debris from front entrance of development, did lighting inspection around community
3/5/25	5.5	J.S.	Took Easter items out of attic, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, playground and parking lot, put all lounge chairs down for storm
3/6/25	8	J.S.	Installed three cable locks on three garbage can lids, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, basketball courts, lake side park, roadways and parking lot, checked and changed trash receptacles
3/6/25	8	A.A.	Worked on installing securing lids on garbage cans, removed debris from all roadways and common areas
3/7/25	8	M.C.	Removed debris around amenity center, roadways, tennis courts, pickleball courts and throughout community, emptied and restocked dog waste receptacles, checked and changed trash receptacles, put ant killer down, dug up and cup fence on Cape Grace Court, removed debris at main 210 entrance around the lakes
3/7/25	8	J.S.	Assisted to take out fence and put ant killer on ant mounds, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, roadways and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
3/10/25	8.5	M.C.	Installed two gate hinges on pool deck, due to wiring we had to move one latch up and other one will not close after change, we locked with cable to repair, removed debris from road about and in the parking lots
3/10/25	8	J.S.	Changed clocks in gym and on pool deck, installed two new gate hinges on pool deck, removed debris from pool drains, straightened and organized pool deck furniture, removed debris around tennis courts, pool area, pickleball courts, lake side park, roadways, playground and parking lot, checked and changed trash receptacles
3/11/25	8	M.C.	Installed hinges on gates and adjusted the swing shut tension, removed debris from playgrounds, pickleball courts and around community, checked and changed trash receptacles as needed, emptied and restocked dog waste receptacles
3/11/25	8	J.S.	Straightened and organized pool deck furniture, installed two gate hinges on two pool gates, removed debris around pool deck, tennis courts, pickleball courts, lake side park, roadways, playgrounds, basketball courts and parking lots, checked and changed trash receptacles as needed, emptied and restocked dog waste receptacles
3/12/25	8.25	M.C.	Fixed GCFI at front of 210 lighting, painted all white event chairs, picked up supplies for fixing pavers and grouting to replaced damaged ones, replaced all light bulbs at amenity center and at 210 entrance, removed debris from parking lot



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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/12/25	8	J.S.	Put up fallen windscreen on tennis courts, assisted changing out GFI at front entrance, changed all light bulbs on pool deck and front entrance, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, lake side park, basketball courts and parking lot
3/13/25	8	J.S.	Installed two bollards with signs and concreted in, treated ants at lake side park and at basketball courts, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, playgrounds, roadways, beach area, lake side park and parking lot, checked and changed trash receptacles
3/14/25	8.5	M.C.	Straightened and organized kayak house, picked up supplies, put fan and lock box at kayak house, removed debris throughout development, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
3/14/25	8.5	J.S.	Straightened and organized pool deck furniture, straightened and organized kayak house for lifeguards, removed debris around pool deck, tennis courts, pickleball courts, lake side park, basketball courts, beach area and parking lot, emptied and restocked all dog waste receptacles, checked and changed all trash receptacles
3/17/25	8	M.C.	Fixed pool gate latch, painted showers on pool deck and kayaks on the beach, installed hose for handicap chair at pool, removed debris around amenity center
3/17/25	8	J.S.	Painted showers on pool deck and beach area, changed out hose on handicap chair access for pool, straightened and organized pool deck furniture, removed debris around roadways, pool deck, tennis courts, basketball courts, lake side park, beach area and parking lot, fixed pool gate latch
3/18/25	8.17	M.C.	Using caulk to cover areas that were without caulk, straightened pool deck chairs, removed debris around community, emptied and restocked dog waste receptacles, checked and changed trash receptacles
3/18/25	8	J.S.	Assisted with caulk around pool, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, basketball courts, roadways, lake side park, pickleball courts and parking lots, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/19/25	8	M.C.	Installed crash bar at pool deck, PI-Maxed the pavers that were loose near men's and women's bathroom, installed the wood trim at the bottom of the fitness center rowing row glass
3/19/25	8	J.S.	Secured loose pavers down on pool deck, replaced base board wood in aerobics room, installed new crash bar on side pool gate, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, playground, pickleball courts, lake side park, basketball courts and parking lot
3/20/25	8	J.S.	Assisted with raising up punching bag in the gym, concrete in dog pot, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, lake side park and parking lot, cleaned and straightened kayak house, removed debris from seven eleven pond, front entrance ponds and along roadways
3/20/25	8	A.A.	Worked on concreting in dog pot, cleaned and organized kayak house, assisted with raising punching bag in gym, removed debris from pond at entrance, pond at seven eleven, roadways, pickleball courts, lake side park and parking lot, straightened and organized pool deck furniture
3/21/25	8.25	M.C.	Caulked and patched the new wood trim and puttied wood trim installed in fitness center, painted front door wood trim, at lake side park cleaned toilet paper roll holder of feces, worked on front door heavy duty door closer, picked up supplies
3/21/25	8	J.S.	Filled pot hole in front of amenity center with cold patch, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, basketball courts, lake side park, roadways and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/24/25	3	M.C.	Painted and sanded replaced wood in rowing room, removed debris and trash around

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/24/25	8	J.S.	amenity center and lakeside park straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, roadways, lake side park and parking lot, cleaned grill plates and surfaces above grill area in kitchen, cleaned out ice machine in kitchen, checked and changed trash receptacles
3/25/25	8	M.C.	Moved equipment that is no longer being used to lake side park, made adjustments to the lake side park door to close better, removed debris around neighborhood, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/25/25	8	J.S.	straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
3/26/25	7	M.C.	Removed see-saw from amenity center playground and stored it in the kayak house, cleaned out kitchen trash and scraped the black top, removed debris around neighborhood, inspected common areas where grass needs to be cut
3/26/25	8	J.S.	Put ant killer on mounds in parking lot, take off see-saw and moved to storage, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, playgrounds, pickleball courts, basketball courts and parking lot, worked on scraping kitchen flat top grill
3/27/25	8	J.S.	Set up social hall for meeting, straightened and organized pool deck furniture, put ant killer on mounds around pickleball courts and event field, used turf-o-matic on all artificial grass on pool, removed debris around pool area, tennis courts, pickleball courts, basketball courts, lake side park and parking lot, put furniture back after meeting
3/27/25	2	A.A.	Set up social hall for meeting, straightened up furniture on pool deck, removed debris from roadways
3/28/25	6.5	M.C.	Painted white signs where the paint was peeling, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris around amenity center and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/28/25	8	J.S.	Painted signs white around pool area and amenity center, removed debris around tennis courts, basketball courts, lake side park, roadways, pool area, playgrounds and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris around seven eleven lake
3/31/25	8	M.C.	Removed debris from roadways, common area and throughout neighborhood, straightened and organized pool deck and patio chairs, tables and umbrellas
3/31/25	8	J.S.	Measure fencing for both dog parks for mulch, put ant killer down in phase four, roadways and basketball courts, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, roadways, basketball courts, lake side park and parking lots

**TOTAL**      313.67

**MILES**        0

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

# MAINTENANCE BILLABLE PURCHASES

Period Ending 4/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MVTC)	3/18/25	Keys	36.74	R.G.
TOTAL			<u>\$36.74</u>	



# THIGPEN

## HEATING & COOLING, INC.

Since 1962

**Please remit payment to:** APPROVED FACILITY MAINT  
57200.320.45508  
Thigpen Heating and Cooling, Inc. CHRISTIAN BIROL 04/15/25  
2801 Dawn Road, Jacksonville FL 32207  
Phone: 904-448-1962 Website: www.thigpenac.com  
License # CACO56726 | CACO56729 | CN208226

**INVOICE : 0010157**

<b>Bill To :</b> 123452
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095 Phone : (904) 217-3052

<b>Invoice Date :</b> 04/03/2025	<b>Install Date :</b> 01/10/2019
<b>Service Order :</b> 037428	<b>Page :</b> 1 of 4
<b>Serviced At :</b> 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
Jennifer	(904) 217-3052	CMNT		DUE UPON RECEIPT

**Service Requested :**

Commercial Maintenance Commercial Maintenance. BEACON LAKE AMEN CUSTOMER IS TAX EXEMPT.

**Service Comments :**

3/31/25 Performed routine maintenance Changed filters Treated drain lines and drain pans Checked amp draws volts and capacitors Shop vacuumed drain lines Rinsed condenser coils Checked splits Everything is working normal at this time

Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP061	2118F20420
Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE460A300	1018E07754
Description	Mfg Name	Model	Serial No
Air Handler	MISC	FB4CNP048	1818F02115
Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE448A300	2118E03167
Description	Mfg Name	Model	Serial No
Mini Split System	MISC	SLZ-KA09NA	83M01258
Description	Mfg Name	Model	Serial No
Mini Split System	MISC	MX2-2C2DNAZ	82P01065

See Over < 2 >

# THIGPEN

## HEATING & COOLING, INC.

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Thigpen Heating and Cooling, Inc.

2801 Dawn Road, Jacksonville FL 32207

Phone: 904-448-1962 Website: www.thigpenac.com

License # CACO56726 | CACO56729 | CN208226

**INVOICE : 0010157**

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<b>Invoice Date :</b> 04/03/2025	<b>Install Date :</b> 01/10/2019
<b>Service Order :</b> 037428	<b>Page :</b> 2 of 4
<b>Serviced At :</b> 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
Jennifer	(904) 217-3052	CMNT		DUE UPON RECEIPT
Description	Mfg Name	Model	Serial No	
Mini Split System	MISC	SLZ-KA09NA	83M01255	
Description	Mfg Name	Model	Serial No	
Air Handler	MISC	FB4CNP061	098F00208	
Description	Mfg Name	Model	Serial No	
Condenser	MISC	25HCE460A0300	2018E20068	
Description	Mfg Name	Model	Serial No	
Make Up Air Unit	MISC	A1-G10-MPU	4008618	
Description	Mfg Name	Model	Serial No	
Condenser	MISC	25HCE24A300	4216603883	
Description	Mfg Name	Model	Serial No	
Make Up Air Unit	MISC	A2-G12-MPU	4008618	
Description	Mfg Name	Model	Serial No	
Condenser	MISC	25HCE460A500	0818E00634	

See Over < 3 >

# THIGPEN

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<b>Service Order :</b> 037428	<b>Page :</b> 3 of 4
<b>Serviced At :</b> 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
Jennifer	(904) 217-3052	CMNT		DUE UPON RECEIPT

Description	Mfg Name	Model	Serial No
Air Handler	MISC	40RUAA08A2A6	4817U13322

Description	Mfg Name	Model	Serial No
Mini Split System	MISC	MXZ-2C20NA2	82PO1065

Description	Mfg Name	Model	Serial No
Roof Top Unit	CARRIER	38AUZA08A0B5-0A0	1118C91472

Qty	Description	Price	Extended
1	A39 Belt	0.00	0.00
4	16x24x2 Pleated Filter	0.00	0.00
1	16x25x1 Pleated Filter	0.00	0.00
1	197/8x211/2x1 Pleated Filter	0.00	0.00
2	21.5x23 5/16x1 Pleated Filter	0.00	0.00
Total Parts for Unit			0.00
Total Labor for Unit			0.00
Maintenance Contract :			505.00

See Over < 4 >



# THIGPEN

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Phone: 904-448-1962 Website: [www.thigpenac.com](http://www.thigpenac.com)

License # CACO56726 | CACO56729 | CN208226

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<b>Service Order :</b> 037428	<b>Page :</b> 4 of 4
<b>Serviced At :</b> 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
Jennifer	(904) 217-3052	CMNT		DUE UPON RECEIPT

<b>PLEASE REMIT TO:</b> <b>Thigpen Heating &amp; Cooling, Inc</b> 2801 Dawn Road Jacksonville, FL 32207
--

<b>Materials:</b>	0.00
<b>Misc:</b>	505.00
<b>Trip Charge:</b>	0.00
<b>Labor:</b>	0.00
<b>Subtotal:</b>	505.00
<b>Sales Tax:</b>	0.00
<b>Total:</b>	505.00 USD
<b>Balance Due:</b>	505.00 USD

**RECEIVED**

By Tara Lee at 11:46 am, Apr 15, 2025

APPROVED PEST CONTROL  
57200.320.45917  
CHRISTIAN BIROL 04/18/2025



PAYMENT ADDRESS:  
Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323  
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC  
PO Box 600323  
Jacksonville, FL 32260-0323  
904-355-5300


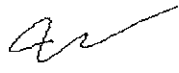
## Service Slip/Invoice

INVOICE: 620522963  
DATE: 04/17/2025  
ORDER: 620522963

BILL TO: [385188]  
Meadow View at Twin Creeks CDD  
Christian Birol  
475 W Town pl  
Suite 114  
Saint Augustine, FL 32092

Work Location: [385188] 904-234-1977  
Beacon Lake Amenity Center  
Christian Birol  
850 Beacon Lake Parkway  
St Augustine, FL 32095-7458

Work Date	Time	Target Pest	Technician	Time In
04/17/2025	02:20 PM	MICE, RATS, ROACH, S		02:20 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/17/2025		02:54 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$232.81
<div><b>RECEIVED</b> By Tara Lee at 9:29 am, Apr 18, 2025</div>		<b>SUBTOTAL</b> \$232.81
		<b>TAX</b> \$0.00
		<b>AMT. PAID</b> \$0.00
		<b>TOTAL</b> \$232.81
		<b>AMOUNT DUE</b> \$232.81
		 TECHNICIAN SIGNATURE
		 Jen CUSTOMER SIGNATURE

\* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.



**YELLOWSTONE**  
LANDSCAPE

## INVOICE

INVOICE #	INVOICE DATE
892110	4/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Property Name:** Meadow View at Twin Creeks CDD

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

**Invoice Due Date:** May 1, 2025

**Invoice Amount:** \$48,221.25

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

**RECEIVED**

*By Tara Lee at 10:33 am, Apr 07, 2025*

**Invoice Total** \$48,221.25

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



APPROVED LANDSCAPE CONTINGENCY  
53800.320.45004  
CHRISTIAN BIROL 04/15/2025

## 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
895105	4/15/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 15, 2025

**Invoice Amount:** \$13,004.99

Description	Current Amount
Spring Annual Rotation 2/2025	
Landscape Enhancement SUBCONTRACT	\$10,647.88
Landscape Enhancement CORE	\$2,357.11

**RECEIVED**

**By Tara Lee at 12:24 pm, Apr 15, 2025**

**Invoice Total** **\$13,004.99**

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



# 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 #	INVOICE DATE
895106	4/15/2025
TERMS	PO NUMBER
Net 30	

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

**Invoice Due Date:** May 15, 2025

**Invoice Amount:** \$844.00

Description	Current Amount
Locate and repair cut wire at playground	
Irrigation Repairs	\$844.00

**RECEIVED**

*By Tara Lee at 12:30 pm, Apr 15, 2025*

**Invoice Total** **\$844.00**

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



**RECEIVED**

*By Tara Lee at 12:47 pm, Apr 21, 2025*

**Bill To**

Christian  
850 Beacon Lake Pkwy  
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 # 233  
Date 04/17/2025

**Description**

---

Concrete slab (dog park)

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

Measurements: 12'x3'

Toltal Area: 36 sf

**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.

The deposit is collected when the job is already started, 50% and the rest when is finish.

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

---



<b>Subtotal</b>	<b>\$1,300.00</b>
<hr/>	
<b>Total</b>	<b>\$1,300.00</b>
<hr/>	
<b>Deposit Due</b>	<b>\$650.00</b>

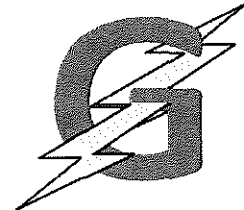
By signing this document, the customer agrees to the services and conditions outlined in this document.

---

Christian

**RECEIVED**

By Tara Lee at 1:51 pm, Apr 22, 2025

APPROVED PUMP REPAIRS  
53800.320.45007  
CHRISTIAN BIROL 04/22/2025**INVOICE****Alfred W. Grover, Electrical Contractor**1304 Padola Road  
St Augustine, FL 32092  
215-847-5339  
[awg7422@gmail.com](mailto:awg7422@gmail.com)**FL License: EC 13010167****DATE:** 4/21/2025  
**INVOICE #** 42125  
**TERMS:** Due upon receipt**Bill To:**Meadow View at Twin Creeks CDD  
850 Beacon Lake Parkway  
St Augustine, FL 32095**Job Location:** Beacon Lake - 131 Tamar Court

DESCRIPTION OF WORK	AMOUNT
1) Removed improper 30-20 double pole quad type circuit breaker	
2) Installed 1, 100 amp outdoor 8 circuit main lug panel	
3) Installed 1, 60 amp feed circuit to sub panel	
4) Installed 1, 30 amp 2 pole circuit breaker for irrigation pump	
5) Installed 1, 15 amp 1 pole circuit breaker for irrigation control panel	
6) Installed 1, 15 amp 1 pole circuit breaker for outdoor GFCI outlet	
Material:	207.00
Labor: 1 electrician 5.0 hrs @ \$80 per hr	400.00
Per Christian Birol	
<b>TOTAL</b>	<b>\$ 607.00</b>

**Accepted methods of payment:**

Check payable to: Alfred W. Grover

**THANK YOU FOR YOUR BUSINESS!**



APPROVED PUMP REPAIRS  
53800.320.45007  
CHRISTIAN BIROL 04/23/2025

## Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113  
Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

**RECEIVED**

By Tara Lee at 11:20 am, Apr 23, 2025

# INVOICE

21802

Invoice Date

4/23/2025

### Bill To

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

### Job Location

Meadow View at Twin Creeks  
744 Windermere Way  
Saint Augustine, FL 32092



P.O. Number

Terms

Due Date

Net 30

5/23/2025

Serviced	Description	Quantity	Price Each	Amount
4/17/2025	3/4" Watts LF919QT S#:74391 - Potable Labor to replace the existing backflow preventer, clean, flush, test, and certify .75' Wilkins 975XL2 Serial# ABA39255 Piping & Materials Insulation to protect the device against future freeze damage. Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider - PASSED	2.25  1 1 1 1	100.00  383.00 50.00 60.00 0.00	225.00  383.00 50.00 60.00 0.00

Total \$718.00

Payments/Credits \$0.00

Balance Due \$718.00

Thank you for your business. We appreciate your prompt payment.  
Please make checks payable to Bob's Backflow and include your invoice number.

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

1 320 57200 45410 Gate Monitoring  
Approved 4.25.2025 Jen Erickson

**RECEIVED**

By Tara Lee at 8:24 am, Apr 28, 2025

**Invoice**

Invoice Number <b>754242</b>	Date <b>04/24/2025</b>
Customer Number <b>300380</b>	Due Date <b>06/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		04/24/2025	06/01/2025

Quantity	Description	Months	Rate	Amount
2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL				
1.00	Envera Kiosk System 05/01/2025 - 05/31/2025	1.00	\$500.00	\$500.00
1.00	Data Management 05/01/2025 - 05/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 05/01/2025 - 05/31/2025	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 05/01/2025 - 05/31/2025	1.00	\$1,664.00	\$1,664.00
Subtotal:				<b>\$2648.54</b>
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				<b>\$2648.54</b>

Date	Invoice #	Description	Amount	Balance Due
4/24/2025	754242	Monitoring Services	\$2648.54	<b>\$2648.54</b>

**Envera**

8281 Blaikie Court  
Sarasota, FL 34240  
(941) 556-7066

**Invoice**

Invoice Number <b>754242</b>	Date <b>04/24/2025</b>
Customer Number <b>300380</b>	Due Date <b>06/01/2025</b>

Net Due: \$2,648.54

Amount Enclosed: \_\_\_\_\_

Meadow View at Twin Creeks CDD  
475 W Park Place Ste 114  
Saint Augustine, FL 32092

REMIT TO:

Envera  
PO Box 2086  
Hicksville, NY 11802



Beacon Manager &lt;beaconmanager@rmsnf.com&gt;

## Fly High Inflatables and Events - Booking Invoice

1 message

Fly High Inflatables and Events &lt;flyhighinflate@gmail.com&gt;

Tue, Apr 8, 2025 at 9:19 AM

To: beaconmanager@rmsnf.com

Site 1

<b>BOOKING ID</b>	<b>12</b>
<b>INVOICE DATE</b>	<b>8th April 2025</b>

<b>CONTACT ADDRESS</b>	<b>DELIVERY ADDRESS</b>
Meadow View at Twin Creeks CDD 850 Beacon Lake Parkway 32095	Beacon Lakes 850 Beacon Lake Parkway 32095

<b>EVENT START TIME</b>	<b>EVENT END TIME</b>
Before 12:00PM 23rd March 2025	0:00AM 23rd March 2025

DESCRIPTION	AMOUNT
3500 Generator	\$75.00
Giant Jenga	\$25.00
Inflatable Axe throwing	\$100.00
Jumbo Connect Four	\$35.00
Kraken 7 in 1 dual lane combo (DRY)	\$275.00
Volcano Screamer 18' slide (DRY)	\$300.00
FCVV pricing	-\$310.00

<b>DELIVERY</b>	\$0.00
<b>SUBTOTAL</b>	\$500.00
<b>TAX</b>	\$0.00
<b>BOOKING TOTAL</b>	\$500.00
<b>AMOUNT PAID</b>	\$0.00
<b>AMOUNT DUE</b>	\$500.00

1 320 57200 49400 Special Events

Approved 4.8.2025 Jen Erickson

**RECEIVED**

By Tara Lee at 4:06 pm, Apr 22, 2025



Meadow View at Twin Creeks

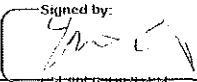
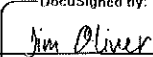
Community Development District  
Construction Phase 3B - BBX

Construction Funding Request #60  
April 9, 2025

Req.	PAYEE		
152	Harbinger		
	Beacon Lake Phase 3B Signage - 50% Desposit Invoice DP2099	\$	32,298.00
Total Funding Request		\$	32,298.00

Please make check payable to:

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

Signed by:   
Signature: \_\_\_\_\_ Chairman/Vice Chairman  
DocuSigned by: \_\_\_\_\_  
Signature:  \_\_\_\_\_ Secretary/Asst. Secretary  
DocuSigned by: \_\_\_\_\_

**FORM OF REQUISITION  
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Eight Supplemental Trust Indenture dated as of November 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

A. Requisition Number: **152**

B. Name and address of Payee: **Harbinger**  
**2756 Park Street**  
**Jacksonville, FL 32205**

C. Amount Payable: **\$ 32,298.00**

D. Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Cost of Issuance, if applicable): **Beacon Lake Phase 3B Signage - 50% Deposit Invoice DP2099**

E. Fund or Account from which disbursement to be made: **Phase 3B Acquisition and Construction Account**

The undersigned hereby certifies that:

1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,

or

☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;

2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;

3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

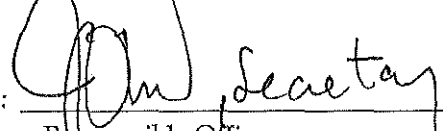
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

MEADOW VIEW AT TWIN CREEKS  
DEVELOPMENT DISTRICT

By:  Secretary  
Responsible Officer

CONSULTING ENGINEER'S APPROVAL  
FOR NON-COST OF ISSUANCE REQUESTS ONLY

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.



Consulting Engineer



# DEPOSIT INVOICE

Page: 1 of 1

[illegible]



Company Address 2766 Park St  
Jacksonville, FL 32205  
US

Created Date 3/4/2025  
Opportunity Owner Ed Busey  
Expiration Date 4/4/2025

Quote Number 00002099

Prepared By Predrag Lubura  
Email predrag@harbingersign.com

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

Ship To Name Beacon Lake - phase 3B  
Ship To 64 Beacon Lake Pkwy  
St. Johns, FL 32259  
US

#### Quoted Items

Product	Item Description	Quantity	Sales Price	Total Price
Sign - Post and Panels (Wayfinding)	SIGN TYPE A/S-3: MANUFACTURE 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	1.00	\$10,446.00	\$10,446.00
Install Labor	INSTALL 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION. NOTE: QUOTE INCLUDES ANCHOR BOLTS AND BREAKAWAY BOLTS.	1.00	\$2,910.00	\$2,910.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE E/S-5 (NEW SIGN); MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	6.00	\$1,230.00	\$7,380.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE E/S-5 (POLE AND BACKER ONLY); MANUFACTURE 33" X 33" POLE AND BACKER FOR PEDESTRIAN CROSSWALK AHEAD SIGN.	3.00	\$786.00	\$2,358.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	4.00	\$615.00	\$2,460.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE F/S-5 (NEW SIGN); MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	8.00	\$1,230.00	\$9,840.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE F/S-5 (POST AND BACKER); MANUFACTURE POST AND BACKER FOR 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	5.00	\$786.00	\$3,930.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK ARROW SIGN.	7.00	\$615.00	\$4,305.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE (SL- 25 POLE AND BACKER ONLY) : MANUFACTURE POLE AND BACKER ONLY FOR SPEED LIMIT SIGN.	4.00	\$786.00	\$3,144.00
Install Labor	INSTALL SPEED LIMIT SIGNS.	4.00	\$615.00	\$2,460.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE B/S-4: MANUFACTURE 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	4.00	\$2,805.00	\$11,220.00
Install Labor	INSTALL 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	4.00	\$657.00	\$2,628.00
Engineering	ENGINEERING.	1.00	\$615.00	\$615.00

Customer Initials: 

2/3/2025

# harbinger

# hi

Permit	PERMIT, ACQUISITION FEE.	1.00	\$450.00	\$450.00
Permit	PERMIT, ACTUAL PERMIT TO BE INVOICED AT COST.	1.00	\$0.00	\$0.00
Survey	SURVEY.	1.00	\$450.00	\$450.00
Note	ESTIMATES ARE BASED ON CUSTOMER SUPPLIED INFORMATION. ANY SPECIAL REQUIREMENTS MAY CHANGE ESTIMATED AMOUNT. LEAD TIME IS (10) TEN TO (12) TWELVE WEEKS FROM SIGNED P.O. AND DEPOSIT. IF PERMIT IS REQUIRED LEAD TIME BEGINS UPON PERMIT APPROVAL.	1.00	\$0.00	\$0.00

## Totals

Subtotal \$64,596.00  
Discount 0.00%  
Total Price \$64,596.00  
Grand Total \$64,596.00

DEPOSIT AMOUNT \$32,298.00

This Proposal is not effective unless signed and dated by Harbinger/hi and will automatically expire if not accepted by Customer in writing within 30 days of the Proposal Date. By signing, Customer (i) agrees that the proposed prices, specifications, and terms and conditions contained herein are satisfactory and accepted; (ii) authorizes Company enter onto the Job Location site and to furnish the materials and perform the Work as specified; and (iii) agrees that payment will be made as specified.

Work will not begin until a down payment of 50.0% of the total proposal amount listed above and a written acceptance is received by Harbinger. The "Additional Terms and Conditions" govern the parties' agreement. Please initial all pages.

## Signatures

HARBINGER / hi

By: Ed Busey  
Name: Ed Busey  
Title: VP Business Development  
Date: 4/8/2025

CUSTOMER

By: J. Oliver  
Name: James Oliver  
Title: Secretary  
Date: 3/31/2025

## Terms and Conditions

**1. Estimate; Proposal; Payments; Storage Fees.** Unless specified, the total Proposal amount does not include electrical, hookup, Permits (defined below), Storage Fees (defined below), engineering costs, surveys, or tax, unless stated, so the final Invoice amount ("Full Purchase Price") may change prior to completion. Harbinger / hi and Customer shall determine a mutually agreeable date for delivery ("Delivery Date") of the specified work product ("Materials"). At Harbinger / hi's sole discretion, upon completion of any line item or part of the Materials (each, "Item"), Harbinger / hi may submit to Customer a progress payment invoice ("Invoice"), and Customer shall pay to Harbinger / hi a progress payment attributable to such completed Item ("Progress Payment") within 30 days of receipt of the Invoice. The Invoice will include Harbinger / hi's proof of completion of the Item and the amount specified on the Proposal for the Item, plus any applicable tax. No later than 5 days after Harbinger / hi's delivery (or installation, if applicable) of the Materials, Customer shall notify Harbinger / hi in writing of any quality not in conformance with this Proposal; if Customer fails to do so, Customer waives all rights to reject the Materials on such basis. No later than 30 days after Harbinger / hi's delivery (or installation, if applicable) of all of the Materials, Customer shall pay to Harbinger / hi the Full Purchase Price, less any down payment, deposit, and Progress Payments received. If Customer refuses or neglects to accept any of the Materials on the Delivery Date, or if Customer defaults on payment when due, Harbinger / hi may declare the entire balance of the Full Purchase Price due and payable, and Customer shall pay Harbinger / hi \$\_\_\_\_\_ per day (if left blank, \$25 per day) that

Customer Initials: JO

2/28/25





Harbinger / hi stores such Materials ("Storage Fees"). Harbinger / hi will send Customer a monthly invoice for Storage Fees on the 30th day after the first day Storage Fees begin to accrue. 1.5% interest per month will be charged on any unpaid balance, including on any Storage Fees.

**2. Permits; Junction Box; Drilling; Laws.** Unless otherwise specified herein, Customer shall be responsible

for obtaining any permits or permissions ("Permits") required to install or maintain the Materials. If installation of the

Materials is included in the Proposal, and Harbinger / hi obtains Permits, Customer shall pay all associated costs and legal fees. If installation of the Materials is included in the Proposal, and if applicable, Customer shall provide Harbinger / hi access to a junction box of suitable capacity and approved by the National Electric Code then in effect ("Junction Box"), within 5 feet of the proposed display location of the Materials, prior to installation. Customer shall be responsible for any obstruction of delivery due to any delay in obtaining Permits or providing access to a suitable Junction Box; such an obstruction may result in Customer incurring Storage Fees. If Customer executes this Proposal without obtaining such Permits or providing such access to a Junction Box, then Customer waives any claim against Harbinger / hi for failing to install the Materials within the agreed-upon timeframe. If Customer is responsible for installation of the Materials or if Customer otherwise makes the final connection of the Materials to the Junction Box, Harbinger / hi shall not be liable for damage resulting to the Materials, related components, people, or property due to any such connection. If installation of the Materials is included in the Proposal, and if drilling is necessary for such installation, Harbinger / hi will contact the necessary authorities to locate public underground utilities. Customer shall be solely responsible for identifying the location of private underground utilities or other items; Harbinger / hi shall not be liable for any damage to utilities or items not identified by Customer. If rock or unforeseeable conditions are encountered, requiring special equipment or revisions for Harbinger / hi to install the Materials, Customer shall pay to Harbinger / hi any additional fees for such equipment or revisions. Customer shall be available at all applicable times to provide access to Harbinger / hi and its contractors to allow inspection or repair of the Materials. Each party shall comply with all applicable federal, state, and local laws, ordinances, regulations, and orders, and Customer waives all rights to require Harbinger / hi to adhere to any standards or regulations more restrictive than any applicable law.

**3. Ownership.** Harbinger / hi retains all right, title, and interest to the Materials, including any signs, until Harbinger / hi receives the Full Purchase Price, including payment of all Storage Fees (if payment is by check, upon deposit of the funds into Harbinger / hi's bank account). Customer assumes all risks and liabilities relating to damage to the Materials after delivery (and installation, if applicable), and any such damage will not affect Harbinger / hi's rights to enforce the Full Purchase Price.

**4. Limited Warranties.** Subject to the terms and conditions hereof, Harbinger / hi warrants to Customer that the

Materials (excluding any digital display sign ("EGP")) shall be in accordance with any drawings or specifications

submitted, and free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger / hi) for a period of 1 year after the Delivery Date. With regard to EGPs only, subject to the terms and conditions hereof, Harbinger / hi warrants to Customer that EGPs and their related components shall be free from material defects in their construction (and installation, if included in the Proposal and installed by Harbinger / hi) for a period of 1 year, or for such longer warranty period specified on the Purchase Order, after the Delivery Date. If any of the Materials, including EGPs, (or their installation, if included in the Proposal and installed by Harbinger / hi) is found to be defective during such warranty periods, and if the warranty is still in effect, then Harbinger / hi shall elect to either repair the defect or replace the applicable Materials, free of charge. After such warranty periods have expired, or if such warranty is no longer in effect, then Harbinger / hi may charge Customer normal labor charges for any work performed by Harbinger / hi or its contractors. All applicable warranties are not transferable to third parties. Harbinger / hi will use commercially reasonable efforts to pass-through to Customer the

Customer Initials: 

\_\_\_\_\_  
Date: 3/1/2005

# harbinger

# hi

benefit of any warranties on the Materials, including EGPs, to the extent Harbinger / hi has the right to do so. HARBINGER / HI DISCLAIMS ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PARTICULAR PURPOSE.

**5. Void of Warranties.** All applicable warranties do not cover damages or destruction from the following: (i) acts

of God, lightning, wind, rain, flood, fire, earthquake, hurricane, explosion, war, invasion, hostilities, terrorism or threats, or other civil unrest; (ii) abuse, misuse, modification, vandalism, or malfeasance by Customer or any other party except Harbinger / hi; (iii) normal wear and tear; or (iv) Customer's failure to properly maintain, in accordance with Harbinger / hi's then-existing instructions and manuals, Materials, including EGPs. Further, all warranties are voided if any of the following occurs: (i) Customer fails to pay to Harbinger / hi the Full Purchase Price; (ii) Customer fails to promptly report to Harbinger / hi a defect; (iii) anyone other than Harbinger / hi provides materials, fabrication, or service for the Materials and/or EGPs. Harbinger / hi will not reimburse any person or company for repairs not reported to or corrected by Harbinger / hi, or (iv) if Harbinger / hi does not install the Materials, Customer and its contractor(s) fail to comply with the following Installation requirements ("Installation Requirements"): contemporaneously with the installation of the Materials, Customer or its contractor(s) shall comply with Harbinger / hi's then-existing instructions and manuals; take photographs of the installation, including the top, bottom, and inside of cabinets and all fans and/or vents ("Photographs"); and complete the warranty checklist and requirements thereon, including with part numbers and serial numbers ("Checklist"). Within 2 business days after installation of the Materials, Customer or its contractor(s) shall e-mail to Harbinger / hi the Photographs and Checklist. Harbinger / hi will not reimburse any person or company for repairs not reported to or corrected by Harbinger / hi.

**6. Indemnification; Limitation of Liability.** CUSTOMER SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS HARBINGER / HI FROM ANY AND ALL CLAIMS OR DAMAGES RELATING TO THE MATERIALS OR WORK IF CUSTOMER ABUSES, MISUSES, MODIFIES, (FAILS TO COMPLY WITH THE INSTALLATION REQUIREMENTS, IF APPLICABLE) OR FAILS TO PROPERLY MAINTAIN, IN ACCORDANCE WITH HARBINGER / HI'S THEN-EXISTING INSTRUCTIONS AND MANUALS, ANY MATERIALS DELIVERED, INSTALLED, OR REPAIRED BY HARBINGER / HI, OR IF CUSTOMER ALLOWS OTHERS TO DO SO. Harbinger / hi shall not be liable for consequential, special, or punitive damages arising herefrom.

**7. Force Majeure.** No party shall be deemed to have breached this agreement for failure or delay in fulfilling any term hereof (except for obligations to make payments) if such failure or delay is caused by or results from acts beyond the affected party's reasonable control, including without limitation: (i) acts of God; (ii) flood, fire, earthquake, hurricane, or explosion; (iii) war, invasion, hostilities, terrorism or threats, or other civil unrest; (iv) government order or law, other than one delaying issuance of a Permit; (v) actions, embargoes, or blockades after the date of this agreement; (vi) national or regional emergency; or (vii) strikes, labor stoppages, slowdowns, or other industrial event; however, such party shall use diligent efforts to mitigate the effects of such force majeure event and shall give written notice to the other party within 10 days of such event, stating the estimated time delay caused by the event.

**8. Miscellaneous.** This Proposal, the terms and conditions of which apply to all purchase orders, contains the entire agreement between the parties relating to the Materials and Work contemplated herein, and

Customer Initials: 

DATE 3/31/2021

harbinger

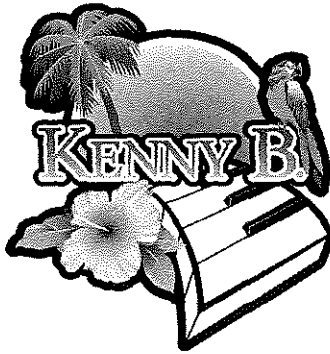
hi

supersedes any  
and all prior or conflicting proposals, agreements, or understandings. Any modification shall be valid only if  
it is in  
writing and signed by Harbinger / hi and Customer, which modification is subject hereto to the extent its  
terms do not  
conflict herewith. Harbinger / hi's failure to enforce at any time any terms or conditions of this agreement  
shall not  
constitute a waiver of such provision or any other provision hereof. The terms and conditions are binding  
upon  
Customer, its agents, successors, or assigns; however, Customer shall not assign this agreement without  
Harbinger / hi's prior written consent. If any court of competent jurisdiction declares any provision hereof to  
be invalid, such  
determination shall not affect the validity of any other provision hereof, which shall remain in full force and  
effect. This  
agreement is governed by the laws of the State of Florida, without giving effect to the principles of conflicts  
of law. Any  
action relating hereto must be instituted in federal or state court in Duval County, Florida, and the parties  
hereby  
irrevocably submit to the jurisdiction of any such court. In connection with any litigation brought which  
arises out of or  
relates hereto, the prevailing party will be entitled to recover all costs associated with same, including  
reasonable  
attorneys' fees at trial and on appeal. THE PARTIES HEREBY WAIVE TRIAL BY JURY IN ANY ACTION  
OR  
PROCEEDING ARISING UNDER THIS PROPOSAL. TIME IS OF THE ESSENCE IN THE  
PERFORMANCE OF  
DUTIES UNDER THIS AGREEMENT.

Customer Initials:

2/21/2015





April 23, 2025

**Invoice #06072025**

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

Contact: Jennifer Clark-Erickson  
[beaconmanager@rmsnf.com](mailto:beaconmanager@rmsnf.com)

Date of Service: June 7<sup>th</sup>, 2025 (Saturday)

Location: Beacon Lake Club House (Gazebo Poolside)  
850 Beacon Lake Pkwy  
St. Augustine, FL 32095

4 pm – 7 pm

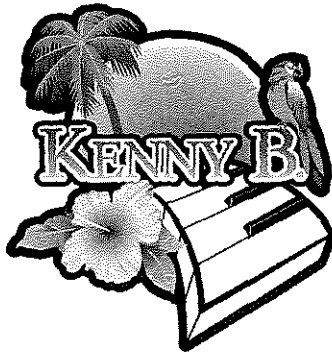
Amount Due: \$400.00  
(Net 7 from Date of Service)

Payable To: Kenneth Baxley  
Mailing: 118 Minwill Cir  
Georgetown, FL 32139

1 320 57200 49400 Special Events  
Approved Jen Erickson 4.23.2025

**RECEIVED**

*By Tara Lee at 12:28 pm, Apr 23, 2025*



April 23, 2025

**Invoice #07052025**

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

Contact: Jennifer Clark-Erickson  
[beaconmanager@rmsnf.com](mailto:beaconmanager@rmsnf.com)

Date of Service: July, 5th, 2025 (Saturday)

Location: Beacon Lake Club House (Gazebo Poolside)  
850 Beacon Lake Pkwy  
St. Augustine, FL 32095

4 pm – 7 pm

Amount Due: \$400.00  
(Net 7 from Date of Service)

Payable To: Kenneth Baxley  
Mailing: 118 Minwill Cir  
Georgetown, FL 32139

1 320 57200 49400 Special Events  
Approved Jen Erickson 4.23.2025

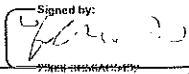
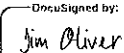
Meadow View at Twin Creeks

Community Development District  
Construction Phase 3B - BBX

Construction Funding Request #59  
March 24, 2025

Req.	PAYEE		
150	Quantum Electrical	Multiple Bores to install missing crossings and irrigation crossings-Invoice BeaconBore	\$ 19,000.00
Total Funding Request			\$ 19,000.00

Please make check payable to: Meadow View at Twin Creeks CDD  
c/o GMS LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

Signed by:   
Signature: \_\_\_\_\_ Chairman/Vice Chairman  
DocuSigned by: \_\_\_\_\_  
Signature:  \_\_\_\_\_ Secretary/Asst. Secretary  
DocuSigned by: \_\_\_\_\_



**FORM OF REQUISITION  
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2021 Phase 4**

The undersigned, a Responsible Officer of the Meadow View at Twin Creeks Community Development District (the "Issuer") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the Issuer to U.S. Bank National Association, as trustee (the "Trustee"), dated as of November 1, 2016, as supplemented by that certain Eight Supplemental Trust Indenture dated as of November 1, 2021, (collectively, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

- (A) Requisition Number: 150
- (B) Name of Payee: **Quantum Electrical**  
1325 W Hwy 100  
Bunnell, FL 32110
- (C) Amount Payable: \$ 19,000.00
- (D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable): **Multiple Bores to install missing crossings and irrigation crossings-Invoice BeaconBore**
- (E) Fund or Account from which disbursement to be made: Phase 4 Acquisition and Construction Account

The undersigned hereby certifies that:

- 1. ☐ obligations in the stated amount set forth above have been incurred by the Issuer,  
  
or  
  
☐ this requisition is for Costs of Issuance payable from the Acquisition and Construction Fund that have not previously been paid;
- 2. each disbursement set forth above is a proper charge against the Acquisition and Construction Fund;
- 3. each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Project;

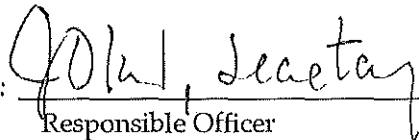
4. each disbursement represents a Cost of the Project which has not previously been paid.

The undersigned hereby further certifies that there has not been filed with or served upon the Issuer notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the Issuer is at the date of such certificate entitled to retain.


Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**MEADOW VIEW AT TWIN CREEKS  
DEVELOPMENT DISTRICT**

By:   
Responsible Officer

**CONSULTING ENGINEER'S APPROVAL  
FOR NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof.

  
Consulting Engineer

Invoice



1325 W Hwy 100  
Bunnell, FL 32110

Date 5/15/2024 Invoice # BeaconBore

Bill To

Meadow View at Twin Creeks CDD,  
475 W Town Place,  
Suite 114,  
St Augustine FL 32092

Ship To

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
	Net 30		5/15/2024			Beacon Lakes
Quantity	Description				Price Each	Amount
1	Multiple Bores to install missing crossings and irrigation crossings				19,000.00	19,000.00
	1. 4" 60 ft					
	2. 4 and 2" 80ft					
	3. 4 and 2" 50 ft					
	4. 4 and 2" 70 ft					

Total \$19,000.00

Phone # (386) 586-2937 Fax # bwright@quantumcontractors.com



## CHRISTIAN BIROL 04/22/2025

7000 US Highway 1 North, Ste 601  
St. Augustine, FL 32095  
Phone: 904-829-5006  
Fax: 904-829-5008

By Tara Lee at 2:58 pm, Apr 22, 2025

Total	\$580.00
Payments/Credits	\$0.00
Total Balance Due	\$580.00

*D.*

Meadow View at Twin Creeks

Community Development District  
Construction Phase 4 - HEARTWOOD

Construction Funding Request #7  
May 29, 2025

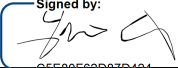
Req. PAYEE

Allstar Electircal Contractors Inc	\$	590.00
Install breaker and run conduit from meter to irrigation control box Invoice #7147		
Total Funding Request	\$	590.00

Please make check payable to:

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

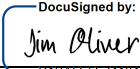
Signed by:



C5E00F62D07B424

Chairman/Vice Chairman

DocuSigned by:



D1BA5E5E7410B10

Secretary/Asst. Secretary



INVOICE

Allstar Electrical Contractors Inc.  
135 Jenkins Street Suite 105B #107  
Saint Augustine, FL 32086

allstar@allstar-electric.org  
+1 (904) 540-3351  
http://www.allstar-electric.org



Bill to  
Meadow View At Twin Creeks CDD  
850 Beacon Lake Parkway  
St Augustine, FI 32210

Ship to  
Meadow View At Twin Creeks CDD  
850 Beacon Lake Parkway  
St Augustine, FI 32210

Invoice details

Invoice no.: 7147  
Terms: Net 15  
Invoice date: 05/29/2025  
Due date: 06/13/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales Item	Install breaker and run conduit from meter to Irrigation control box.  Install Breaker for GFCI receptacle already installed.	1	\$590.00	\$590.00

Total

\$590.00

Ways to pay

BANK

Please send checks to 135 Jenkins Street Suite 105B #107, St. Augustine, FL 32086

Note to customer

Thank you for your Business!

View and pay

Meadow View at Twin Creeks

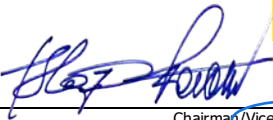
Community Development District  
Construction Phase 3B - BBX


Construction Funding Request #61  
April 16, 2025

Req.	PAYEE
	<b>Meadow View at Twin Creeks CDD</b>
	Allstar Electrical Contractors Inc Invoice #7014 Illuminated stop signs and installation Deposit
	\$ 11,338.50
	<b>Total Funding Request</b>
	<b>\$ 11,338.50</b>

Please make check payable to:

**Meadow View at Twin Creeks CDD**  
c/o GMS LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

Signature:  \_\_\_\_\_  
Signed by: Chairman/Vice Chairman

Signature:  \_\_\_\_\_  
A38999D0EDC14F4... Secretary/Asst. Secretary

INVOICE

Allstar Electrical Contractors Inc.  
135 Jenkins Street Suite 105B #107  
Saint Augustine, FL 32086

allstar@allstar-electric.org  
+1 (904) 540-3351  
http://www.allstar-electric.org



**Bill to**  
Meadow View At Twin Creeks CCD  
850 Beacon Lake Parkway  
St Augustine, FI 32210

**Ship to**  
Meadow View At Twin Creeks CCD  
850 Beacon Lake Parkway  
St Augustine, FI 32210

Invoice details

Invoice no.: 7014  
Terms: Net 5  
Invoice date: 03/24/2025  
Due date: 04/23/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales Item	<p>Horizontal Bore from existing power to new location needing power:</p> <p>Location 1: Beacon Lake Parkway and Garda Ct/Concave Lane 100 Feet</p> <p>Location 2: Beacon Lake Parkway and Concave lane to existing transformer This Location requires a Meter and Small Panel to service the new Stop Sign location tapped off of an existing Transformer #1800 or 18001 or 44635</p> <p>Location 3: Trophy Lake Dr and Twin Creeks Drive 94 Feet (existing power at stop sign)</p> <p>We will do our best to minimize damage to area, but are not responsible to replace or repair grass that may be damaged.</p>	0.5	\$13,500.00	\$6,750.00
2.		Sales Item	<p>Labor and Material for wiring through horizontal bore and connecting to sign with coordination with FPL and County for permitting.</p> <p>Location 4: Charlie way and Beacon Parkway will be tied into existing 120v circuit for landscape lighting.</p>	0.5	\$6,862.00	\$3,431.00
3.						



DocuSign Envelope ID: 5A74B47B-E0ED-4DF3-B7E7-B841E7FB7686

	Sales item	Phase 4 at Heron Oaks Drive: Install meter and sub panel with photo eye and power for new entrance sign on opposite side of the cart path. Requires mobile jetting service	0.5	\$2,315.00	\$1,157.50
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4.	Office Related	We will require a deposit of 50% to schedule and secure material. Final payment upon completion of work with a Net 15 Payment.	1	\$0.00	\$0.00
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Ways to pay

Total\$11,338.50

BANK

Note to customer

Thank you for your Business!

View and pay