

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

JULY 17, 2025

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksd.com

July 10, 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, July 17, 2025 at 6:00 p.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
 - A. June 4, 2025 Workshop
 - B. June 19, 2025 Meeting
- IV. Discussion of the Fiscal Year 2026 Budget
- V. Staff Reports
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - D. Amenity Manager
 - E. Operations Manager – Report
- VI. Financial Reports
 - A. Financial Statements as of May 31, 2025
 - B. Assessment Receipts Schedule

C. Check Register

VII. Other Business

VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meetings – August 21, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

X. Adjournment

MINUTES

A.

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Wednesday, June 4, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present were:

Frank Arias	Chairman
Blaz Kovacic <i>by phone</i>	Vice Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	Supervisor
Jim Oliver	District Manager
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
Richard Gray	Operations Manager
Matt Biagetti	GMS, LLC

The following is a summary of the discussions taken at the June 4, 2025 workshop.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Discussion of the Fiscal Year 2026 Budget

Mr.

THIRD ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. Oliver presented the fiscal year 2026 budget, noting the budget as presented will result in a 11.73% increase in assessments. For the administrative budget, the increases include supervisor fees, trustee fees, insurance, and a 5% increase for the services GMS provides as the management firm. The website hosting line item will be moved under the amenity budget as it is related to the website used for booking reservations and providing information on community events. That website was previously funded by the developer and will transition to the CDD.

For the amenity center budget, the line items increasing are telephone/cable/internet, water/irrigation, trash removal, contracted security (St. Johns County Sheriff's Officers), roving security, facility management, facility attendant, pool attendants, field management, pool maintenance, pool chemicals, janitorial, and pest control.

Mr. Oliver noted the roving security is a new line item based on recent discussions on vandalism and other issues happening throughout the community.

The Board discussed options to reduce security costs and asked to see estimates at the next meeting.

Following a discussion on the pool attendants, Mr. Oliver stated that he would move the \$5,000 from the snack bar attendant line item to the pool attendant line item to help fund additional pool monitors.

Mr. Gray noted that fitness equipment will need to be included in the budget for next year. The Board discussed leasing versus purchasing the equipment.

For the grounds maintenance budget, the landscape maintenance, lake maintenance, grounds maintenance, pump repairs, streetlighting and capital reserve line items are increasing.

Mr. Oliver stated that he would run some of the changes the Board discussed including reducing capital reserves from \$100,000 to \$75,000, eliminating the \$30,000 for off-duty officers, reducing irrigation costs to \$40,000, separating the annuals and mulch/pine straw to see what the impact would be and would provide it to the board prior to the next meeting.

FOURTH 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**

FIFTH ORDER OF BUSINESS

Adjournment

The workshop adjourned at approximately 12:02 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

B.

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, June 19, 2025 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Scott Lockwood	District Engineer
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 June 19, 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

Brenden Hughes (Resident) asked for last month's minutes to be updated to include the statement he made regarding the adoption of the 2019 policy finding that parked vehicles on certain parts of the property causes a hazard and danger to the safety and well-being to residents.

The following item was taken out of order from the agenda. Mr. Oliver noted from here on out the engineer would go over his report just after audience comments.

EIGHTH ORDER OF BUSINESS**Staff Reports****B. District Engineer – Acceptance of the 2025 Annual Engineer’s Report**

Mr. Lockwood stated that a contractor has been engaged to complete the necessary road repairs. It will take a few months to get approval from the county and to complete the second lift. Next, Mr. Lockwood provided an overview of the annual engineer’s report for 2025, which is a requirement of the bond indenture. The intention of the report is to verify that the CDD is being well-maintained. Items of note are a couple of the control structures were found to be leaking, some road striping needs to be redone, and there is some erosion on a pond in Phase 3B.

On MOTION by Mr. McNamee seconded by Mr. Arias with all in favor the 2025 annual engineer’s report was accepted.

Mr. Lockwood left the meeting at this time.

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**Discussion of Resident Suspension**

Ms. Erickson informed the Board that there were approximately six kids hanging out at Lakeside Park and a few of the children caused damage to the door and the equipment holding the door up. Pictures of those involved were sent to the St. Johns County Sheriff’s Office and all six were identified. Three of the children are residents and amenity access for those children have been suspended. Three residents have reached out and have claimed the damage was due to the storm and their children were simply seeking shelter, however those

that reached out did not identify themselves. One child came in with their parent, and that child was not responsible for the damage, so their amenity access has been reinstated. Mr. Birol added that he has obtained a proposal to repair damage to one of the doors, which totals \$3,176. RMS was able to repair the other door.

Mr. Oliver stated that follow-up letters can be sent to the residents responsible to request reimbursement to the District.

The Board's consensus was to request a total of \$3,750 be reimbursed by the three children responsible for the damage within 14 days. If the restitution is not paid within that time, amenity access for the entire household will be suspended until the next board meeting.

FIFTH ORDER OF BUSINESS

Ratification of Proposal from Allstar Electrical Contractors for Breaker and Conduit Install

Mr. Oliver stated that the work to be done by Allstar Electrical totaling \$590 was covered by the developer.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor the proposal from Allstar Electric Contractors was ratified.

SIXTH ORDER OF BUSINESS

Overview of the Capital Reserve Study

A copy of the capital reserve study was provided to the board members prior to the meeting. Mr. Oliver noted that the report is still under review by staff. The consultant has been asked to run another scenario in which there would be another funding source for roads. The report as presented provides 30-years' worth of estimates for replacing all the District's assets within the next 30 years. The current recommendation is that at least \$355,000 be contributed to the capital reserve fund budget annually. He noted nothing in the report ties the board's hands for the current budget year.

SEVENTH ORDER OF BUSINESS

Discussion of the Fiscal Year 2026 Budget

Mr. Biagetti stated that the budget has been updated based on the discussions at the recent workshop help. The access card, contracted security, snack bar attendant and inventory,

pool monitor, irrigation repairs, and capital reserve line items were adjusted. The impact has been a reduction in the increase in assessments from 11.5% to 8.63%.

Mr. McNamee suggested asking the HOA if they would be willing to contribute towards the roving security patrols as it benefits the entire community.

Mr. Oliver offered to lower GMS's fee increase for fiscal year 2026 from 5% to 3%.

Mr. Arias recommended lowering the capital reserve contribution to \$50,000 and possibly lowering the landscape contingency.

Ms. Erickson stated that the special events budget could be cut. Her preference was to keep at least \$25,000 in the budget.

Mr. Gray stated that the annual rotations could be reduced from four to three per year by removing the fall rotation.

The Board discussed the two budget items related to security. The consensus was to remove the roving security and keep the contracted security at \$30,000 for the year.

Ms. Erickson stated that the small TV in the cardio room is not heavily used, so the contract can be terminated. Mr. Oliver stated that he would investigate the contract and bring it back to the next meeting.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor, revising the budget with the changes as discussed above to reduce the assessment increase to 4% was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

There being none, the next item followed.

B. District Manager

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

D. Amenity Manager

Ms. Erickson presented the Amenity Manager's Report. Ms. Erickson stated that she has had multiple questions regarding certain flotation devices such as noodle chairs or saddle seats. Generally, floats have not been allowed because they may cast shadows, and the lifeguards may have a hard time seeing underneath them.

The Board's consensus was to leave the rule as-is with floats prohibited.

E. Operations Manager

1. Report

Mr. Birol provided an overview of the maintenance items that were addressed between meetings. He reported that due to unforeseen delays by the vendor, the pool deck gates have not been delivered yet. However, the newly implemented pool monitor schedule is going well, which he believes makes the gates unnecessary. He recommended canceling the gate order and reallocating those funds to repair the Beacon Lake light at the amenity center and the lighthouse lights at the main entrance. Lastly, he informed the Board that FPL estimates the connector road lights will cost \$393 per month for electric service.

The Board's consensus was to cancel the gate order, but to hold off on the light repairs for now. The Board also agreed to move forward with the FPL light installation on the connector road.

2. Yellowstone Proposal for Summer Annuals

Mr. Gray presented a proposal from Yellowstone totaling \$13,005 for the summer annual installation.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor, the proposal from Yellowstone for the summer annual installation was approved.

NINTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of April 30, 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 \$238,755.28 was included in the agenda package for the Board's review.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the check register was approved.

D. Ratification of Construction Funding Request Nos. 7 (Phase 4) and 61 (Phase 3B)

Copies of construction funding request number 7, totaling \$590 and number 61, totaling \$11,338.50 were included in the agenda package for the Board's review.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor, construction funding request numbers 7 and 61 were approved.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

Mr. McNamee asked that a summary of what transpires in the meetings be sent out to the residents.

Mr. Berman asked about the lake across from the basketball court, which is owned by Twin Creek development group. Mr. Gray stated that no one responds when he has tried to reach out to get it maintained and the county is not claiming responsibility.

Mr. Arias stated I do not respond to Facebook, especially regarding CDD issues, but a resident of our neighborhood quoted me as saying, the Chair of the CDD has even said on record he doesn't use the back half of the community. On the record, I never said that and I find that highly offensive and gross that someone would say that about me. I think anyone that sits in the audience on a regular basis that I have always said since day one that I'm extremely frustrated with that section. I totally agree with the residents. I never would have even had one tree torn down if the developer didn't have the money to finish, i.e. the soccer fields. It is an eyesore, but our hands are tied. My number one priority for next fiscal year is to do

enhancements for that piece of grass behind the mailboxes. We are going to do everything we can within the law to make that section of our neighborhood pretty.

A resident commented on the restrictions on the preserve areas behind the homes. He has a neighbor growing things in the area behind his home and has items stored back there. He asked if anything can be done about it.

Mr. Berman asked if anything is being grown on CDD property. Mr. Birol responded not anymore. Mr. Berman stated this would then be an HOA issue.

TWELFTH ORDER OF BUSINESS

Next Scheduled Meeting – July 17, 2025 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

THIRTEENTH ORDER OF BUSINESS**Adjournment**

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Meadow View at Twin Creeks

Community Development District

*Approved Budget
FY 2026*



July 17, 2025

Presented by:



Table of Contents

1-3	<u>General Fund</u>
4-8	<u>Narratives</u>
9	<u>Capital Reserve Fund</u>
10-11	<u>Debt Service Fund Series 2016</u>
12-13	<u>Debt Service Fund Series 2018</u>
14-15	<u>Debt Service Fund Series 2019</u>
16-17	<u>Debt Service Fund Series 2020</u>
18-19	<u>Debt Service Fund Series 2021 Phase 3</u>
20-21	<u>Debt Service Fund Series 2021 Phase 4</u>
22-23	<u>Assessment Schedule</u>

Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments - On Roll	\$2,144,757	\$2,133,442	\$11,256	\$2,144,698	\$2,226,540
Special Assessments - Gate Monitoring*	32,500	32,500	-	32,500	32,500
Interest/Miscellaneous Income	25,000	37,304	18,058	55,362	25,000
Restricted - Easement Fence Fund	-	16,800	2,400	19,200	-
Facility Revenue	10,000	20,910	5,113	26,023	20,000

TOTAL REVENUES	\$2,212,257	\$2,240,956	\$36,827	\$2,277,782	\$ 2,304,040
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EXPENDITURES:

Administrative

Supervisor Fees	\$4,800	\$6,400	\$4,000	\$10,400	\$9,600
FICA Taxes	367	490	306	796	734
Engineering	36,000	14,579	16,179	30,758	36,000
Attorney	30,000	9,106	15,894	25,000	30,000
Annual Audit	7,600	-	7,600	7,600	7,700
Assessment Administration	11,236	11,236	-	11,236	11,573
Arbitrage Rebate	3,600	3,000	600	3,600	3,600
Dissemination Agent	14,045	9,363	4,682	14,045	14,466
Trustee Fees	20,400	19,341	-	19,341	24,241
Management Fees	58,533	39,022	19,511	58,533	60,289
Information Technology	1,776	1,184	592	1,776	1,865
Website Maintenance	1,272	848	424	1,272	1,336
Website Hosting	-	-	-	-	3,600
Telephone	700	535	165	700	700
Postage & Delivery	1,600	794	806	1,600	1,600
Insurance General Liability	8,977	8,732	-	8,732	9,824
Printing & Binding	2,300	438	1,397	1,835	2,300
Legal Advertising	1,500	1,300	791	2,091	1,500
Other Current Charges	1,600	430	500	930	1,600
Office Supplies	300	135	50	185	300
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$206,781	\$127,107	\$73,497	\$200,604	\$ 223,003
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Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
Operations & Maintenance					
<u>Amenity Center</u>					
Utilities					
Telephone/Cable/Internet	\$13,326	\$8,961	\$5,011	\$13,973	\$14,902
Electric	52,500	25,147	17,078	42,225	48,000
Water/Irrigation	45,000	31,243	18,757	50,000	55,000
Gas	2,500	1,152	800	1,952	2,500
Trash Removal	8,400	6,585	3,260	9,845	9,860
Security					
Security Monitoring (Atlantic Security)	1,440	777	444	1,220	1,440
Gate Monitoring (Hidden Eyes LLC)	32,500	20,991	10,594	31,585	32,500
Gate Repairs	3,000	1,067	1,000	2,067	3,000
Access Cards	3,000	1,430	1,570	3,000	1,500
Contracted Security (Roll Kall)	20,000	17,214	10,000	27,214	30,000
Management Contracts					
Facility Management (RMS)	98,729	65,819	32,910	98,729	104,652
Facility Attendant (RMS)	41,498	13,878	27,620	41,498	43,988
Pool Attendants (RMS)	61,479	11,762	49,717	61,479	65,168
Pool Monitors (RMS)	-	-	-	-	6,000
Canoe Launch Attendant (RMS)	5,750	-	100	100	2,000
Snack Bar Attendant (RMS)	10,000	-	-	-	-
Field Management / Admin (RMS)	95,000	63,333	31,667	95,000	100,700
Pool Maintenance (Big Z Pools)	20,000	11,253	5,452	16,705	21,000
Pool Chemicals (Big Z Pools)	26,475	17,898	9,220	27,118	29,044
Janitorial (High Tech Commercial)	25,112	16,615	5,204	21,819	31,940
Facility Maintenance	103,200	72,530	23,521	96,051	103,200
Private Event Attendant (RMS)	6,500	3,553	2,947	6,500	6,500
Repairs & Maintenance	62,800	39,239	23,561	62,800	62,800
Pressure Washing	-	-	-	-	10,000
New Capital Projects	5,000	-	-	-	-
Snack Bar Inventory- CGS	1,000	242	-	242	-
Food Service License	650	-	492	492	600
Subscriptions	4,000	2,634	1,214	3,848	4,000
Pest Control	2,831	1,842	931	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	26,076	8,924	35,000	25,000
Holiday Decorations	20,000	5,125	14,875	20,000	20,000
Fitness Center Repairs/Supplies	5,500	1,910	3,590	5,500	5,500
Office Supplies	2,050	1,363	687	2,050	2,050
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	84,668	68,894	-	68,894	74,906
Permit and License	850	575	850	1,425	850
TOTAL AMENITY CENTER	\$908,057	\$540,015	\$317,391	\$857,406	\$ 929,077

Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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Grounds Maintenance

Hydrology Quality/Mitigation	\$6,400	\$-	\$-	\$-	\$6,400
Electric	36,321	15,977	9,723	25,700	36,321
Landscape Maintenance (Yellowstone)	690,755	384,674	192,885	577,559	592,940
Mulching (Yellowstone)	-	-	-	-	73,664
Annuals Rotation (Yellowstone)	-	-	-	-	52,020
Landscape Contingency	85,000	44,597	25,403	70,000	74,000
Tree Removal	-	-	-	-	15,000
Lake Maintenance (Future Horizon)	27,000	18,891	10,373	29,264	31,118
Grounds Maintenance	35,000	28,550	6,450	35,000	45,000
Pump Repairs	10,000	11,777	2,325	14,102	15,000
Streetlighting	69,294	51,708	26,800	78,508	87,000
Streetlight Repairs	5,000	-	2,500	2,500	5,000
Irrigation Repairs	50,000	12,670	34,097	46,767	40,000
Miscellaneous	6,500	470	4,000	4,470	2,500
Contingency	31,149	24,444	6,705	31,149	26,000
Capital Reserves	45,000	45,000	-	45,000	50,000

TOTAL GROUNDS MAINTENANCE	\$1,097,418	\$638,758	\$321,260	\$960,018	\$1,151,962
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TOTAL EXPENDITURES	\$2,212,257	\$1,305,880	\$712,148	\$2,018,028	\$2,304,043
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Other Sources/(Uses)

Transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
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TOTAL OTHER SOURCES/(USES)	\$0	\$0	\$0	\$0	\$0
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EXCESS REVENUES (EXPENDITURES)	\$0	\$935,075	(\$675,321)	\$259,755	\$0
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*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	\$1,206	\$14,466

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
Total	\$1,242	\$14,902

Electric

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

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

Water/Irrigation

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

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

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Expenditures – Amenity Center (continued)

Gas

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

Trash Removal

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

Security Monitoring

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

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

Gate Monitoring

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

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

Gate Repairs

Estimated cost for repairs of gate.

Access Cards

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

Contracted Security

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

Roving Security

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

Facility Management

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

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

Facility Assistant

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

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

Pool Attendants

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

Canoe Launch Attendant

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

Snack Bar Attendant

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

Field Management and Admin

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

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

Pool Maintenance

The estimated amount based on proposed contract with 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
Total	\$1,750	\$21,000

Pool Chemicals

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

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 Loosetrife 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 Loosetrife Way #Clubhse	\$320	\$3,840
	Contingency	\$372	\$4,461
Total		\$3,027	\$36,321

Landscape Maintenance

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

Contract	Monthly	Annual
Landscape Maint and Phase 4 Addendum	\$49,412	\$592,940
Mulching	\$6,139	\$73,664
Annual Rotation	\$4,335	\$52,020
Total	\$59,885	\$718,624

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	\$555	\$6,660
Total		\$7,250	\$87,000

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 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
<u>REVENUES:</u>					
Capital Reserve Funding - Transfer In	\$45,000	\$45,000	\$-	\$45,000	\$50,000
Interest Income	-	399	600	999	1,000
Carry Forward Balance	-	-	-	-	33,507
TOTAL REVENUES	\$45,000	\$45,399	\$600	\$45,999	\$84,507
<u>EXPENDITURES:</u>					
Capital Outlay	\$-	\$-	\$-	\$-	\$15,000
Repair and Replacements	-	12,492	-	12,492	-
Other Current Charges	-	-	-	-	-
TOTAL EXPENDITURES	\$-	\$12,492	\$-	\$12,492	\$15,000
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$-	\$12,492	\$-	\$12,492	\$15,000
EXCESS REVENUES (EXPENDITURES)	\$45,000	\$32,907	\$600	\$33,507	\$69,507

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2016A1 Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-Tax Roll	\$443,364	\$441,072	\$2,292	\$443,364	\$443,364
Interest Earnings	12,000	13,478	5,028	18,506	12,000
Carry Forward Surplus ⁽¹⁾	222,167	222,113	-	222,113	237,458
TOTAL REVENUES	\$677,531	\$676,663	\$7,320	\$683,983	\$692,822
EXPENDITURES:					
Interest - 11/1	\$153,263	\$153,262	\$-	\$153,262	\$150,113
Interest - 5/1	153,263	153,263	-	153,263	150,113
Principal - 5/1	140,000	140,000	-	140,000	145,000
TOTAL EXPENDITURES	\$446,525	\$446,525	\$-	\$446,525	\$445,225
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$446,525	\$446,525	\$-	\$446,525	\$445,225
EXCESS REVENUES (EXPENDITURES)	\$231,006	\$230,138	\$7,320	\$237,458	\$247,597
 ⁽¹⁾ Carry Forward is Net of Reserve Requirement					
				Interest Due 11/1/26	\$146,850
					<u>\$146,850</u>

Meadow View at Twin Creeks

Community Development District

Series 2016A-1 Special Assessment Bonds

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

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-Tax Roll	\$612,533	\$609,367	\$3,167	\$612,533	\$612,533
Interest Earnings	14,000	17,739	10,230	27,969	20,000
Carry Forward Surplus ⁽¹⁾	288,459	288,458	-	288,458	316,286
TOTAL REVENUES	\$914,992	\$915,564	\$13,397	\$928,961	\$948,819
EXPENDITURES:					
Interest - 11/1	\$226,338	\$226,338	\$-	\$226,338	\$222,338
Interest - 5/1	226,338	226,338	-	226,338	222,338
Principal - 5/1	160,000	160,000	-	160,000	170,000
TOTAL EXPENDITURES	\$612,675	\$612,675	\$-	\$612,675	\$614,675
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$612,675	\$612,675	\$-	\$612,675	\$614,675
EXCESS REVENUES (EXPENDITURES)	\$302,317	\$302,889	\$13,397	\$316,286	\$334,144
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/26	\$218,088
					<u>\$218,088</u>

Meadow View at Twin Creeks

Community Development District

Series 2018A-1 Special Assessment Bonds

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

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-Tax Roll	\$257,353	\$254,015	\$1,320	\$255,335	\$255,335
Interest Earnings	8,500	7,450	3,352	10,802	9,000
Carry Forward Surplus ⁽¹⁾	123,844	123,817	-	123,817	129,071
TOTAL REVENUES	\$389,697	\$385,282	\$4,672	\$389,954	\$393,406
EXPENDITURES:					
Interest - 11/1	\$95,478	\$95,478	\$-	\$95,478	\$93,645
Special Call - 2/1	-	5,000	-	5,000	-
Interest - 2/1	-	71	-	71	-
Principal - 5/1	65,000	65,000	-	65,000	65,000
Interest - 5/1	95,478	95,335	-	95,335	93,645
TOTAL EXPENDITURES	\$255,955	\$260,884	\$-	\$260,884	\$252,290
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$255,955	\$260,884	\$-	\$260,884	\$252,290
EXCESS REVENUES (EXPENDITURES)	\$133,742	\$124,399	\$4,672	\$129,071	\$141,116

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$91,955
	<u>\$91,955</u>

Meadow View at Twin Creeks

Community Development District

Series 2019A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/25	3,285,000			93,645	93,645
05/01/26	3,285,000		65,000	93,645	
11/01/26	3,220,000			91,955	250,600
05/01/27	3,220,000		70,000	91,955	
11/01/27	3,150,000			90,135	252,090
05/01/28	3,150,000		75,000	90,135	
11/01/28	3,075,000			88,185	253,320
05/01/29	3,075,000		80,000	88,185	
11/01/29	2,995,000			86,105	254,290
05/01/30	2,995,000		85,000	86,105	
11/01/30	2,910,000			83,895	255,000
05/01/31	2,910,000		85,000	83,895	
11/01/31	2,825,000			81,473	250,368
05/01/32	2,825,000		90,000	81,473	
11/01/32	2,735,000			78,908	250,380
05/01/33	2,735,000		100,000	78,908	
11/01/33	2,635,000			76,058	254,965
05/01/34	2,635,000		105,000	76,058	
11/01/34	2,530,000			73,065	254,123
05/01/35	2,530,000		110,000	73,065	
11/01/35	2,420,000			69,930	252,995
05/01/36	2,420,000		115,000	69,930	
11/01/36	2,305,000			66,653	251,583
05/01/37	2,305,000		120,000	66,653	
11/01/37	2,185,000			63,233	249,885
05/01/38	2,185,000		130,000	63,233	
11/01/38	2,055,000			59,528	252,760
05/01/39	2,055,000		135,000	59,528	
11/01/39	1,920,000			55,680	250,208
05/01/40	1,920,000		145,000	55,680	
11/01/40	1,775,000			51,475	252,155
05/01/41	1,775,000		155,000	51,475	
11/01/41	1,620,000			46,980	253,455
05/01/42	1,620,000		165,000	46,980	
11/01/42	1,455,000			42,195	254,175
05/01/43	1,455,000		175,000	42,195	
11/01/43	1,280,000			37,120	254,315
05/01/44	1,280,000		185,000	37,120	
11/01/44	1,095,000			31,755	253,875
05/01/45	1,095,000		195,000	31,755	
11/01/45	900,000			26,100	252,855
05/01/46	900,000		205,000	26,100	
11/01/46	695,000			20,155	251,255
05/01/47	695,000		220,000	20,155	
11/01/47	475,000			13,775	253,930
05/01/48	475,000		230,000	13,775	
11/01/48	245,000			7,105	250,880
05/01/49	245,000		245,000	7,105	252,105
Total			\$3,285,000	\$2,870,210	\$6,155,210

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 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
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REVENUES:

Special Assessments-Tax Roll	\$114,490	\$112,457	\$584	\$113,041	\$113,041
Interest Earnings	5,500	3,634	1,394	5,028	5,000
Carry Forward Surplus ⁽¹⁾	61,116	60,976	-	60,976	65,952
TOTAL REVENUES	\$181,107	\$177,067	\$1,979	\$179,046	\$183,993

EXPENDITURES:

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

Other Sources/(Uses)

Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$113,094	\$113,094	\$-	\$113,094	\$111,819
EXCESS REVENUES (EXPENDITURES)	\$68,013	\$63,973	\$1,979	\$65,952	\$72,174

⁽¹⁾ Carry Forward is Net of Reserve Requirement

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

Meadow View at Twin Creeks

Community Development District

Series 2020 A-1 Special Assessment Bonds

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

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-Tax Roll	\$280,765	\$277,727	\$1,443	\$279,171	\$277,963
Interest Earnings	8,500	7,501	3,500	11,001	9,000
Prepayments	-	21,336	-	21,336	-
Carry Forward Surplus ⁽¹⁾	100,153	101,980	-	101,980	105,020
TOTAL REVENUES	\$389,418	\$408,544	\$4,943	\$413,487	\$391,982
EXPENDITURES:					
Interest - 11/1	\$84,206	\$84,206	\$-	\$84,206	\$82,495
Interest - 5/1	84,206	84,206	-	84,206	82,495
Principal - 5/1	110,000	110,000	-	110,000	110,000
Special Call - 5/1	-	25,000	-	25,000	-
TOTAL EXPENDITURES	\$278,413	\$303,413	\$-	\$303,413	\$274,990
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(5,055)	-	(5,055)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(5,055)	\$-	\$(5,055)	\$-
TOTAL EXPENDITURES	\$278,413	\$308,468	\$-	\$308,468	\$274,990
EXCESS REVENUES (EXPENDITURES)	\$111,005	\$100,076	\$4,943	\$105,020	\$116,992

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$81,175
	<u>\$81,175</u>

Meadow View at Twin Creeks

Community Development District

Special Assessment Bonds Series 2021 Phase 3B

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

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

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-Direct	\$423,738	\$421,535	\$2,191	\$423,726	\$422,200
Prepayment	-	20,918	-	20,918	-
Interest Earnings	9,000	12,023	7,284	19,307	12,000
Carry Forward Surplus ⁽¹⁾	141,131	138,307	-	138,307	145,735
TOTAL REVENUES	\$573,868	\$592,784	\$9,475	\$602,258	\$579,935
EXPENDITURES:					
Interest - 11/1	\$130,129	\$130,129	\$-	\$130,129	\$127,693
Interest - 5/1	130,129	130,129	-	130,129	127,693
Principal - 5/1	165,000	165,000	-	165,000	165,000
Special Call - 5/1	-	25,000	-	25,000	-
TOTAL EXPENDITURES	\$425,258	\$450,258	\$-	\$450,258	\$420,385
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(6,266)	-	(6,266)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(6,266)	\$-	\$(6,266)	\$-
TOTAL EXPENDITURES	\$425,258	\$456,523	\$-	\$456,523	\$420,385
EXCESS REVENUES (EXPENDITURES)	\$148,611	\$136,261	\$9,475	\$145,735	\$159,550

⁽¹⁾ Carry Forward is Net of Reserve Requirement

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

Meadow View at Twin Creeks

Community Development District

Special Assessment Bonds Series 2021 Phase 4

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

Meadow View at Twin Creeks

Community Development District

Non-Ad Valorem Assessments Comparison

2025-2026

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	\$1,310.60	\$1,262.46	\$48.14	3.8%
43	472	86	117	0	0	131	137	\$1,474.42	\$1,420.27	\$54.16	3.8%
53	330	111	48	0	78	0	92	\$1,638.25	\$1,578.07	\$60.17	3.8%
63	309	65	75	31	0	68	70	\$1,802.07	\$1,735.88	\$66.19	3.8%
73	66	40	26	102	0	0	0	\$1,883.98	\$1,814.78	\$69.20	3.8%
90	103	0	0	0	0	0	0	\$1,883.98	\$1,814.78	\$69.20	3.8%
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	\$0.00
43	472	86	117	0	0	131	137	\$1,387.70	\$1,388.09	\$0.00	\$0.00	\$1,387.09	\$1,387.98	\$1,387.70	\$1,388.09	\$0.00	\$0.00	\$1,387.09	\$1,387.98	\$0.00	\$0.00
53	330	111	48	0	78	0	92	\$1,541.89	\$1,542.32	\$0.00	\$1,541.75	\$0.00	\$1,542.20	\$1,541.89	\$1,542.32	\$0.00	\$1,541.75	\$0.00	\$1,542.20	\$0.00	\$0.00
63	309	65	75	31	0	68	70	\$1,696.08	\$1,696.55	\$1,698.86	\$0.00	\$1,695.32	\$1,696.41	\$1,696.08	\$1,696.55	\$1,698.86	\$0.00	\$1,695.32	\$1,696.41	\$0.00	\$0.00
73	66	40	26	102	0	0	0	\$1,773.17	\$1,773.67	\$2,146.75	\$0.00	\$0.00	\$0.00	\$1,773.17	\$1,773.67	\$2,146.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
90	103	0	0	0	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	1476	302	462	133	78	199	299														

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	\$1,310.60	\$2,544.46	\$1,310.60	\$1,310.60	\$1,310.60	\$1,310.60	\$1,262.46	\$2,496.32	\$1,262.46	\$1,262.46	\$1,262.46	\$1,262.46	\$48.14
43	472	86	117	0	0	131	137	\$2,862.12	\$2,862.51	\$1,474.42	\$1,474.42	\$2,861.51	\$2,862.40	\$2,807.97	\$2,808.36	\$1,420.27	\$1,420.27	\$2,807.35	\$2,808.24	\$54.16
53	330	111	48	0	79	0	92	\$3,180.14	\$3,180.57	\$1,638.25	\$3,180.00	\$1,638.25	\$3,180.45	\$3,119.96	\$3,120.39	\$1,578.07	\$3,119.82	\$1,578.07	\$3,120.27	\$60.17
63	309	65	75	31	0	68	70	\$3,498.15	\$3,498.62	\$3,500.93	\$1,802.07	\$3,497.40	\$3,498.49	\$3,431.96	\$3,432.43	\$3,434.74	\$1,735.88	\$3,431.20	\$3,432.29	\$66.19
73	66	40	26	102	0	0	0	\$3,657.15	\$3,657.65	\$4,030.73	\$1,883.98	\$1,883.98	\$1,883.98	\$3,587.95	\$3,588.45	\$3,961.53	\$1,814.78	\$1,814.78	\$1,814.78	\$69.20
90	103	0	0	0	0	0	0	\$1,883.98	\$1,883.98	\$1,883.98	\$1,883.98	\$1,883.98	\$1,883.98	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$69.20
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	241,464.55	1,231.96	1,310.56	1,262.46	48.10	241,464.55	3.8%
43'	472	0.90	472	424.80	654,171.80	1,385.96	1,474.38	1,420.27	54.12	654,171.80	3.8%
53'	330	1.00	330	330.00	508,184.31	1,539.95	1,638.20	1,578.07	60.13	508,184.31	3.8%
63'	309	1.10	309	339.90	523,429.84	1,693.95	1,802.02	1,735.88	66.14	523,429.84	3.8%
73'	66	1.15	66	75.90	116,882.39	1,770.95	1,883.93	1,814.78	69.15	116,882.39	3.8%
73'P	103	1.15	103	118.45	182,407.37	1,770.95	1,883.93	1,814.78	69.15	182,407.37	3.8%
TOTAL	1,476		1,476	1,445.85	2,226,540.26					2,226,540.26	

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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FIFTH ORDER OF BUSINESS

E.

Meadow View at Twin Creeks

7/17/2025

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
July 17th, 2025

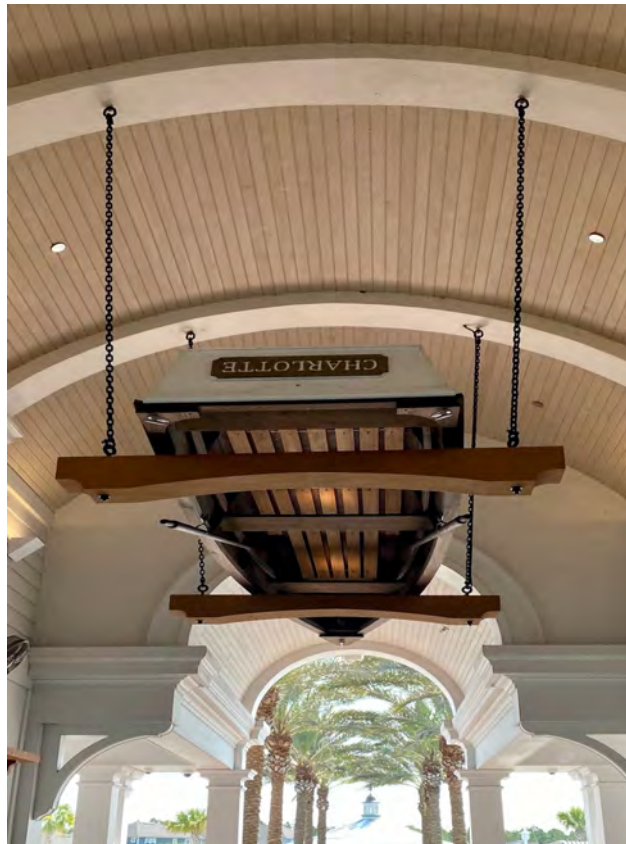
To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – July 17,
2025

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



Events

- Food truck schedules are planned through December 2025. We have three food trucks at Food Truck Alley every Friday night 5pm – 8pm
- Chick fil-A – 2nd and 4th Thursday monthly
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2nd Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 2nd Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Wine Club 3rd Thursday each month 7pm
- Kids STEM Robotics Summer Camp went well
- Craft Hour – July 15-16 – We have 70+ sign ups
- Pool Party – August 1 – Summer Pool party – DJ, games
- Labor Day – August 30 – Game truck, foam, waterslides, food trucks, pie eating contest and more
- Kid's cake decorating class – July 25th

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

- Mosquito Hunters started the process and treatment to Phase 4 playground to remove wasps that have taken over the playground area.
- Future Horizons repaired both fountains off Convex that were clogged with debris.
- Thigpen A/C repaired both drains for the A/C units for the Social Hall and Commercial Kitchen that were severely clogged.
- RMS repaired furniture that was damaged in the Social Hall.
- RMS replaced all sitting area / green space swings with stainless steel chains.
- RMS repaired both Lap Lanes that were previously damaged.
- RMS replaced rope at sitting area by the double fountains of Convex Lane.
- RMS refinished and painted gondola and swing on exit side of the main entrance.
- RMS pressure-washed the Front Entrance to the Amenities Center.

Conclusion

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

SIXTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
May 31, 2025



Table of Contents

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

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

May 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 96,059	\$ -	\$ -	\$ -	\$ 96,059
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Developer - BBX	11,339	-	-	-	11,339
Due from Other	4,921	-	-	-	4,921
Due from Capital Reserve	12,492	-	-	-	12,492
<u>Investments:</u>					
General Fund Custody	297,340	-	-	-	297,340
State Board of Administration (SBA)-GF	1,377,900	-	-	-	1,377,900
State Board of Administration (SBA)-Fence Easement	74,819	-	-	-	74,819
State Board of Administration (SBA)-Capital Reserve	-	-	-	45,399	45,399
<u>Series 2016</u>					
Reserve	-	149,718	-	-	149,718
Revenue	-	229,081	-	-	229,081
<u>Series 2018</u>					
Reserve A1	-	206,339	-	-	206,339
Revenue A1	-	298,368	-	-	298,368
Reserve A2	-	-	-	-	-
Revenue A2	-	3,063	-	-	3,063
Prepayment A 2	-	1	-	-	1
<u>Series 2019</u>					
Reserve	-	86,842	-	-	86,842
Revenue	-	123,786	-	-	123,786
Prepayment A1	-	-	-	-	-
<u>Series 2020</u>					
Reserve A1	-	42,226	-	-	42,226
Revenue A1	-	60,786	-	-	60,786
Prepayment A1	-	1,001	-	-	1,001
Revenue A2	-	1,887	-	-	1,887
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
<u>Series 2021 Ph3B</u>					
Reserve	-	140,700	-	-	140,700
Revenue	-	102,059	-	-	102,059
Prepayment	-	113	-	-	113
Construction	-	-	17,094	-	17,094
<u>Series 2021 Ph4</u>					
Reserve	-	211,869	-	-	211,869
Interest	-	-	-	-	-
Revenue	-	136,260	-	-	136,260
Prepayment	-	0	-	-	0
Construction	-	-	25,011	-	25,011
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	19,306	-	-	-	19,306
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 1,897,937	\$ 1,794,100	\$ 42,105	\$ 45,399	\$ 3,779,542

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

May 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	\$ 61,081	\$ -	\$ -	\$ -	\$ 61,081
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Retainage Payable	-	-	-	-	-
Due to General Fund	-	-	-	12,492	12,492
Total Liabilities	\$ 61,081	\$ -	\$ -	\$ 12,492	\$ 73,573
Fund Balance:					
Nonspendable:					
Deposits	\$ 3,760	\$ -	\$ -	\$ -	\$ 3,760
Restricted for:					
Debt Service	-	1,794,100	-	-	1,794,100
Capital Project			42,105	-	42,105
Assigned for:					
Capital Reserve Fund	-	-	-	32,907	32,907
Unassigned	1,813,790	-	-	-	1,813,790
Total Fund Balances	\$ 1,836,856	\$ 1,794,100	\$ 42,105	\$ 32,907	\$ 3,705,969
Total Liabilities & Fund Balance	\$ 1,897,937	\$ 1,794,100	\$ 42,105	\$ 45,399	\$ 3,779,542

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,144,757	\$ 2,144,757	\$ 2,133,442	\$ (11,315)
Special Assessments - Gate Monitoring*	32,500	32,500	32,500	(0)
Interest/Miscellaneous Income	25,000	16,667	37,304	20,637
Restricted Easement Fence Fund	-	-	16,800	16,800
Facility Revenue	10,000	6,667	20,910	14,243
Total Revenues	\$ 2,212,257	\$ 2,200,590	\$ 2,240,956	\$ 40,366

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 3,200	\$ 6,400	\$ (3,200)
PR-FICA	367	245	490	(245)
Engineering	36,000	24,000	14,579	9,421
Attorney	30,000	20,000	9,106	10,894
Annual Audit	7,600	-	-	-
Assessment Administration	11,236	11,236	11,236	-
Arbitrage Rebate	3,600	3,000	3,000	-
Dissemination Agent	14,045	9,363	9,363	-
Trustee Fees	20,400	19,341	19,341	-
Management Fees	58,533	39,022	39,022	-
Information Technology	1,776	1,184	1,184	-
Website Maintenance	1,272	848	848	-
Telephone	700	467	535	(69)
Postage & Delivery	1,600	1,067	794	273
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	1,533	438	1,096
Legal Advertising	1,500	1,000	1,300	(300)
Other Current Charges	1,600	1,067	430	637
Office Supplies	300	200	135	65
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 206,781	\$ 145,925	\$ 127,107	\$ 18,817

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 8,884	\$ 8,961	\$ (77)
Electric	52,500	35,000	25,147	9,853
Water/Sewer/Irrigation	45,000	30,000	31,243	(1,243)
Gas	2,500	1,667	1,152	515
Trash Removal	8,400	5,600	6,585	(985)
<i>Security</i>				
Security Monitoring	1,440	960	777	183
Gate Monitoring	32,500	21,667	20,991	676
Gate Repairs	3,000	2,000	1,067	933
Access Cards	3,000	1,430	1,430	-
Contacted Security	20,000	13,333	17,214	(3,881)
<i>Management Contracts</i>				
Facility Management	98,729	65,819	65,819	(0)
Facility Attendant	41,498	27,665	13,878	13,787
Pool Attendants	61,479	11,762	11,762	-
Canoe Launch Attendant	5,750	-	-	-
Snack Bar Attendant	10,000	-	-	-
Field Management / Admin	95,000	63,333	63,333	(0)
Pool Maintenance	20,000	13,333	11,253	2,080
Pool Chemicals	26,475	17,650	17,898	(247)
Janitorial	25,112	16,741	16,615	126
Facility Maintenance	103,200	68,800	72,530	(3,730)
Private Event Attendant	6,500	4,333	3,553	781
Repairs & Maintenance	62,800	41,867	39,239	2,628
New Capital Projects	5,000	3,333	-	3,333
Snack Bar Inventory -CGS	1,000	667	-	667
Food Service License	650	433	242	191
Community Website Services	-	-	-	-
Subscriptions	4,000	2,667	2,634	33
Pest Control	2,831	1,887	1,842	45
Supplies	2,500	1,667	163	1,503
Furnitures, Fixtures & Equipment	5,000	745	745	-
Special Events	35,000	26,076	26,076	-
Holiday Decorations	20,000	5,125	5,125	-
Fitness Center Repairs/Supplies	5,500	3,667	1,910	1,757
Office Supplies	2,050	1,367	1,363	4
ACA++SCAP/BMI Licenses	800	533	-	533
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	575	575	-
Subtotal Amenity Center Expenditures	\$ 908,057	\$ 585,254	\$ 540,015	\$ 45,240

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	24,214	15,977	8,236
Landscape Maintenance	690,755	460,503	384,674	75,830
Landscape Contingency	85,000	44,597	44,597	-
Lake Maintenance	27,000	18,000	18,891	(891)
Grounds Maintenance	35,000	23,333	28,550	(5,216)
Pump Repairs	10,000	6,667	11,777	(5,110)
Streetlighting	69,294	46,196	51,708	(5,512)
Streetlight Repairs	5,000	3,333	-	3,333
Irrigation Repairs	50,000	33,333	12,670	20,663
Miscellaneous	6,500	4,333	470	3,864
Contingency	31,149	20,766	24,444	(3,678)
Capital Reserve	45,000	45,000	45,000	-
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ 730,276	\$ 638,758	\$ 91,518
Total Operations & Maintenance	\$ 2,005,476	\$ 1,315,530	\$ 1,178,773	\$ 136,757
Total Expenditures	\$ 2,212,257	\$ 1,461,455	\$ 1,305,880	\$ 155,575
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 935,075	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -		-	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ -		\$ 935,075	
Fund Balance - Beginning	\$ -		\$ 901,780	
Fund Balance - Ending	\$ -		\$ 1,836,856	

(1) Includes special assessments for gate monitoring.

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 97,954	\$ 317,877	\$ 1,455,871	\$ 177,845	\$ -	\$ 83,895	\$ -	\$ -	\$ -	\$ -	\$ -	2,133,442
Special Assessments - Gate Monitoring*	-	32,500	-	-	-	-	-	-	-	-	-	-	32,500
Interest/Miscellaneous Income	2,251	1,515	2,162	3,296	6,062	8,462	6,934	6,622	-	-	-	-	37,304
Restricted Easement Fence Fund	-	2,400	1,800	5,400	1,800	3,600	600	1,200	-	-	-	-	16,800
Facility Revenue	-	-	-	10,788	2,085	-	5,150	2,888	-	-	-	-	20,910
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,251	\$ 134,368	\$ 321,839	\$ 1,475,354	\$ 187,792	\$ 12,062	\$ 96,579	\$ 10,710	\$ -	\$ -	\$ -	\$ -	\$ 2,240,956
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 400	\$ 800	\$ 800	\$ 800	\$ 1,400	\$ 800	\$ 600	\$ 800	\$ -	\$ -	\$ -	\$ -	6,400
PR-FICA	31	61	61	61	107	61	46	61	-	-	-	-	490
Engineering	1,001	2,510	1,746	366	1,253	2,481	1,245	3,978	-	-	-	-	14,579
Attorney	436	670	2,222	1,188	1,901	2,691	-	-	-	-	-	-	9,106
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	1,170	-	-	-	-	9,363
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	4,878	-	-	-	-	39,022
Information Technology	148	148	148	148	148	148	148	148	-	-	-	-	1,184
Website Maintenance	106	106	106	106	106	106	106	106	-	-	-	-	848
Telephone	47	22	34	51	61	63	143	114	-	-	-	-	535
Postage & Delivery	44	432	37	94	42	43	45	58	-	-	-	-	794
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	30	78	27	57	98	72	45	-	-	-	-	438
Legal Advertising	96	94	94	364	94	94	273	189	-	-	-	-	1,300
Other Current Charges	-	-	20	210	-	-	200	-	-	-	-	-	430
Office Supplies	1	1	1	1	1	1	129	1	-	-	-	-	135
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,588	\$ 11,097	\$ 26,547	\$ 9,464	\$ 11,218	\$ 15,591	\$ 9,054	\$ 11,548	\$ -	\$ -	\$ -	\$ -	\$ 127,107

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center Expenditures													
Utilities													
Telephone/Cable/Internet	\$ 1,050	\$ 981	\$ 1,120	\$ 1,117	\$ 1,074	\$ 1,253	\$ 1,114	\$ 1,253	\$ -	\$ -	\$ -	\$ -	8,961
Electric	3,094	3,330	3,209	3,272	3,379	2,936	2,827	3,101	-	-	-	-	25,147
Water/Sewer/Irrigation	3,820	3,464	2,875	4,264	4,738	4,289	3,892	3,901	-	-	-	-	31,243
Gas	289	21	275	149	65	84	157	111	-	-	-	-	1,152
Trash Removal	788	788	782	983	808	814	-	1,623	-	-	-	-	6,585
Security													
Security Monitoring	111	111	111	111	111	111	-	111	-	-	-	-	777
Gate Monitoring	2,633	2,665	2,633	4,014	2,649	1,102	2,649	2,649	-	-	-	-	20,991
Gate Repairs	325	342	400	-	-	-	-	-	-	-	-	-	1,067
Access Cards	-	715	-	-	-	-	-	715	-	-	-	-	1,430
Contacted Security	2,460	2,758	2,454	2,967	1,574	520	2,267	2,216	-	-	-	-	17,214
Management Contracts													
Facility Management	8,227	8,227	8,227	8,227	8,227	8,227	8,227	8,227	-	-	-	-	65,819
Facility Attendant	1,187	1,102	1,235	1,457	1,296	1,667	2,717	3,217	-	-	-	-	13,878
Pool Attendants	-	-	-	-	-	3,451	2,862	5,449	-	-	-	-	11,762
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	7,917	7,917	7,917	7,917	7,917	7,917	7,917	7,917	-	-	-	-	63,333
Pool Maintenance	1,713	1,363	1,363	1,363	1,363	1,363	1,363	1,363	-	-	-	-	11,253
Pool Chemicals	2,101	2,101	2,101	2,305	2,305	2,305	2,374	2,305	-	-	-	-	17,898
Janitorial	2,321	2,996	2,055	1,479	2,059	1,607	2,324	1,773	-	-	-	-	16,615
Facility Maintenance	11,311	7,183	6,722	2,758	13,334	9,275	10,111	11,836	-	-	-	-	72,530
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	4,921	-	-	-	-	39,239
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	242	-	-	-	-	-	242
Subscriptions	304	304	501	304	304	312	304	304	-	-	-	-	2,634
Pest Control	226	226	226	233	233	233	233	233	-	-	-	-	1,842
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	6,547	-	-	-	-	26,076
Holiday Decorations	-	197	4,927	-	-	-	-	-	-	-	-	-	5,125
Fitness Center Repairs/Supplies	-	-	425	-	1,405	-	-	80	-	-	-	-	1,910
Office Supplies	242	87	-	153	60	94	228	499	-	-	-	-	1,363
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	68,894	-	-	-	-	-	-	-	-	-	-	-	68,894
Permit and License	-	-	-	-	-	-	-	575	-	-	-	-	575
Subtotal Amenity Center Expenditures	\$ 125,546	\$ 54,035	\$ 59,935	\$ 46,085	\$ 65,104	\$ 55,767	\$ 62,618	\$ 70,924	\$ -	\$ -	\$ -	\$ -	540,015

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	1,473	1,261	1,505	1,891	2,492	2,371	2,279	2,708	-	-	-	-	15,977
Landscape Maintenance	47,125	48,221	48,221	48,221	48,221	48,221	48,221	48,221	-	-	-	-	384,674
Landscape Contingency	4,907	1,635	18,242	-	-	1,345	13,005	5,464	-	-	-	-	44,597
Lake Maintenance	2,284	2,284	2,284	2,284	2,284	2,284	2,593	2,593	-	-	-	-	18,891
Grounds Maintenance	2,685	2,933	5,930	554	6,911	2,647	3,145	3,745	-	-	-	-	28,550
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	6,695	-	-	-	-	51,708
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,661	2,779	90	980	1,959	-	1,188	4,014	-	-	-	-	12,670
Miscellaneous	-	230	79	-	124	37	-	-	-	-	-	-	470
Contingency	-	1,000	1,251	-	1,630	897	950	18,716	-	-	-	-	24,444
Capital Reserve	-	-	-	-	-	45,000	-	-	-	-	-	-	45,000
Subtotal Ground Maintenance Expenditures	\$ 66,179	\$ 69,458	\$ 83,872	\$ 65,697	\$ 72,215	\$ 109,781	\$ 79,401	\$ 92,155	\$ -	\$ -	\$ -	\$ -	\$ 638,758
Total Operations & Maintenance	\$ 191,726	\$ 123,492	\$ 143,807	\$ 111,782	\$ 137,319	\$ 165,549	\$ 142,019	\$ 163,079	\$ -	\$ -	\$ -	\$ -	\$ 1,178,773
Total Expenditures	\$ 224,314	\$ 134,589	\$ 170,353	\$ 121,247	\$ 148,537	\$ 181,140	\$ 151,073	\$ 174,627	\$ -	\$ -	\$ -	\$ -	\$ 1,305,880
Excess (Deficiency) of Revenues over Expenditures	\$ (222,064)	\$ (221)	\$ 151,485	\$ 1,354,107	\$ 39,255	\$ (169,078)	\$ (54,493)	\$ (163,917)	\$ -	\$ -	\$ -	\$ -	\$ 935,075
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (222,064)	\$ (221)	\$ 151,485	\$ 1,354,107	\$ 39,255	\$ (169,078)	\$ (54,493)	\$ (163,917)	\$ -	\$ -	\$ -	\$ -	\$ 935,075

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending May 31, 2025

	Adopted Budget	Prorated Budget Thru 05/31/25	Actual Thru 05/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest	-	-	399	399
Total Revenues	\$ 45,000	\$ 45,000	\$ 45,399	\$ 399
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	12,492	(12,492)
Total Expenditures	\$ -	\$ -	\$ 12,492	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 45,000		\$ 32,907	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 45,000		\$ 32,907	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 45,000		\$ 32,907	

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 May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 441,072	\$ (2,292)
Interest Income	12,000	8,000	13,478	5,478
Total Revenues	\$ 455,364	\$ 451,364	\$ 454,550	\$ 3,186
Expenditures:				
Interest - 11/1	\$ 153,263	\$ 153,262	\$ 153,262	\$ -
Interest - 5/1	153,263	153,263	153,263	-
Principal - 5/1	140,000	140,000	140,000	-
Total Expenditures	\$ 446,525	\$ 446,525	\$ 446,525	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 8,839	\$ 4,839	\$ 8,025	\$ 3,186
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,839	\$ 4,839	\$ 8,025	\$ 3,186
Fund Balance - Beginning	\$ 222,167		\$ 370,774	
Fund Balance - Ending	\$ 231,006		\$ 378,799	

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 May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 609,367	\$ (3,167)
Interest Income	14,000	9,333	17,739	8,405
Total Revenues	\$ 626,533	\$ 621,867	\$ 627,105	\$ 5,239
Expenditures:				
Interest - 11/1	\$ 226,338	\$ 226,338	\$ 226,338	\$ -
Interest - 5/1	226,338	226,338	226,338	-
Principal - 5/1	160,000	160,000	160,000	-
Total Expenditures	\$ 612,675	\$ 612,675	\$ 612,675	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 13,858	\$ 9,192	\$ 14,430	\$ 5,239
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,858	\$ 9,192	\$ 14,430	\$ 5,239
Fund Balance - Beginning	\$ 288,459		\$ 493,341	
Fund Balance - Ending	\$ 302,317		\$ 507,772	

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 May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 254,015	\$ (3,338)
Interest Income	8,500	5,667	7,450	1,783
Total Revenues	\$ 265,853	\$ 263,020	\$ 261,465	\$ (1,555)
Expenditures:				
Interest - 11/1	\$ 95,478	\$ 95,478	\$ 95,478	\$ -
Interest - 5/1	95,478	95,335	95,335	-
Special Call - 2/1	-	-	5,000	(5,000)
Interest - 2/1	-	-	71	(71)
Principal - 5/1	65,000	65,000	65,000	-
Total Expenditures	\$ 255,955	\$ 255,813	\$ 260,884	\$ (5,071)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,898	\$ 7,207	\$ 581	\$ (6,626)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,898	\$ 7,207	\$ 581	\$ (6,626)
Fund Balance - Beginning	\$ 123,844		\$ 210,046	
Fund Balance - Ending	\$ 133,742		\$ 210,628	

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 May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,490	\$ 114,490	\$ 112,457	\$ (2,034)
Interest Income	5,500	3,667	3,634	(33)
Total Revenues	\$ 119,990	\$ 118,157	\$ 116,090	\$ (2,067)
Expenditures:				
Interest - 11/1	\$ 41,547	\$ 41,547	\$ 41,547	\$ -
Interest - 5/1	41,547	41,547	41,547	-
Principal - 5/1	30,000	30,000	30,000	-
Total Expenditures	\$ 113,094	\$ 113,094	\$ 113,094	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,897	\$ 5,063	\$ 2,997	\$ (2,067)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,897	\$ 5,063	\$ 2,997	\$ (2,067)
Fund Balance - Beginning	\$ 61,116		\$ 102,905	
Fund Balance - Ending	\$ 68,013		\$ 105,902	

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 May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,765	\$ 280,765	\$ 277,727	\$ (3,038)
Interest Income	8,500	5,667	9,103	3,436
Prepayments	-	-	21,336	21,336
Total Revenues	\$ 289,265	\$ 286,432	\$ 308,166	\$ 21,734
Expenditures:				
Interest - 11/1	\$ 84,206	\$ 84,206	\$ 84,206	\$ -
Interest - 5/1	84,206	84,206	84,206	-
Principal - 5/1	110,000	110,000	110,000	-
Special Call - 5/1	-	-	25,000	(25,000)
Total Expenditures	\$ 278,413	\$ 278,413	\$ 303,413	\$ (25,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 10,852	\$ 8,019	\$ 4,753	\$ (3,266)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (5,055)	\$ (5,055)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (5,055)	\$ (5,055)
Net Change in Fund Balance	\$ 10,852	\$ 8,019	\$ (302)	\$ (8,321)
Fund Balance - Beginning	\$ 100,153		\$ 243,174	
Fund Balance - Ending	\$ 111,005		\$ 242,872	

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 May 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/25	Thru 05/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 423,738	\$ 423,738	\$ 421,535	\$ (2,202)
Prepayment	-	-	20,918	20,918
Interest Income	9,000	6,000	12,023	6,023
Total Revenues	\$ 432,738	\$ 429,738	\$ 454,477	\$ 24,739
Expenditures:				
Interest - 11/1	\$ 130,129	\$ 130,129	\$ 130,129	\$ -
Interest - 5/1	130,129	130,129	130,129	-
Principal - 5/1	165,000	165,000	165,000	-
Special Call - 5/1	-	-	25,000	(25,000)
Total Expenditures	\$ 425,258	\$ 425,258	\$ 450,258	\$ (25,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,480	\$ 4,480	\$ 4,219	\$ (261)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,266)	\$ (6,266)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,266)	\$ (6,266)
Net Change in Fund Balance	\$ 7,480	\$ 4,480	\$ (2,046)	\$ (6,526)
Fund Balance - Beginning	\$ 136,629		\$ 350,176	
Fund Balance - Ending	\$ 144,109		\$ 348,129	

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 May 31, 2025

	Actual
	Thru 05/31/25
Revenues	
Interest Income	\$ 398
Developer Contributions	113,935
Total Revenues	\$ 114,332
Expenditures:	
Capital Outlay	\$ 113,935
Total Expenditures	\$ 113,935
Excess (Deficiency) of Revenues over Expenditures	\$ 398
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 5,055
Total Other Financing Sources (Uses)	\$ 5,055
Net Change in Fund Balance	\$ 5,453
Fund Balance - Beginning	\$ 11,641
Fund Balance - Ending	\$ 17,094

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 May 31, 2025

	Actual
	Thru 05/31/25
Revenues	
Interest Income	\$ 623
Total Revenues	\$ 623
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 623
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 6,266
Total Other Financing Sources (Uses)	\$ 6,266
Net Change in Fund Balance	\$ 6,888
Fund Balance - Beginning	\$ 18,123
Fund Balance - Ending	\$ 25,011

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:	5/1/2047
Reserve Fund Definition	30% of Max Annual Debt Service
Reserve Fund Requirement	\$133,013
Reserve Fund Balance	149,718
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)
Less: May 1, 2025	(\$140,000)
Current Bonds Outstanding	\$5,695,000

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	206,339
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)
Less: May 1, 2025	(\$160,000)
Current Bonds Outstanding	\$8,085,000

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$76,586
Reserve Fund Balance	86,842
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)
Less: May 1, 2025	(\$65,000)
Current Bonds Outstanding	\$3,285,000

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

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	42,226
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)
Less: May 1, 2025	(\$30,000)
Current Bonds Outstanding	\$1,560,000

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	140,700
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)
Less: May 1, 2025	(\$110,000)
Less: May 1, 2025 - Special Call	(\$25,000)
Current Bonds Outstanding	\$4,770,000

Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$211,869
Reserve Fund Balance	211,869
Bonds outstanding - 10/26/2021	\$7,615,000
Less: May 1, 2023	(\$155,000)
Less: May 1, 2024	(\$160,000)
Less: May 1, 2025	(\$165,000)
Less: May 1, 2025 - Special Call	(\$25,000)
Current Bonds Outstanding	\$7,110,000

TOTAL Bonds Outstanding	\$30,505,000
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B.

Meadow View at Twin Creeks
FISCAL YEAR 2025 ASSESSMENT RECEIPTS

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

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021-3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/6/2024	712.06	983.75	410.08	181.55	448.36	680.52	3,496.68	6,913.00
2	11/15/2024	7,469.77	10,319.92	4,301.87	1,904.51	4,703.45	7,138.91	36,681.31	72,519.74
3	11/19/2024	11,765.42	16,254.61	6,775.75	2,999.74	7,408.27	11,244.29	57,775.65	114,223.73
4	12/6/2024	39,093.02	54,009.27	22,513.83	9,967.24	24,615.48	37,361.46	191,971.40	379,531.70
5	12/19/2024	32,257.71	44,565.90	18,577.34	8,224.50	20,311.52	30,828.91	158,405.70	313,171.58
6	1/9/2025	295,516.08	408,272.58	170,188.88	75,345.44	186,075.89	282,426.68	1,451,170.32	2,868,995.87
Interest	1/14/2025	957.24	1,322.48	551.28	244.06	602.74	914.84	4,700.67	9,293.31
7	2/21/2025	36,216.31	50,034.93	20,857.11	9,233.79	22,804.11	34,612.16	177,844.91	351,603.32
8	4/8/2025	16,611.50	22,949.75	9,566.63	4,235.30	10,459.67	15,875.72	81,572.94	161,271.51
Interest 2	4/14/2025	472.89	653.32	272.34	120.57	297.76	451.94	2,322.17	4,590.99
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		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

BALANCE DUE	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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PERCENT COLLECTED TAX ROLL	99%	99%	99%	99%	99%	99%	99%	99%
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C.

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
General Fund		
5/6/25	2955-2961	\$7,970.42
5/13/25	2962-2973	82,754.90
5/14/25	2974-2975	89,400.00
5/20/25	2976-2987	29,035.41
TOTAL		\$209,160.73
Autopayments		
5/1/25 AT&T		\$69.55
5/2/25 Wellbeats		249.00
5/1/25 RollKall Technol		1,349.27
5/7/25 Republic Services		1,622.77
5/9/25 RollKall Technol		346.50
5/19/25 St Johns County Utility Dept		3,900.89
5/20/25 AT&T		85.60
5/20/25 RollKall Technol		173.25
5/21/25 Comcast		1,028.10
5/23/25 IRS FICA Payment		122.40
5/28/25 WF Bus Credit Card Payment		3,311.32
5/28/25 FPL		12,503.54
5/29/25 AT&T		69.55
5/29/25 DOH Pool Permit		575.35
5/30/25 TECO		111.02
5/30/25 RollKall Technol		346.50
Total Paid Electronically		\$25,864.61
Total General Fund		\$235,025.34

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/06/25	00045	4/30/25 89299	202504 320-53800-45005		*	2,593.14	
		APR LAKE MAINTENANCE		FUTURE HORIZONS INC			2,593.14 002955
5/06/25	00186	5/01/25 256231	202505 320-57200-45507		*	1,301.00	
		MAY JANITORIAL SERVICES		NEWVENTURE OF JACKSONVILLE INC			1,301.00 002956
5/06/25	00206	4/04/25 9406227	202504 320-57200-45508		*	195.00	
		PUMP GREASE TRAP		PREMIER GREASE INC			195.00 002957
5/06/25	00048	2/04/25 1297	202502 320-57200-44207		*	655.00	
		SEMI ANNUALLY-P.MAINT		SOUTHEAST FITNESS REPAIR			655.00 002958
5/06/25	00048	2/04/25 1298	202502 320-57200-44207		*	319.78	
		EQUIPMENT REPAIRS		SOUTHEAST FITNESS REPAIR			319.78 002959
5/06/25	00040	5/01/25 907541	202505 320-53800-45009		*	1,545.00	
		MAINLINE REPAIR		YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,545.00 002960
5/06/25	00040	5/01/25 907542	202505 320-53800-45009		*	1,361.50	
		LOCATE/REPAIR VALVE		YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,361.50 002961
5/13/25	00204	5/01/25 7093	202504 320-57200-45508		*	195.00	
		SERVICE CALL - POOL EQUIP		ALLSTAR ELECTRICAL CONTRACTORS INC			195.00 002962
5/13/25	00162	5/05/25 6990-E9	202504 320-57200-45506		*	68.40	
		PHOSPHATE REMOVER-APR25		ZACHARY SULLIVAN			68.40 002963
5/13/25	00005	5/06/25 219706	202504 310-51300-31100		*	1,244.69	
		APR ENGINEERING SERVICES		ENGLAND THIMS & MILLER INC			1,244.69 002964
5/13/25	00114	5/01/25 755052	202505 320-57200-45410		*	2,648.54	
		GATE MONITORING JUN25		HIDDEN EYES LLC			2,648.54 002965
5/13/25	00001	5/01/25 125	202505 310-51300-34000		*	4,877.75	
		MAY MANAGEMENT FEES					

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		5/01/25 125	202505 310-51300-35300		*	106.00	
		MAY WEBSITE ADMIN					
		5/01/25 125	202505 310-51300-35100		*	148.00	
		MAY INFORMATION TECH					
		5/01/25 125	202505 310-51300-31600		*	1,170.42	
		MAY DISSEMINATION SVCS					
		5/01/25 125	202505 310-51300-51000		*	1.20	
		OFFICE SUPPLIES					
		5/01/25 125	202505 310-51300-42000		*	57.72	
		POSTAGE					
		5/01/25 125	202505 310-51300-42500		*	45.30	
		COPIES					
		5/01/25 125	202505 310-51300-41000		*	113.56	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			6,519.95 002966
5/13/25	00020	4/30/25 373	202504 320-57200-49400		*	675.08	
		APR SPECIAL EVT ASSISTANT					
				RIVERSIDE MANAGEMENT SERVICES			675.08 002967
5/13/25	00020	4/30/25 374	202504 320-57200-45510		*	2,716.84	
		APR ASSISTANT MANAGER					
				RIVERSIDE MANAGEMENT SERVICES			2,716.84 002968
5/13/25	00020	4/30/25 376	202504 320-57200-49400		*	1,059.52	
		APR PRIVATE EVT ATTENDENT					
				RIVERSIDE MANAGEMENT SERVICES			1,059.52 002969
5/13/25	00020	4/30/25 377	202504 320-57200-45501		*	2,861.54	
		APR LIFEGUARDS					
				RIVERSIDE MANAGEMENT SERVICES			2,861.54 002970
5/13/25	00020	5/01/25 372	202505 320-57200-45504		*	7,916.67	
		MAY FIELD MGMT/ADMIN					
		5/01/25 372	202505 320-57200-45500		*	8,227.42	
		MAY FACILITY MANAGEMENT					
				RIVERSIDE MANAGEMENT SERVICES			16,144.09 002971
5/13/25	00087	3/21/25 1208472	202503 320-57200-45508		*	250.00	
		ANN SPRINKLER INSPECTION					
		3/21/25 1208472	202503 320-57200-45508		*	150.00	
		ANN ALARM INSPECTION					
				WAYNE AUTOMATIC FIRE SPRINKLERS INC			400.00 002972
5/13/25	00040	5/01/25 903524	202505 320-53800-45003		*	48,221.25	
		MAY LANDSCAPE MAINTENANCE					
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			48,221.25 002973
				MVTP MEADOW VIEW TP BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
5/14/25	00049	4/09/25 CFR18REQ REQ 153	202505 300-13100-10101 INV #DP2096		HARBINGER	*	67,800.00	67,800.00	002974
5/14/25	00068	3/24/25 CFR17REQ REQ 151	202505 300-13100-10101 INV #BEACONBREAK		QUANTUM ELECTRICAL CONTRACTORS, INC	*	21,600.00	21,600.00	002975
5/20/25	00133	4/24/25 4242025 REPL CONTROL FUSE-KITCHEN	202504 320-57200-44200		ALFRED W GROVER	*	200.00	200.00	002976
5/20/25	00174	12/06/25 12062025 SANTA VISIT (4HR) 12/25	202505 320-57200-49400		ANTHONY PISELLI	*	1,200.00	1,200.00	002977
5/20/25	00162	5/13/25 6990-G2 PUMP ROOM REPAIRS	202505 320-57200-45508		ZACHARY SULLIVAN	*	989.99	989.99	002978
5/20/25	00207	5/13/25 513 RPL CIRCULATION PUMP	202505 320-57200-45508		DO ALL HEATING AND AIR LLC	*	728.00	728.00	002979
5/20/25	00076	3/26/25 51613 RESET SYSTEM-TOWNHOMES	202503 320-53800-45007		EAST COAST WELLS & PUMPS SERVICE	*	285.00	285.00	002980
5/20/25	00153	4/30/25 7091618 NOTICE OF MEETING-4/17/25	202504 310-51300-48000			*	94.48		
		4/30/25 7091618 RULE DEVELOPMENT MTG-5/15	202504 310-51300-48000			*	49.60		
		4/30/25 7091618 NOTICE OF MEETING-5/15/25	202504 310-51300-48000		GANNETT MEDIA CORP	*	128.48	272.56	002981
5/20/25	00138	5/19/25 8509 MC/DJ DANCE EVENT-6/13/25	202505 320-57200-49400		MICHAEL A GILBERT	*	450.00	450.00	002982
5/20/25	00161	5/01/25 0365 GAS SERVICES-FIREPIT	202505 320-57200-45508		RODNEY SULLIVAN	*	1,209.00	1,209.00	002983
5/20/25	00040	5/01/25 907540 INSTALL PLANTS-AMENITY	202505 320-53800-45004		YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	4,988.50	4,988.50	002984

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/20/25	00040	5/13/25 914473	202505 320-53800-45011	LANDCAPE ENCHANCEMENT	*	3,575.00	
		5/13/25 914473	202505 320-53800-45011	DOG PARK/PLAYGROUND-MULCH	*	9,137.23	
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC							12,712.23 002985
5/20/25	00040	5/13/25 914472	202505 320-53800-45011	SOCCER FIELD-OVERSEEDING	*	4,893.00	
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC							4,893.00 002986
5/20/25	00040	5/19/25 916471	202505 320-53800-45009	MAINLINE REPAIR	*	1,107.13	
YELLOWSTONE LANDSCAPE-SOUTHEAST LLC							1,107.13 002987
TOTAL FOR BANK A						209,160.73	
TOTAL FOR REGISTER						209,160.73	

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
APPROVED CHRISTIAN BIROL

RECEIVED*By Tara Lee at 2:45 pm, Apr 30, 2025***INVOICE**

Invoice Number: 89299
Invoice Date: Apr 30, 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		5/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in April 2025	1,769.14	1,769.14
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in Phase 4	515.00	515.00
1.00	Aquatic Weed Control	Aquatic Weed Control performed in 3B	309.00	309.00
Subtotal				2,593.14
Sales Tax				
Freight				
Total Invoice Amount				2,593.14
Payment/Credit Applied				
TOTAL				2,593.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



256231

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of May 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 Janitorial Approved Jen Erickson 4.21.2025</p> <div style="border: 1px solid black; padding: 5px; margin-top: 20px;"> <p>RECEIVED By Tara Lee at 3:27 pm, Apr 21, 2025</p> </div>	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00

Premier Grease
P.O. BOX 3535
Alpharetta, GA 30023
(800) 880 - 1142

APPROVED FACILITY MAINTENANCE
57200.320.45508
CHRISTIAN BIROL 04/29/2025



Bill To
Meadow View at Twin Creeks
850 Beacon Lake Parkway
St. Augustine, FL 32095

<https://www.premiergrease.com/>

Invoice No.	9406227	Service Location	Meadow View at Twin Creeks
Invoice For	Cleaning Job #40136582 (04/04/2025)		CDD(Formerly Beacon Lake)
Transaction Date	4/4/2025		850 Beacon Lake Parkway
Due Date	4/4/2025 (Due Upon Receipt)		St. Augustine, FL 32095

Code	Item	Svc	Qty	Unit Price	Amt
4250	Pump Grease Trap- JAX	GRTRAP	1	\$195.00	\$195.00
GRAND TOTAL					\$195.00

RECEIVED
By Tara Lee at 3:54 pm, Apr 29, 2025



APPROVED FITNESS CENTER REPAIRS
57200.320.44207
CHRISTIAN BIROL 04/29/2025

Invoice

DATE	02/04/2025
INVOICE#	1297
TERMS	NET 30
DUE DATE	03/06/2025

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

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

JOB#	DATE	PO/REF#	DESCRIPTION
105820	02/04/2025	105820	2/4/2025 PM: Semi-Annually
Completion Notes:			
Job Charges		Qty	Rate
Flat Rate Fee		1.00	\$655.00
Job Subtotal			\$655.00
Job Total			\$655.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

Signed By:

Signed By:

CUSTOMER MESSAGE

Invoice Total:	\$655.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$655.00

RECEIVED

By Tara Lee at 2:17 pm, Apr 29, 2025



APPROVED FITNESS CENTER REPAIRS
57200.320.44207
CHRISTIAN BIROL 04/29/2025

Invoice

DATE	02/04/2025
INVOICE#	1298
TERMS	NET 30
DUE DATE	03/06/2025

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

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

JOB#	DATE	PO/REF#	DESCRIPTION
105801	02/04/2025	105801	Manufacturer: life fitness ~sub-series: Optima ~machine type: hip adductor/hip abductor ~Model Num: OSTWR3-HHA ~S/N: 101840809053 >>Diagnostic report: ~Replace: adjustment knob for hip adductor/ hip abducto ----- Manufacturer: life fitness ~sub-series: ~machine type: elliptical ~Model Num: 95XS ~S/N: ASX134386 ~console SN: JiN101349 Replace: washer Keyed ----- Manufacturer: life fitness ~sub-series: ~machine type: treadmill ~Model Num: 95T ~S/N: AST175920 ~console SN: GT100880 Replace: Belt Completion Notes:
Job Charges			Qty Rate Total
Flat Rate Fee			1.00 \$319.78 \$319.78
Job Subtotal			\$319.78
Job Total			\$319.78

PRE-WORK SIGNATURE	POST-WORK SIGNATURE

Signed By:	<input type="text"/>	Signed By:	<input type="text"/>
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Invoice Total: \$319.78

CUSTOMER MESSAGE

Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$319.78

RECEIVED
By Tara Lee at 2:18 pm, Apr 29, 2025

APPROVED IRRIGATION REPAIRS
53800.320.45009
CHRISTIAN BIROL 05/05/25

INVOICE



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
907541	5/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2025

Invoice Amount: \$1,545.00

Description	Current Amount
Mainline repair*****Beacon Lakes Pkwy. and LeClerc Ct.***** Irrigation Repairs	\$1,545.00

RECEIVED

By Tara Lee at 11:55 am, May 05, 2025

Invoice Total **\$1,545.00**

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

APPROVED IRRIGATION REPAIRS
53800.320.45009
CHRISTIAN BIROL 05/05/2025



INVOICE

INVOICE #	INVOICE DATE
907542	5/1/2025
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 31, 2025

Invoice Amount: \$1,361.50

Description	Current Amount
Locate and troubleshoot, and repair valve failure	
Irrigation Repairs	\$1,361.50

RECEIVED

By Tara Lee at 11:54 am, May 05, 2025

Invoice Total **\$1,361.50**

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

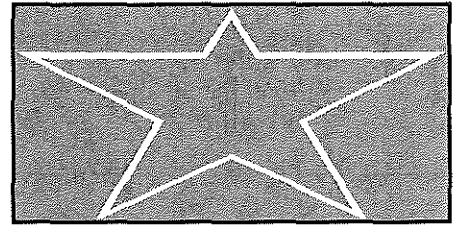
Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

APPROVED FACILITY MAINTENANCE
57200.320.45508
CHRISTIAN BIROL 05/07/2025

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, Fl 32210

Ship to

Meadow View At Twin Creeks CDD
850 Beacon Lake Parkway
St Augustine, Fl 32210

Invoice details

Invoice no.: 7093
Terms: Net 15
Invoice date: 05/01/2025
Due date: 05/16/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/25/2025	Sales Item	Service call for pool equipment GFCI not working. Traced wires to inside of pool equipment panel and found Relay and breaker faulty. Recommend having Pool equipment serviced by qualified electrician with commercial pool liability insurance. Discounted service call from \$225	1	\$195.00	\$195.00

Total

\$195.00

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](#)

APPROVED FACILITY MAINTENANCE

~~57200.320.45500~~

CHRISTIAN BIROL 05/05/2025

Recorded to Pool Chemicals

001.320.572.45506

TRL

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

RECEIVED

By Tara Lee at 1:37 pm, May 05, 2025



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

Invoice Number 6990-E9
Date of Issue 05/05/2025
Due Date 06/04/2025
Reference Phosphate Treatment
Amount Due (USD) \$68.40

Description	Rate	Qty	Line Total
RE: Phosphate Treatment added during the month of April 2025	\$0.00	1	\$0.00
Phosphate Remover 64 oz. added on 4/2/25 (LAP POOL) 8 oz. added on 4/2/25 (SPLASH POOL)	\$0.95	72	\$68.40
Subtotal			68.40
Tax			0.00
Total			68.40
Amount Paid			0.00
Amount Due (USD)			\$68.40

Notes

Thank you for your business!

Terms

Payment Terms: NET30

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

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

Deposit Requirement: NA

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

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

Preferred Payment Methods:

Cash

Check

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

Legal Considerations:



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmnc.com | 904.642.8990

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

May 06, 2025

Invoice No: 219706

Total This Invoice	\$1,244.69
---------------------------	-------------------

Project 17348.03000 MV@TC CDD 2023/2024 General Consulting Services (WA 28)

EMAIL COPY TO: BKOVACIC@BBXCAPITAL.COM

ALSO SEND COPIES TO BERNADETTE PEREGINO-BPEREGRINO@GMSNF.COM

Agenda call

Work on Monthly requisitions

CDD Meeting Online

Discuss Bids and comparison for 2nd Lift Repairs and issues

Prepare monthly requisitions

Deal with Email correspondance from Staff

Professional Services rendered through April 26, 2025

Phase 1. General Consulting Engineering Services

Labor

			Hours	Rate	Amount
Senior Engineer/Senior Project Manager					
Lockwood, Scott	4/5/2025	requisitions habinger signs	.25	215.00	53.75
Lockwood, Scott	4/12/2025	Dealing with emails and requisitions for next meeting and contractor bids	.50	215.00	107.50
Lockwood, Scott	4/19/2025	CDD Park and discussions about Roadway Repairs	1.00	215.00	215.00
Lockwood, Scott	4/19/2025	Cdd Meeting Online - 4-17-25	1.00	215.00	215.00
Lockwood, Scott	4/26/2025	Discuss Bids and comparison with Blaz and discuss walk through	1.00	215.00	215.00
Engineering Intern					
Sims, Daniel	4/12/2025	Agenda Call w/ Staff and Chairman	1.00	140.00	140.00
Administrative Support					
Blair, Shelley	4/12/2025	Email correspondence regarding requisitions for Quantum	.25	95.00	23.75
Blair, Shelley	4/12/2025	Prepare and distribute requisitions for Harbinger	1.00	95.00	95.00
Blair, Shelley	4/19/2025	Email Correspondence	.25	95.00	23.75
Blair, Shelley	4/19/2025	2024-2025 rate difference spreadsheet	.50	95.00	47.50

Project	17348.03000	MC@TC CDD 2023/2024 General Consulting	Invoice	219706
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Blair, Shelley	4/19/2025	1.00	95.00	95.00
2024to 2025 hourly rate comparison spreadsheet Edit WA #29 for 2025 general consulting services				
Totals		7.75		1,231.25
Total Labor				1,231.25
			Total this Phase	\$1,231.25

Phase	XP.	Expenses		
Expenses				
Mileage			11.69	
Total Expenses		1.15 times	11.69	13.44
		Total this Phase		\$13.44
		Total This Invoice		<u>\$1,244.69</u>

RECEIVED

By Tara Lee at 9:51 am, May 08, 2025

APPROVED GATE MONITORING
57200.320.45410
CHRISTIAN BIROL 05/05/2025

Envera

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

RECEIVED

By Tara Lee at 1:35 pm, May 05, 2025

Invoice

Invoice Number 755052	Date 05/01/2025
Customer Number 300380	Due Date 06/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		05/01/2025	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 06/01/2025 - 06/30/2025	1.00	\$500.00	\$500.00
1.00	Data Management 06/01/2025 - 06/30/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 06/01/2025 - 06/30/2025	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 06/01/2025 - 06/30/2025	1.00	\$1,664.00	\$1,664.00
Subtotal:				\$2648.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$2648.54

Date	Invoice #	Description	Amount	Balance Due
5/1/2025	755052	Monitoring Services	\$2648.54	\$2648.54

Envera

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

Invoice

Invoice Number 755052	Date 05/01/2025
Customer Number 300380	Due Date 06/01/2025

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

Governmental Management Services, LLC

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

Invoice**Invoice #:** 125**Invoice Date:** 5/1/25**Due Date:** 5/1/25**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 - May 2025		4,877.75	4,877.75
Website Administration - May 2025		106.00	106.00
Information Technology - May 2025		148.00	148.00
Dissemination Agent Services - May 2025		1,170.42	1,170.42
Office Supplies		1.20	1.20
Postage		57.72	57.72
Copies		45.30	45.30
Telephone		113.56	113.56
Total			\$6,519.95
Payments/Credits			\$0.00
Balance Due			\$6,519.95

RECEIVED
By Tara Lee at 4:36 pm, May 07, 2025

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

Invoice

Invoice #: 373
Invoice Date: 4/30/2025
Due Date: 4/30/2025
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 April 2025	24.11	28.00	675.08
<div>Alison Moring 5-7-25</div>			

RECEIVED

By Tara Lee at 2:12 pm, May 07, 2025

Total	\$675.08
Payments/Credits	\$0.00
Balance Due	\$675.08

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
24.11	Special Event Assistant	\$ 28.00	\$ 675.08
	Covers April 2025		
	TOTAL DUE:		<u>\$ 675.08</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/5/25	1.15	R.B.	Special Event - Chef Demo
4/11/25	3	J.W.	Special Event - Food Truck Friday
4/18/25	3.22	J.W.	Special Event - Food Truck Friday
4/19/25	4.42	J.W.	Special Event - Easter Event
4/19/25	4.62	R.B.	Special Event - Easter Event
4/19/25	4.18	L.B.	Special Event - Easter Event
4/25/25	3.52	J.W.	Special Event - Food Truck Friday
TOTAL	<u>24.11</u>		

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

Invoice

Invoice #: 374
Invoice Date: 4/30/2025
Due Date: 4/30/2025
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 April 2025	97.03	28.00	2,716.84
<i>Alison Mossing</i> 5-7-25			
Total			\$2,716.84
Payments/Credits			\$0.00
Balance Due			\$2,716.84

RECEIVED

By Tara Lee at 2:12 pm, May 07, 2025

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
97.03	Assistant Manager	\$ 28.00	\$ 2,716.84
	Covers April 2025		
	TOTAL DUE:		<u>\$ 2,716.84</u>
	Facility Management 001.320.57200.45510		

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/25	2.18	R.B.	Facility Assistant
4/2/25	2.03	J.W.	Facility Assistant
4/3/25	8.02	J.W.	Facility Assistant
4/3/25	2.2	R.B.	Facility Assistant
4/4/25	6.5	J.W.	Facility Assistant
4/5/25	2.12	R.B.	Facility Assistant
4/6/25	2.02	R.B.	Facility Assistant
4/7/25	2.07	J.W.	Facility Assistant
4/8/25	2.15	R.B.	Facility Assistant
4/9/25	6.53	L.M.	Facility Assistant
4/9/25	2.07	R.B.	Facility Assistant
4/10/25	6.28	L.M.	Facility Assistant
4/10/25	2.05	R.B.	Facility Assistant
4/11/25	6.27	L.M.	Facility Assistant
4/13/25	2.32	J.W.	Facility Assistant
4/14/25	2.05	J.W.	Facility Assistant
4/15/25	2.05	J.W.	Facility Assistant
4/16/25	2.07	J.W.	Facility Assistant
4/17/25	2.13	R.B.	Facility Assistant
4/19/25	2.1	J.W.	Facility Assistant
4/21/25	2.12	J.W.	Facility Assistant
4/22/25	2.12	R.B.	Facility Assistant
4/23/25	2.02	J.W.	Facility Assistant
4/24/25	2.03	R.B.	Facility Assistant
4/26/25	7.67	L.M.	Facility Assistant
4/26/25	0.53	J.W.	Facility Assistant
4/27/25	7.63	L.M.	Facility Assistant
4/27/25	1.5	J.W.	Facility Assistant
4/28/25	2.05	J.W.	Facility Assistant
4/29/25	2.12	J.W.	Facility Assistant
4/30/25	2.03	J.W.	Facility Assistant
TOTAL	<u>97.03</u>		

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

Invoice

Invoice #: 376
Invoice Date: 4/30/2025
Due Date: 4/30/2025
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 April 2025	37.84	28.00	1,059.52
<div>Alison Moxing 5-7-25</div>			

RECEIVED

By Tara Lee at 2:12 pm, May 07, 2025

Total \$1,059.52

Payments/Credits \$0.00

Balance Due \$1,059.52

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
37.84	Private Event Attendant Covers April 2025	\$ 28.00	\$1,059.52
	TOTAL DUE:		<u>\$1,059.52</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/4/25	6.2	J.W.	Private Event Attendant
4/5/25	4.06	R.B.	Private Event Attendant
4/12/25	5.1	R.B.	Private Event Attendant
4/12/25	6.45	J.W.	Private Event Attendant
4/26/25	8	J.W.	Private Event Attendant
4/27/25	8.03	J.W.	Private Event Attendant
TOTAL	<u>37.84</u>		

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

Invoice

Invoice #: 377
Invoice Date: 4/30/2025
Due Date: 4/30/2025
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 April 2025	130.07	22.00	2,861.54
<div>Alison Morsing 5-7-25</div>			

RECEIVED

By Tara Lee at 2:12 pm, May 07, 2025

Total \$2,861.54

Payments/Credits \$0.00

Balance Due \$2,861.54

MVTC CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
130.07	Lifeguard Services	\$ 22.00	\$ 2,861.54
	Covers April 2025		
	TOTAL DUE:		<u>\$ 2,861.54</u>

LIFEGUARDS #1.320.57200.45501

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/5/25	6.85	K.G.	Lifeguarding
4/5/25	6.8	E.H.	Lifeguarding
4/5/25	4.18	J.O.	Lifeguarding
4/6/25	6.82	K.G.	Lifeguarding
4/6/25	4.2	E.H.	Lifeguarding
4/6/25	6.67	T.T.	Lifeguarding
4/12/25	6.93	K.G.	Lifeguarding
4/12/25	6.8	E.H.	Lifeguarding
4/12/25	6.85	J.O.	Lifeguarding
4/13/25	6.88	K.G.	Lifeguarding
4/13/25	4.47	J.O.	Lifeguarding
4/13/25	6.63	T.T.	Lifeguarding
4/19/25	7	E.H.	Lifeguarding
4/19/25	6.83	J.O.	Lifeguarding
4/19/25	6.73	T.T.	Lifeguarding
4/26/25	6.75	E.H.	Lifeguarding
4/26/25	7.18	J.O.	Lifeguarding
4/26/25	2.08	E.R.	Lifeguarding
4/27/25	7.17	E.H.	Lifeguarding
4/27/25	7.23	J.O.	Lifeguarding
4/27/25	4.02	T.T.	Lifeguarding
4/27/25	1	Z.L.	Lifeguarding

TOTAL	<u>130.07</u>
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Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 372
Invoice Date: 5/1/2025
Due Date: 5/1/2025
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 - May 2025		7,916.67	7,916.67
1.320.57200.45500 - Facility Management - Meadow View - May 2025		8,227.42	8,227.42
<div>Alison Mossing 5-7-25</div>			

RECEIVED

By Tara Lee at 2:09 pm, May 07, 2025

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



INVOICE
1208472
INVOICE DATE
03/21/2025

**MINUTES
MATTER.®**

SOLD TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

Saint Augustine, FL 32095

SHIP TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

Saint Augustine, FL 32095

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
783661	MVA002		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Annual Sprinkler Inspection 03/18/2025	\$250.00	\$250.00
1.00	NFPA 72 Annual Alarm Inspection 03/18/2025	\$150.00	\$150.00

Please reference invoice number on payment. Thank You!

[REDACTED]; email: accrec@waynefire.com

Credit card: a surcharge of 3% will be applied to purchases.

Questions Regarding this invoice please contact:

Name: Holly B Bartle

Phone: (904) 268 3030

Email: hbbartle@waynefire.com

SUBTOTAL:	\$400.00
SALES TAX:	\$0.00
TOTAL:	\$400.00

Remit To:

Dept # 9942
Wayne Automatic Fire Sprinklers Inc
PO Box 850001
Orlando, FL 32885-9942
Phone: (407)656-3030
Fax: (407)656-8026

RECEIVED

By Tara Lee at 10:43 am, May 06, 2025

APPROVED LANDSCAPE MAINTENANCE
53800.320.45003
CHRISTIAN BIROL 05/01/2025



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
903524	5/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2025

Invoice Amount: \$48,221.25

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

RECEIVED

By Tara Lee at 2:23 pm, May 01, 2025

Invoice Total **\$48,221.25**

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

Construction Funding Request #18
April 9, 2025

Req. PAYEE

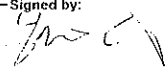
153	Harbinger	\$	67,800.00
	Beacon Lake Phase 4 Signage - 50% Desposit Invoice DP2096		
	Total Funding Request	\$	67,800.00

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

**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: **153**

B. Name and address of Payee: **Harbinger**
2756 Park Street
Jacksonville, FL 32205

C. Amount Payable: **\$ 67,800.00**

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 DP2096**
4

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;

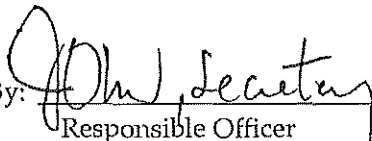
4. each disbursement represents a Cost of the Project which has not previously been paid.

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: 
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

[illegible]



Company Address 2756 Park St
Jacksonville, FL 32205
US

Created Date 3/4/2025
Opportunity Owner Ed Busey
Expiration Date 4/4/2025

Quote Number 00002096

Prepared By Predrag Lubura
Email predrag@harblngersign.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
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: MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	16.00	\$1,230.00	\$19,680.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	16.00	\$615.00	\$9,840.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE F/S-6: MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	18.00	\$1,230.00	\$22,140.00
Install Labor	INSTALL 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	18.00	\$615.00	\$11,070.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE I/S-6: MANUFACTURE 2'-9" X 2'-3" SPEED LIMIT SIGN.	12.00	\$1,074.00	\$12,888.00
Install Labor	INSTALL 2'-9" X 2'-3" SPEED LIMIT SIGN.	12.00	\$615.00	\$7,380.00
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.	9.00	\$2,805.00	\$25,245.00
Install Labor	INSTALL 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	9.00	\$657.00	\$5,913.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE H/S-6: MANUFACTURE 18" X 12" NO PARKING SIGN.	2.00	\$804.00	\$1,608.00
Install Labor	INSTALL 18" X 12" NO PARKING SIGN.	2.00	\$615.00	\$1,230.00
Sign - Post and Panels (Wayfinding)	SIGN TYPE G/S-6: MANUFACTURE 2'-9" X 2'-9" STOP/DO NOT ENTER SIGN.	3.00	\$1,230.00	\$3,690.00

Customer Initials: 

Date: 3/31/2025



Install Labor	INSTALL 2'-9" X 2'-9" STOP/DO NOT ENTER SIGN.	3.00	\$615.00	\$1,845.00
Engineering	ENGINEERING.	1.00	\$615.00	\$615.00
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	\$137,400.00	DEPOSIT AMOUNT \$60,700.00
Discount	0.00%	
Total Price	\$137,400.00	
Grand Total	\$137,400.00	

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: James 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

Customer Initials: JO

3/21/2025

harbinger

hi

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 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

Customer Initials: 

2/2/15 121

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 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

Customer Initials: 

... 21217875

harbinger

hi

the
entire agreement between the parties relating to the Materials and Work contemplated herein, and
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: _____

Meadow View at Twin Creeks

Community Development District
Construction Phase 4 - Dreamfinders

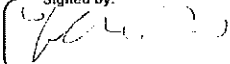
Construction Funding Request #17
March 24, 2025

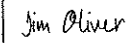
Req. PAYEE

151	Quantum Electrical Repair breaks in conduit system - Invoice BeaconBreak	\$	21,600.00
Total Funding Request		\$	21,600.00

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

**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: **151**

(B) Name of Payee: **Quantum Electrical
1325 W Hwy 100
Bunnell, FL 32110**

(C) Amount Payable: **\$ 21,600.00**

(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): **Repair breaks in conduit system - Invoice
BeaconBreak**

(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;

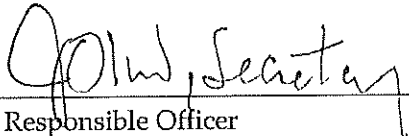
4. each disbursement represents a Cost of the Project which has not previously been paid.

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.

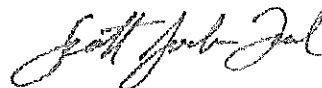
Attached hereto are copies of the invoice(s) from the vendor of the property acquired or the services rendered, or other appropriate documentation of costs paid, with respect to which disbursement is hereby requested.

**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



1325 W Hwy 100
Bunnell, FL 32110

Invoice

Date 2/16/2024
Invoice # BeaconBreak

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		2/16/2024			Beacon Lakes

Quantity	Description	Price Each	Amount
320	8 Days 5 Man Crew to repair breaks in conduit system @\$50 an hour	50.00	16,000.00
0.1	Burden @10% of labor cost	16,000.00	1,600.00
0.25	Overhead @25% of labor cost	16,000.00	4,000.00

We are not billing for any tractor moves or vehicle charges, we are including that in our overhead for this specific invoice.

Total \$21,600.00

Phone # (386) 586-2937

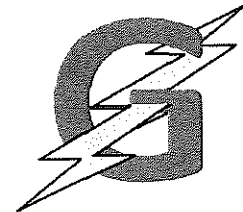
Fax #

bwright@quantumcontractors.com

INVOICE

DATE: 4/24/2025
INVOICE # 4242025
TERMS: Due upon receipt

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



DESCRIPTION OF WORK	AMOUNT
Service Call:	
1) Checked pool pump time clock. Found time clock to be defective, advised management to purchase new time clock.	
2) Replaced control fuse in kitchen control panel	
Labor: 1 electrician 2.5 hrs @ \$80 per hr	200.00
Per Christian Birol	
TOTAL	\$ 200.00

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

RECEIVED

By Tara Lee at 10:45 am, May 13, 2025

Bill To: Meadow View at Twin Creeks
850 Beacon Lake Parkway
St. Augustine, Florida 32095

DESCRIPTION		AMOUNT
Santa Visit 4hrs		\$1,200.00
1 320 57200 49400 Special Events		
Approved Jen Erickson 5.19.2025		
<p>RECEIVED</p> <p><i>By Tara Lee at 10:38 am, May 19, 2025</i></p>		
	<i>SUBTOTAL</i>	\$ 1,200.00
	<i>TAX RATE</i>	0.00%
Make Checks Payable to: Anthony Piselli	<i>SALES TAX</i>	-
	<i>OTHER</i>	-
<i>THANK YOU FOR YOUR BUSINESS!</i>	TOTAL	\$ 1,200.00

APPROVED FACILITY MAINTENANCE
57200.320.45508
CHRISTAIN BIROL 05/14/2025

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

RECEIVED
By Tara Lee at 2:17 pm, May 14, 2025



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

Invoice Number 6990-G2
Date of Issue 05/13/2025
Due Date 05/23/2025
Reference Pump Room Repairs
Amount Due (USD) \$989.99

Description	Rate	Qty	Line Total
RE: Pump Room Repairs Completed: 5/7/25	\$0.00	1	\$0.00
30A Single Pole GFCI Breaker	\$416.85	1	\$416.85
Borg 24hr TimeClock	\$223.14	1	\$223.14
Labor	\$250.00	1	\$250.00
Service Call Service Call 5/13/25. Did a diag. no issue. Timer is keeping time and operating as it should be.	\$100.00	1	\$100.00
Subtotal			989.99
Tax			0.00
Total			989.99
Amount Paid			0.00
Amount Due (USD)			\$989.99

Notes

Job Completed: 5/7/25. Thank you for your business!

Terms

Payment Terms:NET10

Late Payment Fee: Late payments are subject to a \$70.00 charge on cleaning service invoices only and a 3.5% late fee on the total outstanding balance of repair and remodel invoices.

Preferred Payment Methods:

Cash

APPROVED FACILITY MAINTENANCE
57200.320.45508
CHRISTIAN BIROL 05/14/2025

RECEIVED

By Tara Lee at 2:15 pm, May 14, 2025

INVOICE

Do-All Heating & Air LLC
213 Twelvth Street
Saint Augustine, FL 32084

05/13/2025

TO: Meadow View at Twin Creeks CDD
850 Beacon Lake Pkwy
cbirol@rmsnf.com

JOB	PAYMENT TERMS	INVOICE
HOSHIZAKI ICE MAKER	Upon Receipt	513

DATE OF SERVICE	ADDRESS	SERVICES PERFORMED	TOTALS
05/13/25	850 Beacon Lake Pkwy St Johns FL 32095	Replaced circulation pump & float water level switch assy.	728.00
		SALES TAX:	
		TOTAL AMOUNT DUE:	728.00

Thank you for your business!

CAC1817964

Please Mail Checks To:
Do-All Heating & Air LLC
213 Twelvth Street
St. Augustine, FL 32084

APPROVED PUMP REPAIRS
53800.320.45007
CHRISTIAN BIROL 05/16/2025

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

RECEIVED

By Tara Lee at 10:31 am, May 16, 2025

INVOICE

DATE	INVOICE #
3/26/2025	51613

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	DH	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: TAMAR COURT (TOWN HOMES)		
	SERVICE CALL: - RESET SYSTEM - CHECKED OVER SYSTEM - TESTED SYSTEM - ALL GOOD	95.00	95.00
1	LABOR PER HOUR:	190.00	190.00

We accept cash, check, and all major cards (3% credit/debit card processing fee applies)

Total \$285.00

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.

Payments/Credits \$0.00

Balance Due \$285.00

***LocaliQ**
Florida
GANNETT

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	INV DATE 04/30/25
INVOICE # 0007091618	INVOICE PERIOD Apr 1- Apr 30, 2025	CURRENT INVOICE TOTAL \$272.56	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$272.56	

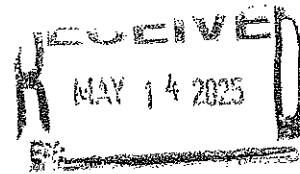
BILLING ACCOUNT NAME AND ADDRESS Meadow View At Twin Creeks Cdd 475 W. Town Pl. Ste. 114 Saint Augustine, FL 32092-3649 	PAYMENT DUE DATE: MAY 31, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com	FEDERAL ID 47-2390983
Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.	

Date	Description	Amount
4/1/25	Balance Forward	\$94.48
4/28/25	PAYMENT - THANK YOU	-\$94.48

Package Advertising:					
Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/4/25	11184602	SAG St Augustine Record	April 17th meeting		\$94.48
4/9/25	11185432	SAG St Augustine Record	RULE DEVELOPMENT		\$49.60
4/10/25	11185380	SAG St Augustine Record	Rulemaking		\$128.48

RECEIVED

By Tara Lee at 12:49 pm, May 19, 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	\$272.56
Service Fee 3.99%	\$10.88
*Cash/Check/ACH Discount	-\$10.88
*Payment Amount by Cash/Check/ACH	\$272.56
Payment Amount by Credit Card	\$283.44

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT NUMBER 764130		INVOICE NUMBER 0007091618		AMOUNT PAID
CURRENT DUE \$272.56	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$272.56
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$283.44
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

000076413000000000000000070916180002725667175

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Meadow View At Twin Creeks Cdd
475 W Town PL # 114

Saint Augustine FL 32092-3649

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:

04/04/2025

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 04/04/2025

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: 11184602

Customer No: 764130

PO #:

of Copies:
1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, April 17, 2025 at 6:00 p.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/a Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksdcd.com at least seven days prior to the meeting.

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

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

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

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Meadow View At Twin Creeks Cdd
475 W Town PL # 114

Saint Augustine FL 32092-3649

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:

04/09/2025

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 04/09/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$49.60

Tax Amount: \$0.00

Payment Cost: \$49.60

Order No: 11185432

Customer No: 764130

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULE DEVELOPMENT BY THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Meadow View at Twin Creeks Community Development District ("District") hereby gives notice of its intent to develop rules related to overnight parking and parking enforcement. The purpose and effect of these rules are to provide for efficient and effective operations of the District as provided by Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.011, 190.012, 190.035(2), and 120.54, Florida Statutes. A public hearing will be conducted by the District on May 15, 2025, at 10:00 a.m., at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095. A copy of the proposed rules and additional information regarding the public hearing may be obtained by contacting the District Manager at c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850. Matt Biagetti
District Manager

LOCALiQ[®]

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Meadow View At Twin Creeks Cdd
475 W Town PL # 114

Saint Augustine FL 32092-3649

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:

04/10/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/10/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$128.48
Tax Amount: \$0.00
Payment Cost: \$128.48
Order No: 11185380
Customer No: 764130

of Copies:
1

PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF RULEMAKING BY THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") on May 15, 2025, at 10:00 a.m., at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32092.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt Rules Relating to Overnight Parking and Parking Enforcement ("Parking and Towing Rules") which govern the operation of the District's amenity facilities and other properties.

The purpose and effect of the Parking and Towing Rules is to provide for efficient and effective District operations of the District's amenity facilities and properties by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes. Prior notice of Rule Development was published in the St. Augustine Record on April 9, 2025.

The Parking and Towing Rules will address certain revisions to the District's rules and policies governing the operation of the District's amenity facilities and other properties.

Specific legal authority for the rule includes 190.011, 190.012, 190.033(2), 190.44, 190.49 and 190.81, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 190.341(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

A HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW:

TIME AND DATE: 10:00 a.m. on May 15, 2025

PLACE: Lake House at Beacon Lake

850 Beacon Lake Parkway
St. Augustine, Florida 32092

This public hearing may be continued to a date, time, and place to be specified on the record of the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

One or more Supervisors may participate in the public hearing by telephone. At the above location, if a public hearing is requested, there will be present a speaker telephone so that any interested party can attend the public hearing at the above location and be fully informed of the discussions taking place either in person or by speaker telephone device.

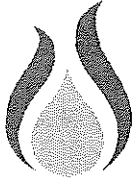
A copy of the proposed Parking and Towing Rules may be obtained by contacting the District Manager or c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, Ph: (904) 940-5850.

Matt Biogotti
District Manager

'YOUR ENTERTAINMENT CONNEXION'

DESCRIPTION	HOURS	RATE	AMOUNT
06/13/25 - MC/DJ Member Daddy Dance All LED Colored, Wireless Up Lighting, & Black Lights \$30 Each Light Up 3'X4' Light Up Dance Boxes \$100 each 70" 4K TV on Truss or Projector & Screen \$400 Each	6pm – 9pm		\$450.00
ALL EVENTS RAIN OR SHINE			
TOTAL			\$450.00

APPROVED FACILITY MAINTENANCE
57200.320.45508
CHRISTIAN BIROL 05/14/2025



RECEIVED

By Tara Lee at 2:13 pm, May 14, 2025

Invoice

**RD GAS PIPING & FIREPLACE
SERVICES LLC**

Customer Beacon Lake Amenity
Center
850 Beacon Lake Pkwy
St Augustine, FL 32095

From RD Gas Piping & Fireplace Services LLC
Southeast Jacksonville & Surrounding
Jacksonville, FL 32258
904-993-4936
rdgaspipelineandfireservices@gmail.com
License #: LI38642 & Insured

Invoice Number 0365

Sent Date May 1, 2025

Due Date Upon receipt

\$1,209.00

Upon receipt

Description Gas Services - Firepit

Item	Quantity	Price	Total
Troubleshoot gas & electrical system, changed out thermo-pile & pilot assembly that wasn't getting enough fuel to stay lit- kept going out - determined it was the main control box.	1	\$0.00	\$0.00
BL ordered control box & upon install found box was smaller & not compatible with the pilot assembly wiring.	1	\$0.00	\$0.00
Rewired from adapters straight to the box wiring, bypassing what didn't match up.	1	\$0.00	\$0.00
Cleaned out burner & pan for bigger flame. Changed out glow bar in pilot assembly and remounted with guard protector	1	\$0.00	\$0.00
Leak checked - no leaks. Cycled several times - working great- to complete	1	\$870.00	\$870.00
Material	1	\$339.00	\$339.00

Subtotal \$1,209.00

Amount Due \$1,209.00

Notes

Please make payment payable to: "RD Gas Piping & Fireplace Services LLC"

Thank you for your business! Please let us know if you have any questions or if there is anything else we

Invoice delivered by  **breezeworks** breezeworks.com

APPROVED LANDSCAPE CONTINGENCY
53800.320.45004
CHRISTIAN BIROL 05/19/2025



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
907540	5/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: May 31, 2025

Invoice Amount: \$4,988.50

Description	Current Amount
Main Amenity Beach Area Enhancement 1/24/2025	
Plant Installation	\$4,988.50

RECEIVED

By Tara Lee at 10:36 am, May 19, 2025

Invoice Total **\$4,988.50**

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

APPROVED CONTINGENCY
53800.320.45011
CHRISTIAN BIROL 05/19/2025



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
914473	5/13/2025
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: June 12, 2025

Invoice Amount: \$12,712.23

Description	Current Amount
Dog Park Playground Mulch Install 2/3/2025	
Landscape Enhancement CORE	\$3,575.00
Mulch Install	\$9,137.23

RECEIVED

By Tara Lee at 10:35 am, May 19, 2025

Invoice Total **\$12,712.23**

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

APPROVED CONTINGENCY
53800.320.45011
CHRISTIAN BIROL 05/19/2025



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
914472	5/13/2025
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: June 12, 2025

Invoice Amount: \$4,893.00

Description	Current Amount
Soccer Field Overseeding 3/10/2025	
Organic Soil and Bahia seed compost mix (overseeding)	\$4,893.00

RECEIVED

By Tara Lee at 10:32 am, May 19, 2025

Invoice Total **\$4,893.00**

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

APPROVED IRRIGATION REPAIRS
53800.320.45009
CHRISTIAN BIROL 05/19/2025



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
916471	5/19/2025
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: June 18, 2025

Invoice Amount: \$1,107.13

Description	Current Amount
Mainline repair across from school	
Irrigation Repairs	\$1,107.13

Invoice Total **\$1,107.13**

RECEIVED

By Tara Lee at 3:08 pm, May 19, 2025

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286