

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

AUGUST 21, 2025

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksd.com

August 14, 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, August 21, 2025 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the July 17, 2025 Meeting
- IV. Acceptance of the Engagement Letter from Grau & Associates for the Fiscal Year 2025 Audit
- V. Public Hearing for the Purpose of Adopting the Fiscal Year 2026 Budget;
Consideration of Resolution 2025-07, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2026
- VI. Public Hearing for the Purpose of Imposing Special Assessments for Fiscal Year 2026;
Consideration of Resolution 2025-08, Imposing Special Assessments and Certifying an Assessment Roll
- VII. Consideration of Polling Place Agreement with the St. Johns County Supervisor of Elections
- VIII. Consideration of Fence Install on CDD Property
- IX. Discussion of The Landing Gates
- X. Staff Reports
 - A. District Counsel

B. District Engineer

C. District Manager

1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2026

2. Discussion of Goals and Objectives

D. Amenity Manager

E. Operations Manager

1. Report

2. Consideration of Proposal for Playground Mulch

3. Consideration of Proposal for Replacement of the Splash Pool Pump

4. Ratification of Proposals for Irrigation Repairs

XI. Financial Reports

A. Financial Statements as of June 30, 2025

B. Assessment Receipts Schedule

C. Check Register

XII. Other Business

XIII. Supervisors' Requests and Audience Comments

XIV. Next Scheduled Meetings – September 18, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XV. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

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

Present and constituting a quorum were:

Frank Arias	Chairman
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 <i>by phone</i>	District Engineer
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
Matt Biagetti	GMS
Richard Grey	Director of Operations
Alison Mossing	RMS

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

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

A resident commented that the flowers look great.

A resident commented that the area near Creekside is very dark. He asked who owns that specific area. Mr. Arias responded that the CDD does not own that area, so it will not install lights, however FPL will be installing lights from the end of Phase 1 to the townhomes.

A resident commented on the continuous issues with the Landing gate and it not locking or shutting.

A resident asked if there is an update on the paving schedule and what's happening with the reclaimed water.

FIFTH ORDER OF BUSINESS**Staff Reports****B. District Engineer**

Mr. Lockwood stated that he has sent a list of repairs to Mr. Oliver to be addressed. He also noted the engineer's report will be updated to include more recent pictures.

Mr. McNamee asked if the damage done to the ponds was reported. Mr. Lockwood responded that it was included in the list of items needing to be addressed that were sent to Mr. Oliver.

THIRD ORDER OF BUSINESS**Approval of Minutes****A. June 4, 2025 Workshop****B. June 19, 2025 Meeting**

Copies of the minutes of the June 4, 2025 workshop and June 19, 2025 meeting were included in the agenda package for the Board's review.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor the June 4, 2025 workshop and June 19, 2025 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS**Discussion of the Fiscal Year 2026 Budget**

Mr. Oliver reminded the Board that the budget is scheduled to be adopted at the August 21, 2025 meeting.

Ms. Brown asked if RMS would agree to a 3% increase in their fees for 2026 rather than the current 6% increase.

Ms. Mossing stated that after reviewing the hours worked compared to prior years, RMS would like to keep the 6% increase for the two full-time employees, which are the facility management and field operations positions. As for facility attendants and lifeguards, RMS offered to keep those two line items at the current fee, which would reduce the proposed budget by \$6,179.

FIFTH 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 complete four hours' worth of ethics training by December 31st.

D. Amenity Manager

Ms. Erickson provided an overview of past and future community events.

E. Operations Manager – Report

Mr. Birol reported that the agreement with FPL to install nine new light poles along the connector road was finalized with the current estimated installation time being four to six months. Additional mulch will be applied by Yellowstone in areas that did not meet coverage standards. Lastly, he reported that he is working on finalizing an agreement for ongoing grass maintenance near the entrance of Phase 3B and in the townhome pond section backing up to County Road 210. There will be no additional cost to maintain these additional areas.

Mr. Arias stated that he would like to move forward with getting the lighthouse lit.

SIXTH ORDER OF BUSINESS

Financial Reports

A. Financial Statements as of May 31, 2025

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

B. Assessment Receipts Schedule

Mr. Oliver reported the on-roll assessments are now 100.6% collected.

C. Check Register

A copy of the check register totaling \$235,025.34 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.

SEVENTH ORDER OF BUSINESS**Other Business**

Mr. Oliver stated that the issues with the Landings Gate will be included on the next agenda for further discussion.

Mr. McNamee asked about the irrigation issue in Phase 3B. Mr. Oliver responded that there are certain areas that are not irrigated and staff is investigating if it was intentional, or if they was missed.

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

A resident asked how the farmer's market went. Ms. Erickson responded that the Vendor Village is hosted quarterly now and the past one was not as busy as the previous two, however everyone seems to have a good time.

Next, the resident asked for an update on the paving for Phase 3B. Mr. Birol responded that the area is currently being flagged for utilities, the curbs and gutters will be addressed, and then the asphalt lift will be done. Mr. Oliver added that the project is anticipated to be completed by the end of the year.

Next, the resident asked how the CDD is addressed damage being caused to the Landings gate. Mr. Oliver responded that the CDD has the right to ask for restitution if the person can be caught.

A resident asked how far the CDD owns past the basketball court off Twin Creeks. Mr. Gray responded that there is a 25-foot easement behind the basketball court where the CDD's property line cuts off. The resident stated that even one light in the area that the CDD owns would help illuminate that road as it is very dark.

A resident stated that the HOA did not have a quorum, so they are utilizing emails for communication currently. She suggested community members sign up to receive the emails.

NINTH ORDER OF BUSINESS

**Next Scheduled Meeting – August 21, 2025
at 10:00 a.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 Ms. Brown with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
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www.graucpa.com

August 11, 2025

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

We are pleased to confirm our understanding of the services we are to provide Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Meadow View at Twin Creeks Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for the financial statements and all accompanying information as well as all representations contained therein. Further, management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. As part of the audit, we will assist with preparation of your financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for establishing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management is reliable and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole. As part of our engagement, we may propose standard adjusting, or correcting journal entries to your financial statements. You are responsible for reviewing the entries and understanding the nature of the proposed entries and the impact they have on the financial statements.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by

law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: GMS-NF LLC, 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FL 32092, TELEPHONE: 904-940-5850.

Our fee for these services will not exceed \$7,700 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District may terminate this agreement, with or without consent, upon thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the date of the notice of termination subject to any offsets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Meadow View at Twin Creeks Community Development District and believe this letter accurately summarizes the terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Meadow View at Twin Creeks Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

FIFTH ORDER OF BUSINESS

RESOLUTION 2025-07
[FY 2026 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Meadow View at Twin Creeks Community Development District (“**District**”) prior to June 15, 2025, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website, <https://meadowviewattwincreeksd.com/>, in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Meadow View at Twin Creeks Community Development District for the Fiscal Year Ending September 30, 2026.”

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21st DAY OF AUGUST 2025.

ATTEST:

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

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2026 Budget

Exhibit A
FY 2026 Budget

Meadow View at Twin Creeks

Community Development District

*Approved Budget
FY 2026*



August 21, 2025

Presented by:



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Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

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

Special Assessments - On Roll	\$2,144,757	\$2,139,937	\$4,761	\$2,144,698	\$2,220,362
Special Assessments - Gate Monitoring*	32,500	32,500	-	32,500	32,500
Interest/Miscellaneous Income	25,000	49,434	13,925	63,359	25,000
Restricted - Easement Fence Fund	-	19,200	1,800	21,000	-
Facility Revenue	10,000	24,323	3,100	27,423	20,000

TOTAL REVENUES	\$2,212,257	\$2,265,394	\$23,585	\$2,288,979	\$ 2,297,862
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EXPENDITURES:

Administrative

Supervisor Fees	\$4,800	\$8,000	\$2,400	\$10,400	\$9,600
FICA Taxes	367	612	184	796	734
Engineering	36,000	19,912	16,088	36,000	36,000
Attorney	30,000	15,815	12,800	28,615	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	10,534	3,511	14,045	14,466
Trustee Fees	20,400	19,341	-	19,341	24,241
Management Fees	58,533	43,900	14,633	58,533	60,289
Information Technology	1,776	1,332	444	1,776	1,865
Website Maintenance	1,272	954	318	1,272	1,336
Website Hosting	-	-	-	-	3,600
Telephone	700	642	356	998	700
Postage & Delivery	1,600	953	1,499	2,452	1,600
Insurance General Liability	8,977	8,732	-	8,732	9,824
Printing & Binding	2,300	624	1,676	2,300	2,300
Legal Advertising	1,500	1,395	721	2,117	1,500
Other Current Charges	1,600	436	300	736	1,600
Office Supplies	300	135	25	160	300
Dues, Licenses & Subscriptions	175	175	-	175	175

TOTAL ADMINISTRATIVE	\$206,781	\$155,328	\$55,555	\$210,884	\$ 223,003
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Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
Operations & Maintenance					
<u>Amenity Center</u>					
Utilities					
Telephone/Cable/Internet	\$13,326	\$10,075	\$3,341	\$13,416	\$14,902
Electric	52,500	28,284	10,500	38,784	48,000
Water/Irrigation	45,000	34,273	15,727	50,000	55,000
Gas	2,500	1,193	600	1,793	2,500
Trash Removal	8,400	7,395	2,445	9,840	9,860
Security					
Security Monitoring (Atlantic Security)	1,440	999	333	1,331	1,440
Gate Monitoring (Hidden Eyes LLC)	32,500	23,640	7,946	31,585	32,500
Gate Repairs	3,000	1,067	1,000	2,067	3,000
Access Cards	3,000	1,783	361	2,144	1,500
Contracted Security (Roll Kall)	20,000	21,124	11,700	32,824	30,000
Management Contracts					
Facility Management (RMS)	98,729	74,047	24,682	98,729	104,652
Facility Attendant (RMS)	41,498	17,837	23,661	41,498	41,498
Pool Attendants (RMS)	61,479	30,056	31,423	61,479	61,479
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	71,250	23,750	95,000	100,700
Pool Maintenance (Big Z Pools)	20,000	12,616	4,089	16,705	21,000
Pool Chemicals (Big Z Pools)	26,475	20,203	6,915	27,118	29,044
Janitorial (High Tech Commercial)	25,112	18,620	3,903	22,523	31,940
Facility Maintenance	103,200	80,192	15,859	96,051	103,200
Private Event Attendant (RMS)	6,500	3,553	2,947	6,500	6,500
Repairs & Maintenance	62,800	43,566	19,234	62,800	62,800
Pressure Washing	-	-	-	-	10,000
New Capital Projects	5,000	-	-	-	-
Snack Bar Inventory- CGS	1,000	-	-	-	-
Food Service License	650	242	250	492	600
Community Website Services	-	300	297	597	3,600
Subscriptions	4,000	2,938	911	3,848	4,000
Pest Control	2,831	2,075	698	2,773	2,878
Supplies	2,500	163	1,137	1,300	1,800
Furniture, Fixtures & Equipment	5,000	745	2,000	2,745	5,000
Special Events	35,000	31,342	4,850	36,192	25,000
Holiday Decorations	20,000	5,219	14,781	20,000	20,000
Fitness Center Repairs/Supplies	5,500	2,205	3,295	5,500	5,500
Office Supplies	2,050	1,510	540	2,050	2,050
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	84,668	68,894	-	68,894	74,906
Permit and License	850	575	250	825	850
TOTAL AMENITY CENTER	\$908,057	\$617,980	\$239,525	\$857,505	\$ 926,499

Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 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	18,631	6,983	25,614	36,321
Landscape Maintenance (Yellowstone)	690,755	447,855	149,004	596,859	592,940
Mulching (Yellowstone)	-	-	-	-	73,664
Annuals Rotation (Yellowstone)	-	-	-	-	52,020
Landscape Contingency	85,000	72,572	1,425	73,997	74,000
Tree Removal	-	-	-	-	15,000
Lake Maintenance (Future Horizon)	27,000	21,484	7,779	29,264	31,118
Grounds Maintenance	35,000	32,867	2,133	35,000	41,400
Pump Repairs	10,000	11,777	-	11,777	15,000
Streetlighting	69,294	58,403	20,100	78,503	87,000
Streetlight Repairs	5,000	-	1,000	1,000	5,000
Irrigation Repairs	50,000	12,670	10,000	22,670	40,000
Miscellaneous	6,500	495	4,000	4,495	2,500
Contingency	31,149	25,364	5,785	31,149	26,000
Capital Reserves	45,000	45,000	-	45,000	50,000

TOTAL GROUNDS MAINTENANCE	\$1,097,418	\$747,117	\$208,209	\$955,326	\$1,148,362
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TOTAL EXPENDITURES	\$2,212,257	\$1,520,425	\$503,290	\$2,023,715	\$2,297,864
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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	\$744,969	(\$479,704)	\$265,264	\$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	\$3,458	\$41,498

Pool Attendants

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

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

Community Website Services

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

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 6/30/25	Projected Next 3 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	300	699	1,000
Carry Forward Balance	-	-	-	-	29,307
TOTAL REVENUES	\$45,000	\$45,399	\$300	\$45,699	\$80,307
<u>EXPENDITURES:</u>					
Capital Outlay	\$-	\$-	\$-	\$-	\$15,000
Repair and Replacements	-	12,492	-	12,492	-
Other Current Charges	-	-	3,900	3,900	-
TOTAL EXPENDITURES	\$-	\$12,492	\$3,900	\$16,392	\$15,000
<u>Other Sources/(Uses)</u>					
Transfer in/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$-	\$12,492	\$3,900	\$16,392	\$15,000
EXCESS REVENUES (EXPENDITURES)	\$45,000	\$32,907	\$(3,600)	\$29,307	\$65,307

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

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 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	3,915	17,393	12,000
Carry Forward Surplus ⁽¹⁾	222,167	220,516	-	220,516	234,748
TOTAL REVENUES	\$677,531	\$675,066	\$6,207	\$681,273	\$690,113
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	\$228,541	\$6,207	\$234,748	\$244,888
⁽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 6/30/25	Projected Next 3 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	5,152	22,891	20,000
Carry Forward Surplus ⁽¹⁾	288,459	286,258	-	286,258	309,007
TOTAL REVENUES	\$914,992	\$913,363	\$8,319	\$921,682	\$941,540
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	\$300,688	\$8,319	\$309,007	\$326,865
⁽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 6/30/25	Projected Next 3 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	2,202	9,652	9,000
Carry Forward Surplus ⁽¹⁾	123,844	122,891	-	122,891	126,995
TOTAL REVENUES	\$389,697	\$384,356	\$3,522	\$387,878	\$391,330
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	\$123,473	\$3,522	\$126,995	\$139,040

⁽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 6/30/25	Projected Next 3 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	1,143	4,777	5,000
Carry Forward Surplus ⁽¹⁾	61,116	60,526	-	60,526	65,250
TOTAL REVENUES	\$181,107	\$176,617	\$1,727	\$178,344	\$183,291

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	\$63,523	\$1,727	\$65,250	\$71,473

⁽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 3 B Special Assessment Bonds

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-Tax Roll	\$280,765	\$278,560	\$610	\$279,171	\$277,963
Interest Earnings	8,500	9,979	2,550	12,529	9,000
Prepayments	-	21,336	-	21,336	-
Carry Forward Surplus ⁽¹⁾	100,153	101,966	-	101,966	106,534
TOTAL REVENUES	\$389,418	\$411,841	\$3,160	\$415,001	\$393,496
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	\$103,373	\$3,160	\$106,534	\$118,506

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26

\$81,175

\$81,175

Meadow View at Twin Creeks

Community Development District

Special Assessment Bonds Series 2021 Phase 3B

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

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

Description	Adopted Budget FY2025	Actuals Thru 6/30/25	Projected Next 3 Months	Projected Thru 9/30/25	Approved Budget FY 2026
REVENUES:					
Special Assessments-Direct	\$423,738	\$422,800	\$927	\$423,726	\$422,200
Prepayment	-	20,918	-	20,918	-
Interest Earnings	9,000	13,278	3,630	16,908	12,000
Carry Forward Surplus ⁽¹⁾	141,131	138,307	-	138,307	142,572
TOTAL REVENUES	\$573,868	\$595,303	\$4,557	\$599,859	\$576,772
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)	\$-	\$(7,030)	-	(7,030)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(7,030)	\$-	\$(7,030)	\$-
TOTAL EXPENDITURES	\$425,258	\$457,287	\$-	\$457,287	\$420,385
EXCESS REVENUES (EXPENDITURES)	\$148,611	\$138,016	\$4,557	\$142,572	\$156,387

⁽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	\$1,306.96	\$1,262.46	\$44.50	3.5%
43	472	86	117	0	0	131	137	\$1,470.33	\$1,420.27	\$50.07	3.5%
53	330	111	48	0	78	0	92	\$1,633.70	\$1,578.07	\$55.63	3.5%
63	309	65	75	31	0	68	70	\$1,797.07	\$1,735.88	\$61.19	3.5%
73	66	40	26	102	0	0	0	\$1,878.76	\$1,814.78	\$63.97	3.5%
73 Premium	103	0	0	0	0	0	0	\$1,878.76	\$1,814.78	\$63.97	3.5%
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
73 Premium	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	\$1,306.96	\$2,540.82	\$1,306.96	\$1,306.96	\$1,306.96	\$1,306.96	\$1,262.46	\$2,496.32	\$1,262.46	\$1,262.46	\$1,262.46	\$1,262.46	\$44.50
43	472	86	117	0	0	131	137	\$2,858.03	\$2,858.42	\$1,470.33	\$1,470.33	\$2,857.42	\$2,858.31	\$2,807.97	\$2,808.36	\$1,420.27	\$1,420.27	\$2,807.35	\$2,808.24	\$50.07
53	330	111	48	0	79	0	92	\$3,175.59	\$3,176.02	\$1,633.70	\$3,175.45	\$1,633.70	\$3,175.90	\$3,119.96	\$3,120.39	\$1,578.07	\$3,119.82	\$1,578.07	\$3,120.27	\$55.63
63	309	65	75	31	0	68	70	\$3,493.15	\$3,493.62	\$3,495.93	\$1,797.07	\$3,492.40	\$3,493.49	\$3,431.96	\$3,432.43	\$3,434.74	\$1,735.88	\$3,431.20	\$3,432.29	\$61.19
73	66	40	26	102	0	0	0	\$3,651.93	\$3,652.43	\$4,025.51	\$1,878.76	\$1,878.76	\$1,878.76	\$3,587.95	\$3,588.45	\$3,961.53	\$1,814.78	\$1,814.78	\$1,814.78	\$63.97
73 Premium	103	0	0	0	0	0	0	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$63.97
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	240,794.51	1,228.54	1,306.92	1,262.46	44.47	240,794.51	3.5%
43'	472	0.90	472	424.80	652,356.56	1,382.11	1,470.29	1,420.27	50.02	652,356.56	3.5%
53'	330	1.00	330	330.00	506,774.16	1,535.68	1,633.66	1,578.07	55.58	506,774.16	3.5%
63'	309	1.10	309	339.90	521,977.39	1,689.25	1,797.02	1,735.88	61.14	521,977.39	3.5%
73'	66	1.15	66	75.90	116,558.06	1,766.03	1,878.70	1,814.78	63.92	116,558.06	3.5%
73'P	103	1.15	103	118.45	181,901.21	1,766.03	1,878.70	1,814.78	63.92	181,901.21	3.5%
TOTAL	1,476		1,476	1,445.85	2,220,361.88					2,220,361.88	

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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SIXTH ORDER OF BUSINESS

RESOLUTION 2025-08
[FY 2026 ASSESSMENT RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in St. Johns County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.

- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
 - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
 - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
 - b. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.
5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 21ST DAY OF AUGUST 2025.

ATTEST:

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

Secretary / Assistant Secretary

By: _____

Its: Chairman

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

Exhibit A
Adopted Budget

Exhibit B
Assessment Roll

SEVENTH ORDER OF BUSINESS



August 1, 2025

Thank you for permitting the St. Johns County Supervisor of Elections Office to use your facility as a polling location for the 2026 gubernatorial election! Your support helps ensure that voters in the precinct have a convenient and accessible place to cast their ballots. We are grateful for your contribution to the democratic process.

Listed below are the dates for the Primary & General Election, including delivery and pick-up dates for equipment. Please make sure to enter these dates on your calendar to avoid confusion. We will be sending out periodic reminders. Specific delivery times will be arranged as we approach election day.

Also enclosed is the Polling Place Lease Agreement for your review and signature. If you have any questions regarding this contract, please feel free to contact my office through any of the means listed below. Once executed our office will mail you a fully signed hard copy for your records.

PRIMARY ELECTION

Equipment Delivery
August 17, 2026

Election Day
August 18, 2026
(Polls Open 7 AM to 7 PM)
Staff arrives 6 AM

Equipment Pick-Up
Augustine 19, 2026

GENERAL ELECTION

Equipment Delivery
November 2, 2026

Election Day
November 3, 2026
(Polls Open 7 AM to 7 PM)
Staff arrives 6 AM

Equipment Pick-Up
November 4, 2026

Amanda Sims, Poll Worker Coordinator
Main Office: 904-823-2238
Direct Line: 904-342-5870
asims@votesjc.gov

St. Johns County Supervisor of Elections
POLLING PLACE AGREEMENT

THIS AGREEMENT made and entered into this ____ day of _____ 2025 between the _____ hereinafter referred to as **LANDLORD**, and in her official capacity as **St. Johns County Supervisor of Elections, Vicky Oakes**, hereinafter referred to as **TENANT**. The premises will be used as a polling place for the voters of St. Johns County, Florida. Lease Period: **January 31, 2026 to December 31, 2026.**

It is hereby agreed:

1. That the TENANT agrees to notify the LANDLORD of the dates of the elections at least one hundred and eighty (180) days prior to any scheduled election except in the event of special called elections.
2. That the TENANT shall be permitted access to the premises beginning 24 hours prior to any scheduled election for the delivery and setup of election supplies and voting equipment. If the equipment is stored in a secure room other than the designated polling room, the TENANT shall have access to said room as needed. The TENANT shall remove the equipment within the 24-hour period following the conclusion of the election.
3. That poll workers, designated by the TENANT, be permitted to occupy the premises between the hours of 6 AM and 9 PM on Election Day, and that the LANDLORD will (check one):
[] provide TWO (2) access devices to the TENANT which will be securely stored by the TENANT for access to the facility as needed.
[] provide a person specified by LANDLORD with a key to provide access as needed
4. That the TENANT will provide general liability insurance covering St. Johns County, a political subdivision of the State of Florida, to be extended so as to cover all liability for negligence arising out of TENANT’s use and occupancy of the premises under this agreement.
5. That the LANDLORD recognizes that on Election Day under this agreement, the facility is considered public property and as such, solicitation is allowed. This includes petition seeking, distribution of campaign literature, posting campaign signs, etc. Since this is a First Amendment right as decreed by the courts, it is not optional and must be allowed. A 150-foot “No Solicitation” zone in front of the polling place door, also required by law, will be created, and monitored by a Poll Deputy during an election.
6. The parties shall allow public access to all documents, papers, letters, or other material subject to the provisions of Section 119, Florida Statutes, and made or received in conjunction with this Agreement.
7. That the TENANT will provide, as required by law, a poll deputy to maintain order at the polling location during an election. This includes the areas designated as the 150-foot “No Solicitation” zone and the polling room and adherence to all election laws in regard to political advertisement and solicitation will be strictly enforced.
8. That the LANDLORD understands that, by law, only persons permitted to enter the polling room on Election Day are poll workers, voters of the precinct, the Supervisor of Elections and deputized/authorized staff of the Elections Office, persons assisting voters or caregivers of voters, and emergency law enforcement or medical personnel requested by the poll workers.
9. That the TENANT [] WILL or [] WILL NOT provide tables & chairs within the polling room for use by elections officials during Election Day. If WILL, please indicate

of Tables: _____ (suggested 6) # of Chairs: _____ (suggested 15)
10. Neither party may assign this Agreement without the prior written consent of the other. This Agreement shall not be amended or modified in any manner except by written instrument properly executed by each party.

St. Johns County Supervisor of Elections
POLLING PLACE AGREEMENT

11. This Agreement is governed by the laws of the State of Florida and any provisions contained in this Agreement in conflict therewith shall be void and of no effect. Any suit, action or proceeding arising in connection with this Agreement shall be brought in St. Johns County, Florida.
12. Notwithstanding any other provision to the contrary, neither party will incur any liability to the other party on account of any loss or damage resulting from any delay or failure to perform its obligations hereunder (other than the obligation of payment) as a result of any acts of God, force majeure, unforeseen event, circumstances, or conditions, governmentally-imposed moratorium, law or regulation or any other matter beyond the reasonable control of that party, and that party shall be relieved from liability for its failure to perform until the cessation of such condition, event, or moratorium.
13. No delay or failure by either party to exercise or enforce any right or provision of this Agreement will be considered a waiver thereof. This includes the fact that the Tenant has sovereign immunity and is not waiving that protection. If any provision of this Agreement is determined to be invalid or unenforceable, such determination shall not affect, impair, or invalidate the remainder of this Agreement. The obligations under this Agreement which by their nature would continue beyond the expiration of the term of this Agreement shall survive termination or expiration of this Agreement.
14. This Agreement contains the entire understanding between the parties with respect to the subject matter of this Agreement. This Agreement may be executed in one or more counterparts all of which when taken together shall be considered one and the same agreement. A complete, executed copy of this Agreement shall be enforceable as an original.
15. Each party covenants to the other party that it has the lawful authority to enter into this Agreement and has authorized the execution of this Agreement by the party’s authorized representative.

Vicky C. Oakes
Supervisor of Elections
St. Johns County, FL
TENANT

Full Name: Jennifer Erickson
Title:

LANDLORD

EIGHTH ORDER OF BUSINESS



Proposal #166633

Date: 5/10/2025

PO #

Customer:

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

Property:

Beacon Lake
850 Beacon Lake Parkway
St. Augustine , FL 32095

BL Aluminum

Furnish and install 24' of 4' black 2 - rail aluminum fence with 1 - 60" walk gate.

Commercial Install

SFN- Commercial Install

Items	Quantity	Price
4' 2 Rail Aluminum Kit	24.00	
Black Aluminum Fence-4' 2 Rail-4' Wide Gate	1.00	

SFN- Commercial Install: \$1,028.00

PROJECT TOTAL: \$1,028.00

Terms & Conditions

By _____

Lauren Baylis

Date 5/10/2025

By _____

Date _____

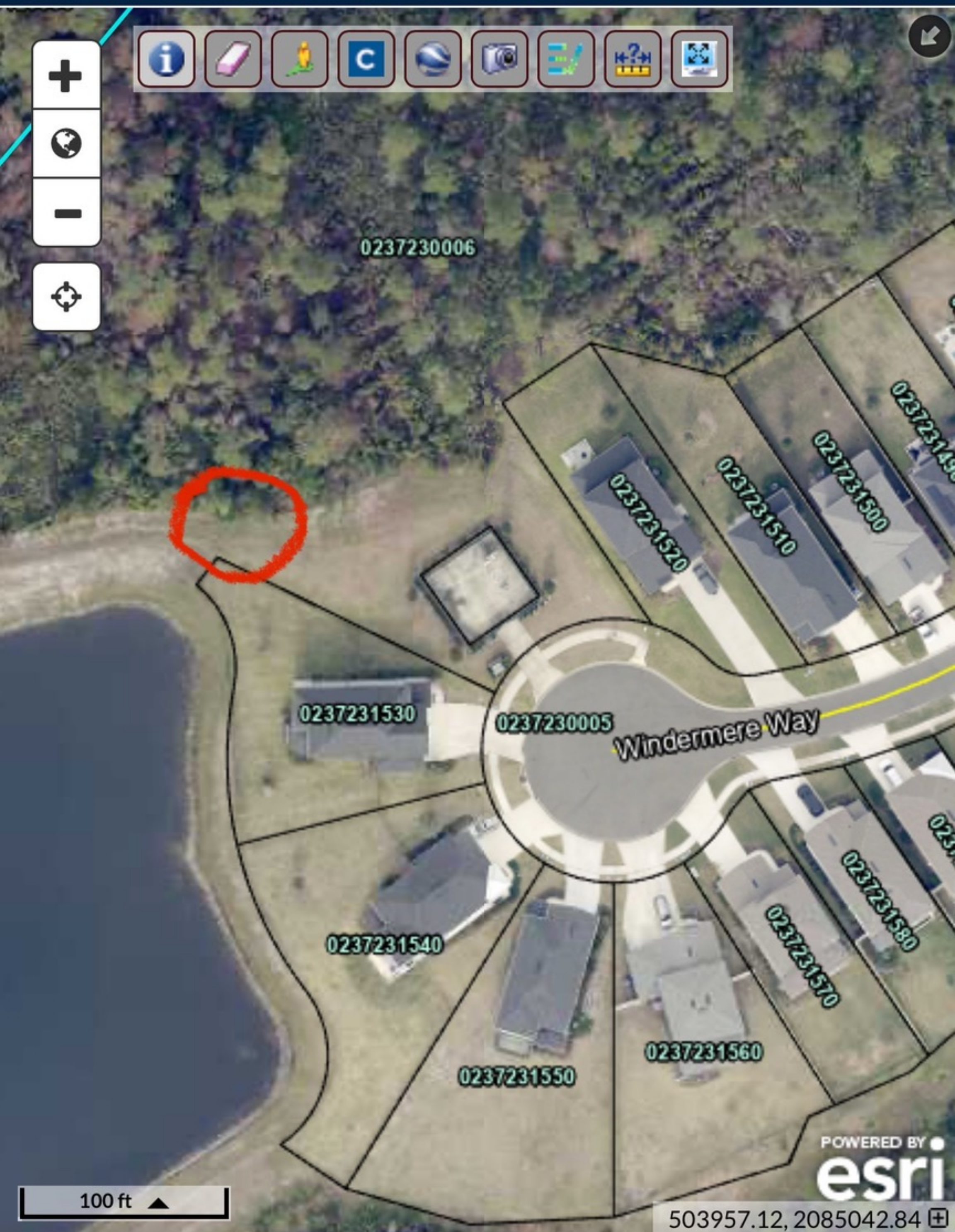
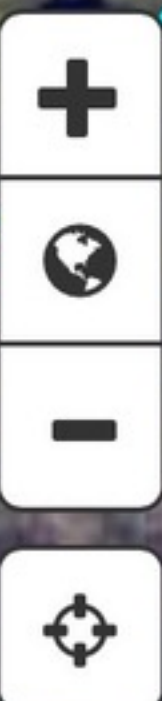
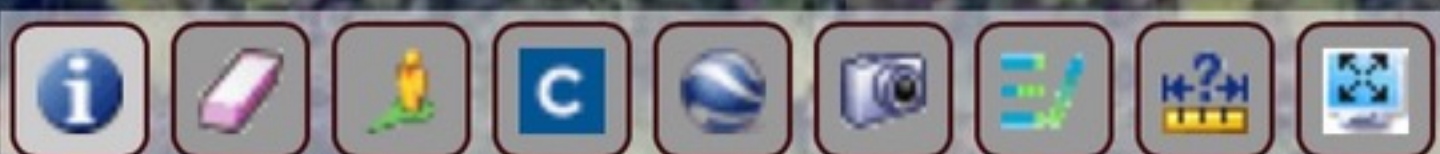
Beacon Lake



Map

Real Property Search

More



TENTH ORDER OF BUSINESS

C.

1.

NOTICE OF MEETINGS
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Meadow View at Twin Creeks Community Development District will hold their regularly scheduled public meetings for **Fiscal Year 2026** at the Lake House at Beacon Lake located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095 at 10:00 a.m. on the third Thursday of each month listed (unless notated otherwise*) as follows:

October 16, 2025 at 6:00 p.m.
November 20, 2025
December 18, 2025
January 15, 2026 at 6:00 p.m.
February 19, 2026
March 19, 2026
April 16, 2026 at 6:00 p.m.
May 21, 2026
June 18, 2026
July 16, 2026 at 6:00 p.m.
August 20, 2026
September 17, 2026

2.

Meadow View at Twin Creeks Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of meetings in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised per Florida statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair:_____

Date:_____

Print Name:_____

Meadow View at Twin Creeks Community Development District

District Manager:_____

Date:_____

Print Name:_____

Meadow View at Twin Creeks Community Development District

E.

1.

Meadow View at Twin Creeks

8/21/2025

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
August 21, 2025

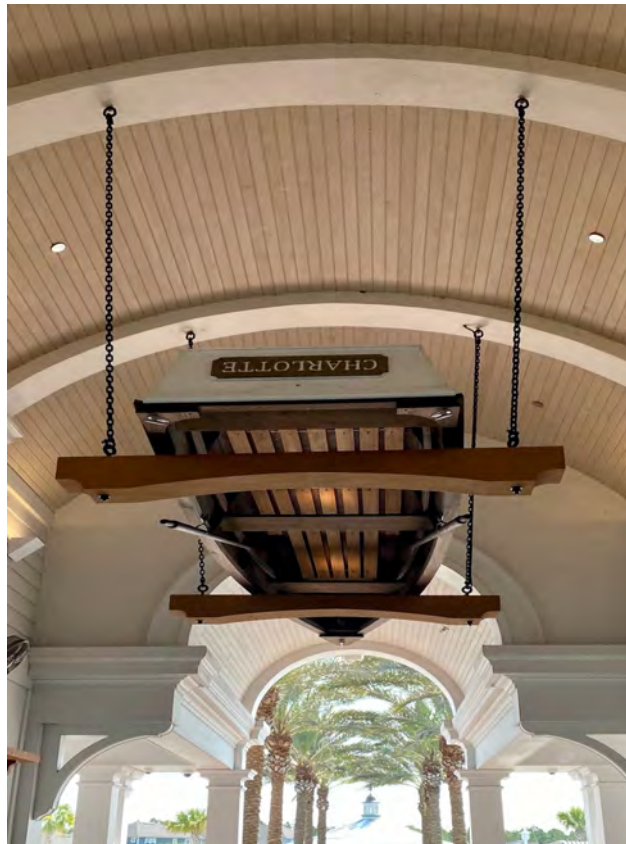
To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – August 21, 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
- Canasta – 2nd Monday 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 2025-26 on the schedule
- Book Exchange - August 3rd
- Kid's Book Exchange – August 17th
- Pool Party – Residents were very happy and enjoyed the event
- Labor Day – August 30 – Game truck, foam, waterslides, food trucks, pie eating contest and more

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

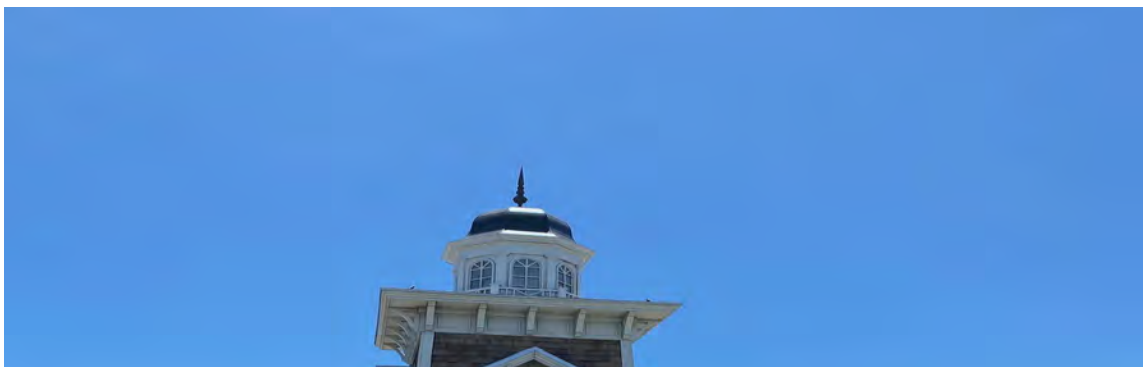


Completed Projects

- Allstar Electric repaired both the beacon light above the amenity center and lighthouse light at the main entrance
- Pest Hunters have completed treatment at the phase 4 playground for the wasp infestation.
- Southeast Fitness repaired a treadmill and stair master that needed repairs.
- RMS replaced Lakeside Park men's bathroom door.
- RMS painted all bench swings and gondolas on pool deck.
- RMS painted the social hall.
- RMS repaired main roundabout area with cold patches to repair pot holes.
- RMS pressure-washed the Front Entrance to the Amenities Center and pool deck.

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



2.



Proposal #: 589775

Date: 8/7/2025

From: Travis Arnold

Proposal for
Meadow View at Twin Creeks CDD

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

Playground Mulching Hutchinson Park

LOCATION OF PROPERTY

850 Beacon Lake Pkwy
St. Augustine, FL 32095

DESCRIPTION	QTY
-------------	-----

Playground Mulch Installation	50
-------------------------------	----

Yellowstone to refresh playground mulch at Hutchinson Playground

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Meadow View at Twin Creeks CDD

Subtotal	\$3,800.00
Sales Tax	\$0.00
Proposal Total	\$3,800.00

THIS IS NOT AN INVOICE

3.

Coastal Pool Care

PO Box 1844
Ponte Vedra Beach, FL 32004
US
+19045362150
office@coastalpoolcare.net



Estimate

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

ESTIMATE 1898
DATE 08/07/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Repair Commercial Splash Pool Remove 50HP pump, repair cracked floor in vault, replace pump.	1	3,500.00	3,500.00
TOTAL				\$3,500.00

Accepted By

Accepted Date

4.

CLIENT

DATE PROPOSED	TECHNICIAN ANTONIO	CLIENT
---------------	--------------------	--------

ELEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
June 30, 2025



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11	<u>Debt Service Fund Series 2018A1</u>
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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

June 30, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 81,632	\$ -	\$ -	\$ -	\$ 81,632
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Developer - BBX	-	-	-	-	-
Due from Other	4,921	-	-	-	4,921
Due from Capital Reserve	12,492	-	-	-	12,492
<u>Investments:</u>					
General Fund Custody	304,908	-	-	-	304,908
State Board of Administration (SBA)-GF	1,257,745	-	-	-	1,257,745
State Board of Administration (SBA)-Fence Easement	75,094	-	-	-	75,094
State Board of Administration (SBA)-Capital Reserve	-	-	-	45,566	45,566
<u>Series 2016</u>					
Reserve	-	150,257	-	-	150,257
Revenue	-	231,230	-	-	231,230
<u>Series 2018</u>					
Reserve A1	-	207,083	-	-	207,083
Revenue A1	-	301,271	-	-	301,271
Reserve A2	-	-	-	-	-
Revenue A2	-	3,074	-	-	3,074
Prepayment A 2	-	1	-	-	1
<u>Series 2019</u>					
Reserve	-	87,155	-	-	87,155
Revenue	-	124,994	-	-	124,994
Prepayment A1	-	-	-	-	-
<u>Series 2020</u>					
Reserve A1	-	42,379	-	-	42,379
Revenue A1	-	61,342	-	-	61,342
Prepayment A1	-	1,005	-	-	1,005
Revenue A2	-	1,894	-	-	1,894
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
<u>Series 2021 Ph3B</u>					
Reserve	-	141,207	-	-	141,207
Revenue	-	103,259	-	-	103,259
Prepayment	-	114	-	-	114
Construction	-	-	17,156	-	17,156
<u>Series 2021 Ph4</u>					
Reserve	-	211,869	-	-	211,869
Interest	-	-	-	-	-
Revenue	-	138,016	-	-	138,016
Prepayment	-	0	-	-	0
Construction	-	-	25,866	-	25,866
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	20,506	-	-	-	20,506
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 1,761,059	\$ 1,806,151	\$ 43,021	\$ 45,566	\$ 3,655,797

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

June 30, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	\$ 114,310	\$ -	\$ -	\$ -	\$ 114,310
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Retainage Payable	-	-	-	-	-
Due to General Fund	-	-	-	12,492	12,492
Total Liabilities	\$ 114,310	\$ -	\$ -	\$ 12,492	\$ 126,802
Fund Balance:					
Nonspendable:					
Deposits	\$ 3,760	\$ -	\$ -	\$ -	\$ 3,760
Restricted for:					
Debt Service	-	1,806,151	-	-	1,806,151
Capital Project			43,021	-	43,021
Assigned for:					
Capital Reserve Fund	-	-	-	33,074	33,074
Unassigned	1,622,483	-	-	-	1,622,483
Total Fund Balances	\$ 1,646,749	\$ 1,806,151	\$ 43,021	\$ 33,074	\$ 3,528,995
Total Liabilities & Fund Balance	\$ 1,761,059	\$ 1,806,151	\$ 43,021	\$ 45,566	\$ 3,655,797

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 2,144,757	\$ 2,144,757	\$ 2,139,937	\$ (4,820)
Special Assessments - Gate Monitoring*	32,500	32,500	32,500	(0)
Interest/Miscellaneous Income	25,000	18,750	49,434	30,684
Restricted Easement Fence Fund	-	-	19,200	19,200
Facility Revenue	10,000	7,500	24,323	16,823
Total Revenues	\$ 2,212,257	\$ 2,203,507	\$ 2,265,394	\$ 61,887

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 3,600	\$ 8,000	\$ (4,400)
PR-FICA	367	275	612	(337)
Engineering	36,000	27,000	19,912	7,088
Attorney	30,000	22,500	15,815	6,685
Annual Audit	7,600	7,600	7,600	-
Assessment Administration	11,236	11,236	11,236	-
Arbitrage Rebate	3,600	3,000	3,000	-
Dissemination Agent	14,045	10,534	10,534	-
Trustee Fees	20,400	19,341	19,341	-
Management Fees	58,533	43,900	43,900	-
Information Technology	1,776	1,332	1,332	-
Website Maintenance	1,272	954	954	-
Telephone	700	525	642	(117)
Postage & Delivery	1,600	1,200	953	247
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	1,725	624	1,101
Legal Advertising	1,500	1,125	1,395	(270)
Other Current Charges	1,600	1,200	436	764
Office Supplies	300	225	135	90
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 206,781	\$ 166,424	\$ 155,328	\$ 11,096

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 9,994	\$ 10,075	\$ (81)
Electric	52,500	39,375	28,284	11,091
Water/Sewer/Irrigation	45,000	33,750	34,273	(523)
Gas	2,500	1,875	1,193	682
Trash Removal	8,400	6,300	7,395	(1,095)
<i>Security</i>				
Security Monitoring	1,440	1,080	999	81
Gate Monitoring	32,500	24,375	23,640	735
Gate Repairs	3,000	2,250	1,067	1,183
Access Cards	3,000	1,783	1,783	-
Contacted Security	20,000	15,000	21,124	(6,124)
<i>Management Contracts</i>				
Facility Management	98,729	74,046	74,047	(0)
Facility Attendant	41,498	31,123	17,837	13,287
Pool Attendants	61,479	30,056	30,056	-
Canoe Launch Attendant	5,750	-	-	-
Snack Bar Attendant	10,000	-	-	-
Field Management / Admin	95,000	71,250	71,250	(0)
Pool Maintenance	20,000	15,000	12,616	2,384
Pool Chemicals	26,475	19,856	20,203	(346)
Janitorial	25,112	18,834	18,620	214
Facility Maintenance	103,200	77,400	80,192	(2,792)
Private Event Attendant	6,500	4,875	3,553	1,322
Repairs & Maintenance	62,800	47,100	43,566	3,534
New Capital Projects	5,000	3,750	-	3,750
Snack Bar Inventory -CGS	1,000	750	-	750
Food Service License	650	488	242	246
Community Website Services	-	-	300	(300)
Subscriptions	4,000	3,000	2,938	62
Pest Control	2,831	2,123	2,075	48
Supplies	2,500	1,875	163	1,712
Furnitures, Fixtures & Equipment	5,000	745	745	-
Special Events	35,000	31,342	31,342	-
Holiday Decorations	20,000	5,219	5,219	-
Fitness Center Repairs/Supplies	5,500	4,125	2,205	1,920
Office Supplies	2,050	1,538	1,510	27
ACA++SCAP/BMI Licenses	800	600	-	600
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	575	575	-
Subtotal Amenity Center Expenditures	\$ 908,057	\$ 666,121	\$ 617,980	\$ 48,142

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	27,241	18,631	8,610
Landscape Maintenance	690,755	518,066	447,855	70,211
Landscape Contingency	85,000	72,572	72,572	-
Lake Maintenance	27,000	20,250	21,484	(1,234)
Grounds Maintenance	35,000	26,250	32,867	(6,617)
Pump Repairs	10,000	7,500	11,777	(4,277)
Streetlighting	69,294	51,971	58,403	(6,432)
Streetlight Repairs	5,000	3,750	-	3,750
Irrigation Repairs	50,000	37,500	12,670	24,830
Miscellaneous	6,500	4,875	495	4,380
Contingency	31,149	23,362	25,364	(2,002)
Capital Reserve	45,000	45,000	45,000	-
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ 838,336	\$ 747,117	\$ 91,219
Total Operations & Maintenance	\$ 2,005,476	\$ 1,504,457	\$ 1,365,097	\$ 139,360
Total Expenditures	\$ 2,212,257	\$ 1,670,881	\$ 1,520,425	\$ 150,456
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 744,969	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -		-	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ -		\$ 744,969	
Fund Balance - Beginning	\$ -		\$ 901,780	
Fund Balance - Ending	\$ -		\$ 1,646,749	

(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	\$ -	\$ 6,495	\$ -	\$ -	\$ -	\$ 2,139,937
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	12,130	-	-	-	49,434
Restricted Easement Fence Fund	-	2,400	1,800	5,400	1,800	3,600	600	1,200	2,400	-	-	-	19,200
Facility Revenue	-	-	-	10,788	2,085	-	5,150	2,888	3,413	-	-	-	24,323
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,251	\$ 134,368	\$ 321,839	\$ 1,475,354	\$ 187,792	\$ 12,062	\$ 96,579	\$ 10,710	\$ 24,438	\$ -	\$ -	\$ -	\$ 2,265,394
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 400	\$ 800	\$ 800	\$ 800	\$ 1,400	\$ 800	\$ 600	\$ 800	\$ 1,600	\$ -	\$ -	\$ -	\$ 8,000
PR-FICA	31	61	61	61	107	61	46	61	122	-	-	-	612
Engineering	1,001	2,510	1,746	366	1,253	2,481	1,245	3,978	5,333	-	-	-	19,912
Attorney	436	670	2,222	1,188	1,901	2,691	3,519	3,191	-	-	-	-	15,815
Annual Audit	-	-	-	-	-	-	-	-	7,600	-	-	-	7,600
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	1,170	-	-	-	10,534
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	4,878	-	-	-	43,900
Information Technology	148	148	148	148	148	148	148	148	148	-	-	-	1,332
Website Maintenance	106	106	106	106	106	106	106	106	106	-	-	-	954
Telephone	47	22	34	51	61	63	143	114	107	-	-	-	642
Postage & Delivery	44	432	37	94	42	43	45	58	159	-	-	-	953
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	30	78	27	57	98	72	45	186	-	-	-	624
Legal Advertising	96	94	94	364	94	94	273	189	96	-	-	-	1,395
Other Current Charges	-	-	20	210	-	-	200	-	6	-	-	-	436
Office Supplies	1	1	1	1	1	1	129	1	1	-	-	-	135
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,588	\$ 11,097	\$ 26,547	\$ 9,464	\$ 11,218	\$ 15,591	\$ 12,572	\$ 14,738	\$ 21,512	\$ -	\$ -	\$ -	\$ 155,328

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	\$ 1,114	\$ -	\$ -	\$ -	10,075
Electric	3,094	3,330	3,209	3,272	3,379	2,936	2,827	3,101	3,137	-	-	-	28,284
Water/Sewer/Irrigation	3,820	3,464	2,875	4,264	4,738	4,289	3,892	3,901	3,030	-	-	-	34,273
Gas	289	21	275	149	65	84	157	111	42	-	-	-	1,193
Trash Removal	788	788	782	983	808	814	-	1,623	810	-	-	-	7,395
Security													
Security Monitoring	111	111	111	111	111	111	111	111	111	-	-	-	999
Gate Monitoring	2,633	2,665	2,633	4,014	2,649	1,102	2,649	2,649	2,649	-	-	-	23,640
Gate Repairs	325	342	400	-	-	-	-	-	-	-	-	-	1,067
Access Cards	-	715	-	-	-	-	-	715	353	-	-	-	1,783
Contacted Security	2,460	2,758	2,454	2,967	1,574	520	2,267	2,216	3,909	-	-	-	21,124
Management Contracts													
Facility Management	8,227	8,227	8,227	8,227	8,227	8,227	8,227	8,227	8,227	-	-	-	74,047
Facility Attendant	1,187	1,102	1,235	1,457	1,296	1,667	2,717	3,217	3,959	-	-	-	17,837
Pool Attendants	-	-	-	-	-	3,451	2,862	5,449	18,294	-	-	-	30,056
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	7,917	-	-	-	71,250
Pool Maintenance	1,713	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	-	-	-	12,616
Pool Chemicals	2,101	2,101	2,101	2,305	2,305	2,305	2,374	2,305	2,305	-	-	-	20,203
Janitorial	2,321	2,996	2,055	1,479	2,059	1,607	2,324	1,773	2,005	-	-	-	18,620
Facility Maintenance	11,311	7,183	6,722	2,758	13,334	9,275	10,111	11,836	7,663	-	-	-	80,192
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	4,327	-	-	-	43,566
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	242	-	-	-	-	-	242
Community Website Services	-	-	-	-	-	-	-	-	300	-	-	-	300
Subscriptions	304	304	501	304	304	312	304	304	304	-	-	-	2,938
Pest Control	226	226	226	233	233	233	233	233	233	-	-	-	2,075
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	5,347	6,466	-	-	-	31,342
Holiday Decorations	-	197	4,927	-	-	-	-	-	94	-	-	-	5,219
Fitness Center Repairs/Supplies	-	-	425	-	1,405	-	-	80	295	-	-	-	2,205
Office Supplies	242	87	-	153	60	94	228	499	148	-	-	-	1,510
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	\$ 62,729	\$ 69,724	\$ 79,054	\$ -	\$ -	\$ -	617,980

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	2,653	-	-	-	18,631
Landscape Maintenance	47,125	48,221	48,221	48,221	48,221	48,221	48,221	63,181	48,221	-	-	-	447,855
Landscape Contingency	4,907	1,635	18,242	-	-	1,345	13,005	5,464	27,975	-	-	-	72,572
Lake Maintenance	2,284	2,284	2,284	2,284	2,284	2,284	2,593	2,593	2,593	-	-	-	21,484
Grounds Maintenance	2,685	2,933	5,930	554	6,911	2,647	3,145	3,745	4,317	-	-	-	32,867
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	6,695	-	-	-	58,403
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,661	2,779	90	980	1,959	-	1,188	4,014	-	-	-	-	12,670
Miscellaneous	-	230	79	-	124	37	-	-	25	-	-	-	495
Contingency	-	1,000	1,251	-	1,630	897	950	18,716	920	-	-	-	25,364
Capital Reserve	-	-	-	-	-	45,000	-	-	-	-	-	-	45,000
Subtotal Ground Maintenance Expenditures	\$ 66,179	\$ 69,458	\$ 83,872	\$ 65,697	\$ 72,215	\$ 109,781	\$ 79,401	\$ 107,115	\$ 93,399	\$ -	\$ -	\$ -	\$ 747,117
Total Operations & Maintenance	\$ 191,726	\$ 123,492	\$ 143,807	\$ 111,782	\$ 137,319	\$ 165,549	\$ 142,130	\$ 176,839	\$ 172,453	\$ -	\$ -	\$ -	\$ 1,365,097
Total Expenditures	\$ 224,314	\$ 134,589	\$ 170,353	\$ 121,247	\$ 148,537	\$ 181,140	\$ 154,702	\$ 191,577	\$ 193,965	\$ -	\$ -	\$ -	\$ 1,520,425
Excess (Deficiency) of Revenues over Expenditures	\$ (222,064)	\$ (221)	\$ 151,485	\$ 1,354,107	\$ 39,255	\$ (169,078)	\$ (58,123)	\$ (180,867)	\$ (169,527)	\$ -	\$ -	\$ -	\$ 744,969
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)	\$ (58,123)	\$ (180,867)	\$ (169,527)	\$ -	\$ -	\$ -	\$ 744,969

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2025

	Adopted Budget	Prorated Budget Thru 06/30/25	Actual Thru 06/30/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest	-	-	566	566
Total Revenues	\$ 45,000	\$ 45,000	\$ 45,566	\$ 566
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	12,492	(12,492)
Total Expenditures	\$ -	\$ -	\$ 12,492	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 45,000		\$ 33,074	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 45,000		\$ 33,074	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 45,000		\$ 33,074	

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 June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 442,395	\$ (969)
Interest Income	12,000	9,000	14,843	5,843
Total Revenues	\$ 455,364	\$ 452,364	\$ 457,238	\$ 4,874
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	\$ 5,839	\$ 10,713	\$ 4,874
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,839	\$ 5,839	\$ 10,713	\$ 4,874
Fund Balance - Beginning	\$ 222,167		\$ 370,774	
Fund Balance - Ending	\$ 231,006		\$ 381,487	

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 June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 611,194	\$ (1,339)
Interest Income	14,000	10,500	19,570	9,070
Total Revenues	\$ 626,533	\$ 623,033	\$ 630,763	\$ 7,730
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	\$ 10,358	\$ 18,088	\$ 7,730
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,858	\$ 10,358	\$ 18,088	\$ 7,730
Fund Balance - Beginning	\$ 288,459		\$ 493,341	
Fund Balance - Ending	\$ 302,317		\$ 511,430	

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 June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 254,777	\$ (2,576)
Interest Income	8,500	6,375	8,209	1,834
Total Revenues	\$ 265,853	\$ 263,728	\$ 262,986	\$ (742)
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	\$ 7,916	\$ 2,103	\$ (5,813)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,898	\$ 7,916	\$ 2,103	\$ (5,813)
Fund Balance - Beginning	\$ 123,844		\$ 210,046	
Fund Balance - Ending	\$ 133,742		\$ 212,149	

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 June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,490	\$ 114,490	\$ 112,794	\$ (1,696)
Interest Income	5,500	4,125	4,015	(110)
Total Revenues	\$ 119,990	\$ 118,615	\$ 116,809	\$ (1,806)
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	\$ 5,522	\$ 3,716	\$ (1,806)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,897	\$ 5,522	\$ 3,716	\$ (1,806)
Fund Balance - Beginning	\$ 61,116		\$ 102,905	
Fund Balance - Ending	\$ 68,013		\$ 106,621	

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 June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,765	\$ 280,765	\$ 278,560	\$ (2,205)
Interest Income	8,500	6,375	9,979	3,604
Prepayments	-	-	21,336	21,336
Total Revenues	\$ 289,265	\$ 287,140	\$ 309,874	\$ 22,734
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	\$ 8,727	\$ 6,462	\$ (2,266)
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	\$ 8,727	\$ 1,407	\$ (7,321)
Fund Balance - Beginning	\$ 100,153		\$ 243,174	
Fund Balance - Ending	\$ 111,005		\$ 244,580	

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 June 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/25	Thru 06/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 423,738	\$ 423,738	\$ 422,800	\$ (938)
Prepayment	-	-	20,918	20,918
Interest Income	9,000	6,750	13,278	6,528
Total Revenues	\$ 432,738	\$ 430,488	\$ 456,996	\$ 26,508
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	\$ 5,230	\$ 6,738	\$ 1,508
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (7,030)	\$ (7,030)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (7,030)	\$ (7,030)
Net Change in Fund Balance	\$ 7,480	\$ 5,230	\$ (291)	\$ (5,521)
Fund Balance - Beginning	\$ 136,629		\$ 350,176	
Fund Balance - Ending	\$ 144,109		\$ 349,885	

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 June 30, 2025

	Actual
	Thru 06/30/25
Revenues	
Interest Income	\$ 460
Developer Contributions	113,935
Total Revenues	\$ 114,394
Expenditures:	
Capital Outlay	\$ 113,935
Total Expenditures	\$ 113,935
Excess (Deficiency) of Revenues over Expenditures	\$ 460
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 5,055
Total Other Financing Sources (Uses)	\$ 5,055
Net Change in Fund Balance	\$ 5,515
Fund Balance - Beginning	\$ 11,641
Fund Balance - Ending	\$ 17,156

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 June 30, 2025

	Actual
	Thru 06/30/25
Revenues	
Interest Income	\$ 713
Total Revenues	\$ 713
Expenditures:	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 713
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 7,030
Total Other Financing Sources (Uses)	\$ 7,030
Net Change in Fund Balance	\$ 7,742
Fund Balance - Beginning	\$ 18,123
Fund Balance - Ending	\$ 25,866

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	\$132,765
Reserve Fund Balance	150,257
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	207,083
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	87,155
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	42,379
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	141,207
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
9 Tax Sale	6/13/2025	1,322.69	1,827.37	761.74	337.24	832.85	1,264.10	6,495.22	12,841.21
10	7/10/2025	3,846.22	5,313.78	2,215.05	980.64	2,421.83	3,675.86	18,887.36	37,340.74
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		446,240.91	616,507.66	256,991.90	113,774.58	280,981.93	426,475.39	2,191,324.33	4,332,296.70

BALANCE DUE	(2,876.76)	(3,974.41)	(1,656.73)	(733.47)	(1,811.41)	(2,749.33)	(14,126.76)	(27,928.87)
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PERCENT COLLECTED TAX ROLL	101%	101%	101%	101%	101%	101%	101%	101%
-----------------------------------	------	------	------	------	------	------	------	------

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		
6/4/25	2988-3002	\$31,607.23
6/11/25	3003-3007	25,746.87
6/17/25	3008-3021	65,592.80
6/25/25	3022-3027	14,048.49
TOTAL		\$136,995.39
Autopayments		
6/2/25	Wellbeats	\$249.00
6/5/25	Florida Natural Gas	41.62
6/5/25	IRS FICA Payment	122.40
6/5/25	RollKall Technol	1,612.39
6/6/25	Republic Services	810.00
6/16/25	RollKall Technol	520.90
6/17/25	AT&T	85.60
6/18/25	St Johns County Utility Dept	3,030.25
6/20/25	IRS FICA Payment	122.40
6/23/25	RollKall Technol	519.75
6/23/25	Comcast	1,028.10
6/30/25	WF Bus Credit Card Payment	3,798.51
6/30/25	FPL	12,484.83
6/30/25	RollKall Technol	1,256.08
Total Paid Electronically		\$25,681.83
Total General Fund		\$162,677.22

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/04/25	00204	5/25/25 7142	202505 320-53800-45006		*	510.00	
		RPL LED DRIVER/PHOTE EYE		ALLSTAR ELECTRICAL CONTRACTORS INC			510.00 002988
6/04/25	00204	5/29/25 7147	202505 320-53800-45006		*	590.00	
		INSTALL BREAKER-GFCI		ALLSTAR ELECTRICAL CONTRACTORS INC			590.00 002989
6/04/25	00162	5/20/25 6990-H9	202505 320-57200-45505		*	1,362.90	
		MAY POOL MAINTENANCE		ZACHARY SULLIVAN			1,362.90 002990
6/04/25	00162	5/20/25 6990-H8	202505 320-57200-45506		*	2,305.10	
		MAY POOL CHEMICALS		ZACHARY SULLIVAN			2,305.10 002991
6/04/25	00036	5/24/25 05242025	202505 320-57200-49400		*	550.00	
		24' DOUBLE LANE SLIDE			*	350.00	
		21FT XL SUPER SLIDE			*	250.00	
		15' TODDLER SLIDE			*	400.00	
		DRY OBSTACLE COURSE			*	450.00	
		FOAM PARTY (3HRS)			*	300.00	
		ONSITE ATTENDANTS (3HRS)		BOUNCERS SLIDES AND MORE INC			2,300.00 002992
6/04/25	00036	6/06/25 06062025	202506 320-57200-49400		*	650.00	
		SILENT DISCO			*	300.00	
		GLOW FURNITURE/FOG LIGHTS			*	500.00	
		LASER TAG		BOUNCERS SLIDES AND MORE INC			1,450.00 002993
6/04/25	00208	5/21/25 181002	202505 320-53800-45011		*	710.25	
		BEACH SAND		EARTH WORKS UNLIMITED OF FLORIDA			710.25 002994
6/04/25	00045	5/30/25 89806	202505 320-53800-45005		*	2,593.14	
		MAY LAKE MAINTENANCE		FUTURE HORIZONS INC			2,593.14 002995

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/04/25	00186	6/01/25 257067	202506 320-57200-45507	JUN JANITORIAL SERVICES	*	1,301.00	
				NEWVENTURE OF JACKSONVILLE INC			1,301.00 002996
6/04/25	00209	6/01/25 3173	202506 320-57200-44205	JUN WEB HOSTING/MAINT.	*	300.00	
				JENNIFER STEWART KJELLMAN			300.00 002997
6/04/25	00020	5/16/25 378	202504 320-57200-44200	REPAIRS AND MAINTENANCE	*	4,752.00	
		5/16/25 378	202504 320-57200-45508	FACILITY MAINTENANCE	*	7,100.00	
		5/16/25 378	202504 320-53800-45006	GROUNDS MAINTENANCE	*	2,900.00	
		5/16/25 378	202504 320-53800-45011	CONTINGENCY	*	950.03	
				RIVERSIDE MANAGEMENT SERVICES			15,702.03 002998
6/04/25	00210	6/02/25 500-1575	202506 320-57200-49400	BEACON SHOW IN FEB	*	750.00	
		6/02/25 500-1575	202506 320-57200-49400	BEACON SHOW IN JUNE	*	750.00	
				ENTERTAINMENT STRATEGIES INC			1,500.00 002999
6/04/25	00046	5/31/25 62064789	202505 320-57200-45917	MAY PEST CONTROL SERVICES	*	232.81	
				TURNER PEST CONTROL LLC			232.81 003000
6/04/25	00040	5/21/25 917469	202505 320-53800-45006	JACK FROST INSTALL	*	275.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			275.00 003001
6/04/25	00040	5/27/25 919090	202505 320-53800-45004	TREE CARE SERVICES	*	475.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			475.00 003002
6/11/25	00114	6/02/25 756176	202506 320-57200-45410	GATE MONITORING JUL25	*	2,648.54	
				HIDDEN EYES LLC			2,648.54 003003
6/11/25	00045	5/30/25 89911	202505 320-53800-45006	UNCLOGGED FOUNTAIN	*	120.00	
				FUTURE HORIZONS INC			120.00 003004
6/11/25	00001	6/01/25 126	202506 310-51300-34000	JUN MANAGEMENT FEES	*	4,877.75	

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		6/01/25 126	202506 310-51300-35300	JUN WEBSITE ADMIN	*	106.00	
		6/01/25 126	202506 310-51300-35100	JUN INFORMATION TECH	*	148.00	
		6/01/25 126	202506 310-51300-31600	JUN DISSEMINATION SVCS	*	1,170.42	
		6/01/25 126	202506 310-51300-51000	OFFICE SUPPLIES	*	.75	
		6/01/25 126	202506 310-51300-42000	POSTAGE	*	158.75	
		6/01/25 126	202506 310-51300-42500	COPIES	*	185.85	
		6/01/25 126	202506 310-51300-41000	TELEPHONE	*	106.72	
				GOVERNMENTAL MANAGEMENT SERVICES			6,754.24 003005
6/11/25 00020		6/01/25 379	202506 320-57200-45504	JUN FIELD MGMT/ADMIN	*	7,916.67	
		6/01/25 379	202506 320-57200-45500	JUN FACILITY MANAGEMENT	*	8,227.42	
				RIVERSIDE MANAGEMENT SERVICES			16,144.09 003006
6/11/25 00048		5/30/25 1575	202505 320-57200-44207	STAIR MASTER PARTS	*	80.00	
				SOUTHEAST FITNESS REPAIR			80.00 003007
6/17/25 00204		6/13/25 7187	202506 320-53800-45006	LIGHTING/ELECTRICAL BOXES	*	1,783.00	
				ALLSTAR ELECTRICAL CONTRACTORS INC			1,783.00 003008
6/17/25 00207		6/11/25 611BL	202506 320-57200-45508	RPL THERMOSTAT IN FRYER	*	325.00	
				DO ALL HEATING AND AIR LLC			325.00 003009
6/17/25 00166		6/12/25 6506	202506 320-57200-44300	ACCESS CARDS	*	352.95	
				ID WORKPLACE LLC			352.95 003010
6/17/25 00178		6/05/25 3579331	202503 310-51300-31500	MAR GENERAL COUNSEL	*	2,690.50	
				KUTAK ROCK LLP			2,690.50 003011
6/17/25 00020		5/31/25 380	202505 320-57200-49400	MAY SPECIAL EVT ASSISTANT	*	668.64	
				RIVERSIDE MANAGEMENT SERVICES			668.64 003012
				MVTP MEADOW VIEW TP BPEREGRINO			

RECEIVED

By Tara Lee at 1:32 pm, Jun 02, 2025

APPROVED GROUNDS MAINTENACE

53800.320.45006

CHRISTIAN BIROL 05/27/2025

INVOICE**Allstar Electrical Contractors Inc.**

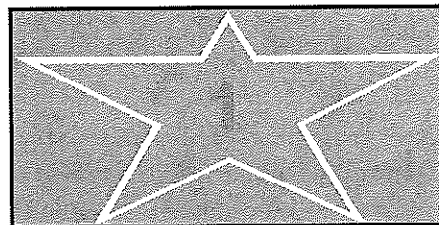
135 Jenkins Street Suite 105B #107

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

Work Performed By: Tristan, Rheo

Invoice no.: 7142

Terms: Net 5

Invoice date: 05/25/2025

Due date: 05/30/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/21/2025	Sales Item	Replaced LED Driver and Photo Eye at the corner of Convex Lane and Beacon Lakes Parkway	1	\$345.00	\$345.00
2.		Sales Item	Replaced Photo Eye at stop sign on the corner of Fresnel and Beacon Lake Parkway	1	\$165.00	\$165.00

Total**\$510.00****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!

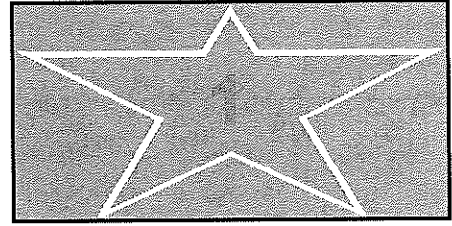
View and pay

APPROVED GROUNDS MAINTENANCE
53800.320.45006
CHRISTIAN BIROL 05/29/2025

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.: 7147
Terms: Net 15
Invoice date: 05/29/2025
Due date: 06/13/2025

RECEIVED

By Tara Lee at 11:22 am, Jun 02, 2025

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

Total

\$590.00

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 POOL MAINTENANCE
57200.320.45505
CHRISTIAN BIROL 5/20/2025

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

RECEIVED
By Tara Lee at 10:38 am, May 20, 2025



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

Invoice Number 6990-H9
Date of Issue 05/20/2025
Due Date 06/30/2025
Reference Monthly Pool Service
Amount Due (USD) \$1,362.90

Description	Rate	Qty	Line Total
Beacon Lakes Monthly Pool Service Only	\$1,362.90	1	\$1,362.90
Pool Service Site Address:850 Beacon Lake Pkwy. St. Augustine Fl 32095 Service Schedule: October-March, 2 visits per week, Mondays and Fridays April-September, 3 visits per week, Mondays, Wednesdays and Fridays Service Includes: skimming the pool surface, cleaning the pool gutters, cleaning the skimmer baskets, vacuuming the pool, brushing the walls and steps, waterline tile cleaning, filtration system monitoring, and maintenance such as cleaning out the pump baskets, keeping the orings lubricated, filters back washed and cleaned properly along with maintaining the proper water chemistry and water levels. A log book will be left on site for the doh to verify the dates we are there and the testing completed during those visits. Chemicals : Included and provided, however billed separately on its own monthly invoice as requested. Community or client has a 3rd party vendor for their chemical needs. Additional chemicals not includ. but available and billed at an additional rate when needed or requested: algaeicides, metal out, and phosphate treatments. The due date is reflected on the invoice of a net30 based on the originally agreed upon terms. Late fees of \$70.00 apply after the due date and the 5-day grace period we allot for mail delivery. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down before the account was brought current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.			

Subtotal 1,362.90

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

Notes

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

Terms

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

APPROVED POOL CHEMICALS
57200.320.45506
CHRISTIAN BIROL 05/20/2025

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

RECEIVED
By Tara Lee at 10:38 am, May 20, 2025




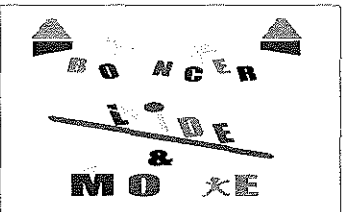
Meadow View at Twin Creeks CDD (Beacon Lakes)
850 Beacon Lake Parkway
St. Augustine, FL 32095

Invoice Number 6990-H8
Date of Issue 05/20/2025
Due Date 06/30/2025
Reference Monthly Chemicals
Amount Due (USD) \$2,305.10

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

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

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: May 24th, 2025 Invoice No.: 05242025.22		
<u>Name / Address</u> Attn: Jennifer Clark-Ericson Meadow View at Twin Creeks Riverside Management Service Inc. Governmental Management Services Inc.		Additional Details: Start time of 10a running through 1p. Set up will be completed by 9:45a. 1 320 57200 49400 Special Events Approved Jen Erickson 5.20.2025				
<u>Description</u>		<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	24' Double Lane Tiki Slide	1	\$600.00		\$550.00	\$550.00
2	21ft XL Super Slide	1	\$400.00		\$350.00	\$350.00
3	15' Toddler Slide	1	\$300.00		\$250.00	\$250.00
4	DRY obstacle course	1	\$450.00		\$400.00	\$400.00
5	Foam Party (3hrs)	1	\$450.00		\$450.00	\$450.00
6	Onsite Attendants (3 hrs.)	3	\$100.00		\$100.00	\$300.00
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
Comments:		Subtotal				\$2,300.00
		Sales Tax (0.0%)				\$0.00
		Total				\$2,300.00

		Bouncers, Slides, and More Inc. 1915 Bluebonnet Way Fleming Island, FL 32003		Invoice Date: June 6th, 2025 Invoice No.: 06062025.14		
<u>Name / Address</u> Attn: Jennifer Clark-Ericson Meadow View at Twin Creeks Riverside Management Service Inc. Governmental Management Services Inc.		Additional Details: 6p-8p. Includes three onsite attendants. 1 320 57200 49400 Special Events Approved Jen Erickson 5.20.2025				
	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	Silent Disco	1	\$750.00		\$650.00	\$650.00
2	Glow Furniture, fog, lighting etc.	1	\$300.00		\$300.00	\$300.00
3	Laser Tag (outdoor w/ barricades)	1	\$550.00		\$500.00	\$500.00
4						
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20						
Comments:		Subtotal				\$1,450.00
		Sales Tax (0.0%)				\$0.00
		Total				\$1,450.00

RECEIVED

By Tara Lee at 1:10 pm, May 20, 2025



**Earth Works Unlimited of
Florida, LLC**

1119 St. Johns Bluff Rd. N., #1
Jacksonville, FL 32225

APPROVED CONTINGENCY
53800.320.45011
CHRISTIAN BIROL 05/21/2025

RECEIVED

By Tara Lee at 2:12 pm, May 21, 2025

Invoice

Date	Invoice #
5/21/2025	181002

(904) 996-0712

Bill To
Meadow View at Twin Creeks Christian Birol 475 West Town Place, Suite 114 St. Augustine, FL 32092

Customer Phone
904-940-5850

Sales Rep	Due Date
TAG	Due on Receipt

Quantity	Description	Size	Rate	Amount
	Beach Sand		710.25	710.25
Prompt payment would be greatly appreciated. We accept all major credit cards except American Express, however a 2.5% handling fee will be applied.			Total Due:	\$710.25

APPROVED LAKE MAINTENANCE
53800.320.45005
CHRISTIAN BIROL 06/02/2025

Future Horizons, Inc

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

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

RECEIVED

By Tara Lee at 2:00 pm, Jun 02, 2025

INVOICE

Invoice Number: 89806
Invoice Date: May 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	5/5/25	6/29/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in May 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.



Invoice	
Date	Invoice #
6/1/2025	257067

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

Please Remit Payment To:

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

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

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of June 2025</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo</p> <p>1 320 57200 45507 Amenity-Janitorial Approved Jen Erickson 5.21.2025</p> <div> RECEIVED By Tara Lee at 11:15 am, May 21, 2025 </div>	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00

JSK Marketing, LLC

234 Saint Augustine Blvd
Jacksonville Beach, FL
32250-6055 USA
jenn@jskmarketing.com
www.jskmarketing.com

**INVOICE**

BILL TO
Jim Oliver
Meadow View at Twins Creed CDD

INVOICE 3173
DATE 06/01/2025
TERMS Net 15
DUE DATE 06/16/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Web Hosting		1	300.00	300.00

Thank you for your business! Feel free to pay electronically via card or ACH.
Checks can be mailed to 3948 3rd Street South #579
Jacksonville Beach, Florida 32250.

BALANCE DUE

\$300.00

Pay Invoice

RECEIVED

By Tara Lee at 11:54 am, Jun 02, 2025

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

Invoice

Invoice #: 378
Invoice Date: 5/16/2025
Due Date: 5/16/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance April 1 - April 30, 2025	314.95	40.00	12,598.00
Maintenance Supplies		3,104.03	3,104.03
APPROVED			
REPAIRS AND MAINTENANCE - \$4752.00 57200.320.44200			
FACILITY MAINTENANCE - \$7100.00 57200.320.45508			
GROUNDS MAINTENANCE - \$2900.00 53800.320.45006			
CONTINGENCY - \$950.03 53800.320.45011			
CHRISTIAN BIROL 05/20/2025			
<i>Alison Mossing</i> 5-23-25			

Total \$15,702.03

Payments/Credits \$0.00

Balance Due \$15,702.03

RECEIVED

By Tara Lee at 9:15 am, May 23, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/25	8.25	M.C.	Worked on three striped bolts to grease trap, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, picked up supplies
4/1/25	5.5	J.S.	Removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways and parking lot, removed bolts from grease trap, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed baby ducks from pool
4/2/25	3.75	M.C.	Remove screws to the grease trap, removed debris from around amenity center
4/2/25	8	J.S.	Pressure washed front porch, windows, benches and building, cut bolts for grease trap box, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, lake side park, basketball courts, roadways and parking lot
4/3/25	8	J.S.	Concrete fence post for playground in phase four, put windcreens up on pickleball courts, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, basketball courts, pickleball courts, playgrounds, roadways and parking lot, checked and changed all trash receptacles, removed debris from the landings
4/3/25	8	A.A.	Put concrete to secure fence in phase four playground, secured screens in pickleball courts, removed debris around amenity center, courts, parking lot, lake side park and pool area, straightened and organized furniture at lake side park
4/4/25	8	J.S.	Put ant killer on mounds by amenity center, taped up cable for cooking demo, replaced gym receptacles, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, basketball courts, lake side park, playgrounds, roadways and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/7/25	1.75	M.C.	Removed debris around amenity center, closed down dog park to prepare for maintenance
4/7/25	8	J.S.	Closed down dog park for repairs, replaced broken umbrella with new one, cleaned doors and windows to gym area and front porch area, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, event fields, croquet field, parking lots and both entryways, checked and changed trash receptacles as needed
4/8/25	8	J.S.	straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, lake side park, basketball courts, roadways, playground and parking lots, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/9/25	8	M.C.	Shower handle replacement at lakeside park, assisted with bolting down grease trap, straightened and organized pool deck and patio furniture, removed debris from field next to basketball courts
4/9/25	8	J.S.	Changed out water filter in gym water fountain, changed out shower handle at lake side park, changed out all bolts on grease trap, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, playgrounds, roadways and parking lot
4/10/25	8	J.S.	straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, lake side park, basketball courts, parking lot, around both entryways and both lakes around entryways
4/10/25	8	A.A.	Removed debris at pool, pickleball courts, tennis courts, lake side park, basketball courts, both parking lots, roadways, both front entrances and both lakes near entrances, straightened and organized pool deck and patio furniture
4/11/25	8	M.C.	Installed four yard signs at 210 entrance and exits, adjusted hinges on door at pool area, removed debris around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/11/25	8	J.S.	Treated for ants on Tanner Ct walkway, installed four yard sale signs, adjusted latches on pool gate, straightened and organized pool deck furniture, removed debris around pool deck, playgrounds, tennis courts, pickleball courts, lakes side park, basketball courts, roadways and parking lot, checked and changed all trash receptacles, emptied and restocked

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			dog waste receptacles
4/14/25	8	M.C.	Assisted with painting lake side park shower, removed debris from a parties that was left behind, collected yard sale signs from the entrances, removed benches in dog park, removed debris from amenity center round a bout
4/14/25	8	J.S.	Straightened and organized pool deck and patio furniture, removed debris from pool area, tennis courts, pickleball courts, food court area, lake side park, roadways and parking lot, painted shower at lake side park, removed yard sale signs from both entrances, removed benches from dog park
4/15/25	8.5	M.C.	Re-caulked area where original caulk was missing, removed dog obstacles course from dog park, removed debris from Beacon Lake Parkway, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/15/25	8	J.S.	Removed all dog park obstacles, straightened and organized pool deck furniture and patio furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, lake side park, basketball courts, roadways and parking lots, emptied and restocked dog waste receptacles, checked and changed trash receptacles
4/16/25	7.75	M.C.	Prepped dog park from next steps
4/16/25	8	J.S.	Removed bell bracket on playground, prepped awning for dog park, straightened and organized pool deck furniture, removed debris around roadways, pool area, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds and parking lots
4/17/25	8	J.S.	Set up social hall for boarding meeting, removed debris around lakes, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, roadways, lake side park, basketball courts, playgrounds and parking lot, put construction adhesive on loose pavers in gazebo area, blew leaves and debris off front walkway and round-a-bout
4/17/25	8	A.A.	Assisted with setting up social room for meeting, removed debris around lakes, removed caution tape from soccer field, removed debris from roadways, assisted with construction adhesive on panel in gazebo, blew beach sand off front walkway, straightened and organized pool deck furniture, removed debris from pickleball and tennis courts, parking lot and basketball courts
4/18/25	7.62	M.C.	Organized social hall furniture back in place after meeting, cemented back left post from dog park awning, removed debris at lake side park, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/18/25	8	J.S.	Straightened and organized pool deck and patio furniture, removed debris from pool area, tennis courts, pickleball courts, playgrounds, lake side park, basketball courts, roadways and parking lot, concrete awning pole in place at dog park, emptied and restocked dog waste receptacles, checked and changed trash receptacles
4/21/25	8	M.C.	Started working on a few smaller projects, men's bathroom at lake side park needs new hinges replacement, benches pressure wash and cleaning, cement job in development, fixed lake side park hinges, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center and lake side park
4/21/25	6	J.S.	Pressure washed all benches and upper pool deck furniture, re-screw door hinges at lake side park, straightened and organized pool deck and patio furniture, removed debris around pool deck, tennis courts, basketball courts, lake side park, playgrounds, roadways and parking lot, checked and changed all trash receptacles
4/22/25	8	M.C.	Removed kayak house door and repaired damaged area, removed debris around community, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/22/25	8	J.S.	Assisted with kayak door repair and put back on kayak house, straightened and organized deck furniture, removed debris around pool area, tennis courts, lake side park, roadways, playgrounds, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/23/25	5	M.C.	Fixed damaged cement water drain, used a bonding agent and cement to cover area, straightened and organized pool deck chairs, tables and umbrellas

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/23/25	8	J.S.	Put ant killer on event field and on mounds in parking area, removed debris from both lakes by front entrances, repair curb on Convex, removed debris around pool deck, tennis courts, pickleball courts, lake side park, basketball courts, roadways and parking lot
4/24/25	8	J.S.	straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, lake side park, basketball courts, playgrounds and roadways, installed two benches in dog park, removed debris from three lakes
4/24/25	8	A.A.	Installed two benches in the dog park, straightened and organized pool deck furniture, removed debris around pool deck, parking lot, pickleball courts, tennis courts, lake side park, basketball court, playgrounds, roadways and lakes
4/25/25	7.5	M.C.	Installed new GFCI in pool pack area, did some grinding down cement high places of drains no longer trip hazard, removed debris around amenity center, straightened and organized chairs and tables on pool deck, removed debris around community
4/25/25	6.58	J.S.	Assisted with install of new GFI in pool pack, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, lake side park, roadways, playgrounds and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/28/25	8	M.C.	Fixed amenity center playground gate and table, pressure washed patio deck, tables, chairs and ground, removed debris around amenity center, lake side park and along roadways
4/28/25	8	J.S.	Straightened and organized pool deck and patio furniture, removed debris from pool area, tennis courts, lake side park, basketball courts and parking lots, fixed playground gate by pool, put up two sections of fence in phase four, tightened bolts down on playground bench, installed missing bolt, screwed pool panel reader back to wall, checked and changed trash receptacles
4/29/25	8.25	M.C.	Set up social hall for reclaimed water meeting, put easter items in attic, removed debris around community, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/29/25	8	J.S.	Straightened and organized pool deck and patio furniture, removed debris from pool area, tennis courts, basketball courts, lake side park, pickleball courts, playgrounds and parking lot, set up room for meeting, packed up Easter items and put away in attic, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/30/25	6.5	M.C.	Cleaned off pavers that were colored yellow, moved chairs in social hall back to original positions, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around community
4/30/25	8	J.S.	Pressure washed lake side park furniture, trash receptacles and building, put ant killer on mounds at lake side park and basketball courts, removed debris around pool area, lake side park, tennis courts, basketball courts, roadways and parking lots

TOTAL 314.95

MILES 0

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 5/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW				
AT TWIN CREEKS CDD				
(MVTC)				
	3/24/25	Stainless Steel Fire Pit Service Box	1910.65	R.G.
	4/10/25	1/2 "x1 " Steel Rebar (66)	308.73	R.G.
	4/10/25	8" Black Flat Head Exterior Structure Screws 50pk (2)	136.10	R.G.
	4/10/25	4"x4"x8' PT Lumber (45)	748.55	R.G.
		TOTAL	<u>\$3,104.03</u>	

Entertainment Strategies

3948 3rd St S #452

Jacksonville Beach, FL 32250

+9044128383

admin@trivianation.com

<https://trivianation.com/>**Invoice 500-15757**

1 320 57200 49400 special events

approved Jen Erickson 6.2.2025

TRIVIA
*Nation***BILL TO**

Jennifer Erickson

Mewadow View at Twin

Creeks CDD

DATE
06/02/2025PLEASE PAY
\$1,500.00DUE DATE
06/02/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Country Club Sales	The Beacon show in Feb	1	750.00	750.00
	Country Club Sales	The Beacon show in June	1	750.00	750.00

Pay invoice

TOTAL DUE

\$1,500.00

THANK YOU.

RECEIVED**By Tara Lee at 11:54 am, Jun 02, 2025**

APPROVED PEST CONTROL
57200.320.45917
CHRISTIAN BIROL 06/02/2025



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

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

Service Slip/Invoice

INVOICE: 620647898
DATE: 05/31/2025
ORDER: 620647898

Bill To: [385188]

Meadow View at Twin Creeks CDD
Christian Birol
475 W Town pl
Suite 114
Saint Augustine, FL 32092

Work

Location:

[385188] 904-234-1977

Beacon Lake Amenity Center
Christian Birol
850 Beacon Lake Parkway
St Augustine, FL 32095-7458

Work Date	Time	Target Pest	Technician	Time In
05/31/2025	08:04 AM	MICE, RATS, ROACH, S		08:04 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	05/31/2025		08:37 AM

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

RECEIVED

By Tara Lee at 2:09 pm, Jun 02, 2025

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

APPROVED GROUNDS MAINTENANCE
53800.320.45006
CHRISTIAN BIROL 05/21/2025



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
917469	5/21/2025
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 20, 2025

Invoice Amount: \$275.00

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

Jack Frost Install for Heavy Trafficed Area

Landscape Enhancement

\$275.00

RECEIVED

By Tara Lee at 1:26 pm, May 21, 2025

Invoice Total

\$275.00

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

Recorded to: Landscape Contingency
001.320.53800.45004
6-2-2025 TRL

APPROVED GROUNDS MAINTENANCE
~~53800.320.45006~~
CHRISTIAN BIROL 05/27/2025



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
919090	5/27/2025
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 26, 2025

Invoice Amount: \$475.00

Description	Current Amount
Pine Tree Felling 44 Twilight Lane	
Tree Care Services	\$475.00

RECEIVED

By Tara Lee at 11:12 am, Jun 02, 2025

Invoice Total **\$475.00**

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

Envera

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

1 320 57200 45410 Gate Monitoring
approved Jen Erickson 6.3.2025

RECEIVED

By Tara Lee at 10:08 am, Jun 03, 2025

Invoice

Invoice Number 756176	Date 06/02/2025
Customer Number 300380	Due Date 07/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		06/02/2025	07/01/2025

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 07/01/2025 - 07/31/2025	1.00	\$500.00	\$500.00
1.00	Data Management 07/01/2025 - 07/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 07/01/2025 - 07/31/2025	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 07/01/2025 - 07/31/2025	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
6/2/2025	756176	Monitoring Services	\$2648.54	\$2648.54

Envera

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

Invoice

Invoice Number 756176	Date 06/02/2025
Customer Number 300380	Due Date 07/01/2025

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

Future Horizons, Inc

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

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

APPROVED GROUNDS MAINTENANCE
53800.320.45006
CHRISTIAN BIROL 06/05/2025

RECEIVED*By Tara Lee at 11:44 am, Jun 05, 2025***INVOICE**

Invoice Number: 89911
Invoice Date: May 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	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Johnson01	Hand Deliver	5/15/25	6/29/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Unclogged fountain - was clogged with road grass and algae	120.00	120.00
Subtotal				120.00
Sales Tax				
Freight				
Total Invoice Amount				120.00
Payment/Credit Applied				
TOTAL				120.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Governmental Management Services, LLC

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

Invoice**Invoice #:** 126**Invoice Date:** 6/1/25**Due Date:** 6/1/25**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 - June 2025		4,877.75	4,877.75
Website Administration - June 2025		106.00	106.00
Information Technology - June 2025		148.00	148.00
Dissemination Agent Services - June 2025		1,170.42	1,170.42
Office Supplies		0.75	0.75
Postage		158.75	158.75
Copies		185.85	185.85
Telephone		106.72	106.72
Total			\$6,754.24
Payments/Credits			\$0.00
Balance Due			\$6,754.24

RECEIVED
By Tara Lee at 4:23 pm, Jun 04, 2025

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

Invoice

Invoice #: 379
Invoice Date: 6/1/2025
Due Date: 6/1/2025
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 - June 2025		7,916.67	7,916.67
1.320.57200.45500 - Facility Management - Meadow View - June 2025		8,227.42	8,227.42
<div>Alison Moxing 6-5-25</div>			

RECEIVED

By Tara Lee at 9:30 am, Jun 05, 2025

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



APPROVED FITNESS REPAIRS
57200.320.44207
CHRISTIAN BIROL 06/02/2025

RECEIVED

By Tara Lee at 2:26 pm, Jun 02, 2025

Invoice

DATE	05/30/2025
INVOICE#	1575
TERMS	NET 30
DUE DATE	06/29/2025

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
St Augustine FL 32095
(904) 217-3052

JOB#	DATE	PO/REF#	DESCRIPTION
106240	05/30/2025		<p>The other stair master is now down and making a loud beeping noise</p> <p>Completion Notes: ** diagnosticparts needed**</p> <p>>>machine detail: ~Manufacturer: stairmaster ~sub-series: gauntlet ~machine type: stair climber ~Model Num: ~sku: 9-5270-MUNBP0 ~S/N:SM5270L18460232 ~console SN: n/a</p> <p>>>Reported issue: when you turn it on it only beeps</p> <p>>>Diagnostic report: ~Issue: bridge control has stuck key on right side ~issue: bridge control is falling apart in pieces</p> <p>>>Temp fix while waiting on parts: disconnected right side, thumb speed control. on screen controls, and left side controls still functional, taped, bridge control back together will temporarily work</p> <p>>>Test: machine is temporarily fully functional</p> <p>>>Part needed detail: ~part description: Assy, Hotbar, Gauntlet, Stairmaster</p>
Job Charges			
	Qty	Rate	Total
Diagnostic Diagnostic Visit	1.00	\$80.00	\$80.00
Job Subtotal			\$80.00
Job Total			\$80.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

05/30/2025 10:01 am

Signed By:

Signed By:

Christian Birol

CUSTOMER MESSAGE

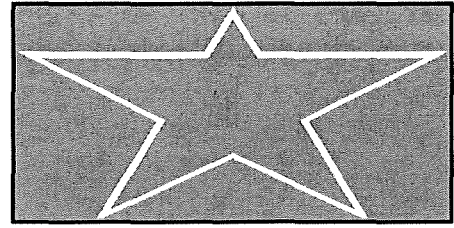
Invoice Total:	\$80.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$80.00

APPROVED GROUNDS MAINTENANCE
53800.320.45006
CHRISTIAN BIROL 06/13/2025

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



Meadow View At Twin Creeks CDD

Bill to

850 Beacon Lake Parkway
St Augustine
FL
32210

Ship to

850 Beacon Lake Parkway
St Augustine
FL
32210

Invoice details

Invoice no.: 7187
Terms: Due on receipt
Invoice date: 06/13/2025
Due date: 06/13/2025

RECEIVED

By Tara Lee at 10:18 am, Jun 13, 2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Sales Item	Removal of lighting on main entrance sign and install 2 ground electrical boxes for junction box to redo lighting posts supplied by others. Raise up all junction boxes buried in mulch to install new led fixtures supplied by others. Rewire each box as needed if they do not have enough slack to pull up. 4 fixtures each side for a total of 8 **Informed Christian that there was a dead short in one wire from one side of the sign to the other that we disconnected. It appeared to only run the receptacle.**	1	\$1,783.00	\$1,783.00

Total

\$1,783.00

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!

INVOICE

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

1 320 57200 45508 Amenity Maintenance
Approved Jen Erickson 6.11.2025

06/11/2025

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

	JOB	PAYMENT TERMS	INVOICE
	FRYER	Upon Receipt	611BL

DATE OF SERVICE	ADDRESS	SERVICES PERFORMED		TOTALS
06/10/25	850 Beacon Lake Pkwy St Johns FL 32095	Fryer: replaced thermostat		325.00
		SALES TAX:		
		TOTAL AMOUNT DUE:		325.00

Thank you for your business!

CAC1817964

Please Mail Checks To:

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

RECEIVED

By Tara Lee at 3:51 pm, Jun 11, 2025

ID Workplace LLC dba First Class ID

4171 West Hillsboro Blvd, Ste 13
Coconut Creek, FL 33073

Invoice

Date	Invoice #
6/12/2025	6506

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

Ship To
Beacon Lake 850 Beacon Lake Parkway Attn: Jennifer Clark-Erickson St Augustine, FL 32095 **RESIDENTIAL ADDRESS**

Rep	S.O. No.	P.O. No.	Terms
MW22	5033		Net 30

Item	Description	Ordered	Invoiced	Each	Total
Prox26ClamshellT	26 Bit Clamshell Proximity Badge	100	100	3.30	330.00
					330.00
Shipping & Handling	UPS Shipping & Handling 6/12 - shipped UPS Track# 1ZY828A90393388306 1 320 57200 44300 Access Cards Approved Jen Erickson 6.16.2025	1	1	22.95	22.95

			Subtotal	\$352.95
			Sales Tax (0.0%)	\$0.00
			Total	\$352.95
			Payments/Credits	\$0.00
			Balance Due	\$352.95

RECEIVED

By Tara Lee at 10:40 am, Jun 16, 2025

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 5, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3579331
35723-1

Re: General Counsel

For Professional Legal Services Rendered

03/08/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
03/17/25	J. Gillis	0.10	19.00	Review Capitol Conversations distribution list and update same
03/19/25	K. Buchanan	0.30	105.00	Perform meeting follow up
03/25/25	K. Buchanan	0.30	105.00	Confer with district manager regarding parking policy
03/26/25	K. Buchanan	1.90	665.00	Research likelihood of success of nuisance complaint relating to pickle ball courts; research and prepare memo relating to regulation of parking on CDD property
03/26/25	M. VanSickle	1.50	600.00	Attention to statutes and prepare summary regarding District's ability to enforce traffic measures on certain District property
03/27/25	K. Buchanan	2.60	910.00	Prepare for and attend board meeting
03/28/25	K. Buchanan	0.30	105.00	Review correspondence from resident regarding proposed parking policy

KUTAK ROCK LLP

Meadow View at Twin Creeks CDD

June 5, 2025

Client Matter No. 35723-1

Invoice No. 3579331

Page 2

03/31/25	K. Haber	0.40	102.00	Prepare notices for parking and towing enforcement rules; correspond with Hogge regarding same
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TOTAL HOURS	7.70
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TOTAL FOR SERVICES RENDERED	\$2,690.50
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TOTAL CURRENT AMOUNT DUE	<u>\$2,690.50</u>
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RECEIVED*By Tara Lee at 3:13 pm, Jun 13, 2025*

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

Invoice

Invoice #: 380
Invoice Date: 5/31/2025
Due Date: 5/31/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through May 2025	23.88	28.00	668.64
<i>Alison Moring</i> 6-13-25			

RECEIVED

By Tara Lee at 10:42 am, Jun 16, 2025

Total	\$668.64
Payments/Credits	\$0.00
Balance Due	\$668.64

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
23.88	Special Event Assistant	\$ 28.00	\$ 668.64
	Covers May 2025		
	TOTAL DUE:		<u>\$ 668.64</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/2/25	4.57	J.W.	Special Event - Food Truck Friday
5/3/25	1.53	J.W.	Special Event - Mother's Day Event
5/9/25	3.6	R.B.	Special Event - Food Truck Friday
5/16/25	4.38	J.W.	Special Event - Food Truck Friday
5/23/25	3.25	J.W.	Special Event - Food Truck Friday
5/24/25	3.48	J.W.	Special Event - Memoorial Celebration Event
5/30/25	3.07	J.W.	Special Event - Food Truck Friday
TOTAL	<u>23.88</u>		

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

Invoice

Invoice #: 381
Invoice Date: 5/31/2025
Due Date: 5/31/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Assistant Manager through May 2025	114.89	28.00	3,216.92
<div>Alison Moring 6-13-25</div>			

RECEIVED

By Tara Lee at 10:42 am, Jun 16, 2025

Total \$3,216.92

Payments/Credits \$0.00

Balance Due \$3,216.92

MVTC CDD

ASSISTANT MANAGER INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
114.89	Assistant Manager Covers May 2025	\$ 28.00	\$ 3,216.92
	TOTAL DUE:		<u>\$ 3,216.92</u>
Facility Management 001.320.57200.45510			

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/25	2.12	R.B.	Facility Assistant
5/3/25	7.55	L.M.	Facility Assistant
5/3/25	1.58	J.W.	Facility Assistant
5/4/25	2.03	J.W.	Facility Assistant
5/5/25	2.03	J.W.	Facility Assistant
5/6/25	2.05	J.W.	Facility Assistant
5/7/25	2.13	J.W.	Facility Assistant
5/8/25	2.1	R.B.	Facility Assistant
5/10/25	2.51	R.B.	Facility Assistant
5/10/25	7.57	L.M.	Facility Assistant
5/11/25	2.12	R.B.	Facility Assistant
5/13/25	2.02	R.B.	Facility Assistant
5/14/25	2.1	J.W.	Facility Assistant
5/15/25	2.1	J.W.	Facility Assistant
5/17/25	7.65	L.M.	Facility Assistant
5/17/25	1.52	J.W.	Facility Assistant
5/19/25	2.17	J.W.	Facility Assistant
5/20/25	2.77	J.W.	Facility Assistant
5/21/25	2.05	R.B.	Facility Assistant
5/22/25	2.17	R.B.	Facility Assistant
5/24/25	7.65	L.M.	Facility Assistant
5/24/25	2.5	J.W.	Facility Assistant
5/25/25	7.67	L.M.	Facility Assistant
5/25/25	3.5	J.W.	Facility Assistant
5/26/25	7.77	L.M.	Facility Assistant
5/26/25	3.97	J.W.	Facility Assistant
5/27/25	8.03	J.W.	Facility Assistant
5/27/25	2.08	R.B.	Facility Assistant
5/28/25	2.02	J.W.	Facility Assistant
5/29/25	2.08	R.B.	Facility Assistant
5/31/25	7.78	L.M.	Facility Assistant
5/31/25	1.5	J.W.	Facility Assistant
TOTAL	<u><u>114.89</u></u>		

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

Invoice

Invoice #: 382
Invoice Date: 5/31/2025
Due Date: 5/31/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through May 2025	49.44	28.00	1,384.32
<div>Alison Moring 6-13-25</div>			

RECEIVED

By Tara Lee at 10:42 am, Jun 16, 2025

Total	\$1,384.32
Payments/Credits	\$0.00
Balance Due	\$1,384.32

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
49.44	Private Event Attendant Covers May 2025	\$ 28.00	\$1,384.32
	TOTAL DUE:		<u>\$1,384.32</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/3/25	7	J.W.	Private Event Attendant
5/10/25	5.12	R.B.	Private Event Attendant
5/12/25	5.13	J.W.	Private Event Attendant
5/17/25	8.56	J.W.	Private Event Attendant
5/18/25	8.08	J.W.	Private Event Attendant
5/22/25	3.52	J.W.	Private Event Attendant
5/24/25	4	J.W.	Private Event Attendant
5/25/25	4.03	J.W.	Private Event Attendant
5/31/25	4	J.W.	Private Event Attendant
TOTAL	<u>49.44</u>		

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

Invoice

Invoice #: 383
Invoice Date: 5/31/2025
Due Date: 5/31/2025
Case:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Lifeguards through May 2025	199.76	22.00	4,394.72
<div>Alison Moring 6-13-25</div>			

RECEIVED

By Tara Lee at 10:42 am, Jun 16, 2025

Total	\$4,394.72
Payments/Credits	\$0.00
Balance Due	\$4,394.72

MVTC CDD
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
199.76	Lifeguard Services	\$ 22.00	\$ 4,394.72
	Covers May 2025		
	TOTAL DUE:		<u>\$ 4,394.72</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>
5/3/25	6.07	K.G.	Lifeguarding
5/3/25	6.73	T.T.	Lifeguarding
5/3/25	5.25	E.H.	Lifeguarding
5/3/25	5.13	J.O.	Lifeguarding
5/4/25	6.57	K.G.	Lifeguarding
5/4/25	6.45	T.T.	Lifeguarding
5/4/25	4.07	J.O.	Lifeguarding
5/4/25	4.02	E.H.	Lifeguarding
5/10/25	4.87	K.G.	Lifeguarding
5/10/25	4.75	E.H.	Lifeguarding
5/10/25	2.23	Z.L.	Lifeguarding
5/10/25	4.67	T.T.	Lifeguarding
5/11/25	6.83	K.G.	Lifeguarding
5/11/25	6.52	T.T.	Lifeguarding
5/11/25	4.27	E.H.	Lifeguarding
5/11/25	4.13	Z.L.	Lifeguarding
5/17/25	3.62	T.T.	Lifeguarding
5/17/25	7.57	Z.L.	Lifeguarding
5/17/25	4.78	E.R.	Lifeguarding
5/18/25	6.95	Z.L.	Lifeguarding
5/18/25	3.53	T.T.	Lifeguarding
5/18/25	6.82	E.H.	Lifeguarding
5/24/25	6.78	K.G.	Lifeguarding
5/24/25	7	J.O.	Lifeguarding
5/24/25	6.73	E.H.	Lifeguarding
5/24/25	4.15	Z.L.	Lifeguarding
5/25/25	5.8	K.G.	Lifeguarding
5/25/25	5.65	J.O.	Lifeguarding
5/25/25	5.75	E.H.	Lifeguarding
5/26/25	6.8	K.G.	Lifeguarding
5/26/25	6.72	T.T.	Lifeguarding
5/26/25	6.68	E.H.	Lifeguarding
5/26/25	4.03	J.O.	Lifeguarding
5/31/25	6.83	E.H.	Lifeguarding
5/31/25	6.83	J.O.	Lifeguarding
5/31/25	4.18	Z.L.	Lifeguarding

TOTAL	<u>199.76</u>
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Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 384
Invoice Date: 5/31/2025
Due Date: 5/31/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Pool Monitor Services through May 2025	37.64	28.00	1,053.92
<div>Alison Moring 6-13-25</div>			

RECEIVED

By Tara Lee at 10:42 am, Jun 16, 2025

Total \$1,053.92

Payments/Credits \$0.00

Balance Due \$1,053.92

MVTC CDD
POOL MONITOR INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
37.64	Pool Monitor Covers May 2025	\$ 28.00	\$ 1,053.92
TOTAL DUE:			<u>\$ 1,053.92</u>

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
POOL MONITOR BILLABLE HOURS
THROUGH MAY 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/21/25	2.07	K.T.	Pool Monitor
5/22/25	6.32	P.G.	Pool Monitor
5/24/25	5.95	J.K.	Pool Monitor
5/25/25	5.57	J.K.	Pool Monitor
5/26/25	6	J.W.	Pool Monitor
5/29/25	6.2	P.G.	Pool Monitor
5/31/25	5.53	J.K.	Pool Monitor
TOTAL	<u>37.64</u>		



APPROVED REPAIRS AND MAINTENANCE
57200.320.44200
CHRISTIAN BIROL 06/10/2025

RECEIVED
By Tara Lee at 1:45 pm, Jun 10, 2025

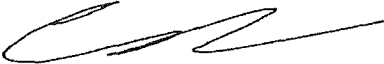
Invoice

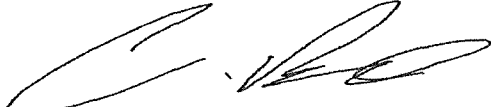
DATE	05/27/2025
INVOICE#	1565
TERMS	NET 30
DUE DATE	06/26/2025

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 St Augustine FL 32095 (904) 217-3052

JOB#	DATE	PO/REF#	DESCRIPTION
106202	05/27/2025		LF SN: 101838808384 Replace: Cable ----- TM Issue: Randomly turns off after a few minutes. ----- Stairmaster Issue: Makes a clunking noise when you use it Completion Notes: Life Fitness Curl/ Pulldown S/N: 101838808384 Replaced cable, weight stack shroud missing on selector side Stairmaster S/N: n/a Upper roller shifted causing left side bearings to fall off track. All 8 bearing sets and rods damaged. 6 shroud pins needed
Job Charges			
	Qty	Rate	Total
Flat Rate Labor	1.00	\$80.00	\$80.00
Travel <60 miles	1.00	\$90.00	\$90.00
LF - TRICEP CURL - CABLE - 8978601	1.00	\$257.58	\$257.58
Shipping lvl 1	1.00	\$30.00	\$30.00
Job Subtotal			\$457.58
Job Total			\$457.58

PRE-WORK SIGNATURE

05/27/2025 10:36 am

POST-WORK SIGNATURE

05/27/2025 10:37 am

Signed By: Christian

Signed By: Christian

Invoice Total: \$457.58
Deposits (-): \$0.00

CUSTOMER MESSAGE

Payments (-):	\$0.00
Total Due:	\$457.58



Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.
2801 Dawn Road, Jacksonville FL 32207
Phone: 904-448-1962 Website: www.thigpenac.com
License # CACO56726 | CACO56729 | CN208226

INVOICE : 0011387

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

Invoice Date : 05/21/2025	Install Date : 01/10/2019
Service Order : 038527	Page : 1 of 2
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	APPROVED REPAIRS AND MAINT. 57200.320.44200 CHRISTIAN BIROL 06/10/2025

Contact	Telephone	Call Type	Customer PO	Terms
CHRISTIAN BIROL		CSVC		DUE UPON RECEIPT

Service Requested :

Commercial Service. BEACON LAKE AMEN CUSTOMER IS TAX EXEMPT. NO COOL IN THE SOCIAL HALL - CALLED IN BY CHRISTIAN THEY ARE THERE UNTIL 7PM. IF WE DO NOT GET THERE TODAY, THEY WILL BE THERE AT 10 IN THE MORNING. \$199 + REPAIRS BILLABLE

Service Comments :

Tech was dispatched for a no cool call, determined it was hp#3 that was down, found the 70/7.5 capacitor was failed, I replaced the capacitor and got the unit back online.system was cooling upon departure.

Description	Mfg Name	Model	Serial No
Condenser	MISC	25HCE460A0300	2018E20068
Qty	Description	Price	Extended
1	Capacitor Dual 70+10/440	0.00	0.00
1	Capacitor Run 7.5/440	0.00	0.00
	Total Parts for Unit		0.00
	Total Labor for Unit		0.00
Qty	Description	Price	Extended
1	Commercial Diagnostic	179.00	179.00
1	Commercial Environmental Fee	20.00	20.00
1	DUAL VALUE RUN CAPACITORS ALL MFDS 370/440V	351.00	351.00
	Total Parts for Unit		550.00

See Over < 2 >

THIGPEN

HEATING & COOLING, INC.

Since 1962

Please remit payment to:

Thigpen Heating and Cooling, Inc.

2801 Dawn Road, Jacksonville FL 32207

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

License # CACO56726 | CACO56729 | CN208226

INVOICE : 0011387

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

Invoice Date : 05/21/2025	Install Date : 01/10/2019
Service Order : 038527	Page : 2 of 2
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095	

Contact	Telephone	Call Type	Customer PO	Terms
CHRISTIAN BIROL		CSVC		DUE UPON RECEIPT

PLEASE REMIT TO:
Thigpen Heating & Cooling, Inc
2801 Dawn Road
Jacksonville, FL 32207

Materials:	550.00
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	550.00
Sales Tax:	0.00
Total:	550.00 USD
Balance Due:	550.00 USD

RECEIVED

By Tara Lee at 11:38 am, Jun 10, 2025

APPROVED IRRIGATION REPAIRS
53800.320.45009
CHRISTIAN BIROL 06/16/2025



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
895107	4/15/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town PI
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 15, 2025

Invoice Amount: \$344.00

Description	Current Amount
Add irrigation for coverage on Ness Circle	
Irrigation Repairs	\$344.00

RECEIVED

By Tara Lee at 12:49 pm, Jun 16, 2025

Invoice Total **\$344.00**

IN COMMERCIAL LANDSCAPING

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 GROUNDS MAINTENANCE
53800.320.45006
CHRISTIAN BIROL 06/11/2025



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
JAX 740026	7/30/2024
TERMS	PO NUMBER
Net 30	

Bill To:

Beacon Lake
c/o West Orange Nurseries, Inc.
4001 Avalon Rd
Winter Garden, FL 34787

Property Name: Beacon Lake

Address: 496-752, County Rd 210
St. Johns, FL 32259

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: August 29, 2024

Invoice Amount: \$150.00

Description	Current Amount
Beacon Lake - Dead Wood Oak Tree	
Tree Care Services	\$150.00

RECEIVED

By Tara Lee at 12:54 pm, Jun 11, 2025

Invoice Total \$150.00

IN COMMERCIAL LANDSCAPING

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 LANDSCAPE MAINTENANCE
53800.320.45003
CHRISTIAN BIROL 06/04/2025



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
928483	6/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town PI
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: July 1, 2025

Invoice Amount: \$48,221.25

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

RECEIVED

By Tara Lee at 12:22 pm, Jun 04, 2025

Invoice Total **\$48,221.25**

IN COMMERCIAL LANDSCAPING

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 SECURITY MONITORING
57200.320.45400
CHRISTIAN BIROL 06/23/2025

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



RECEIVED

By Tara Lee at 10:30 am, Jun 23, 2025

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/06/2025	\$110.95	04/15/2025

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

INVOICE NO. 387226

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 05/01/2025 to 05/31/2025
Recurring No.: 17336
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/06/2025	\$110.95	04/15/2025

INVOICE NO. 387226

How To Pay

INVOICE NO. 387226



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211


NAME: Meadow View at Twin Creeks CCD

DUE DATE: 05/06/2025 **AMOUNT DUE:** \$110.95

Please Reference: **387226**



ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	INV DATE 05/31/25
INVOICE # 0007145077	INVOICE PERIOD May 1- May 31, 2025	CURRENT INVOICE TOTAL \$188.96	
PREPAY (Memo Info) \$0.00	UNAPPLIED (Included in amt due) \$0.00	TOTAL CASH AMT DUE* \$188.96	

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: JUNE 30, 2025 Legal Entity: Gannett Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
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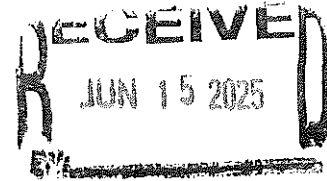
BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com FEDERAL ID 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by reaching out to abgspecial@gannett.com.

Date	Description	Amount
5/1/25	Balance Forward	\$272.56
5/27/25	PAYMENT - THANK YOU	-\$272.56

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
5/5/25	11261881	SAG St Augustine Record	Monthly Meeting Notice		\$95.84
5/23/25	11333822	SAG St Augustine Record	PUBLIC NOTICE		\$93.12



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	\$188.96
Service Fee 3.99%	\$7.54
*Cash/Check/ACH Discount	-\$7.54
*Payment Amount by Cash/Check/ACH	\$188.96
Payment Amount by Credit Card	\$196.50

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT NUMBER 764130		INVOICE NUMBER 0007145077		AMOUNT PAID
CURRENT DUE \$188.96	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* \$188.96
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 \$196.50
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641300000000000000071450770001889667178

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:

05/05/2025

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 05/05/2025

Legal Clerk [Signature]
[Signature]
Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$95.84
Tax Amount: \$0.00
Payment Cost: \$95.84
Order No: 11261881 # of Copies:
Customer No: 764130 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN
CREEKS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS MEETING
Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, May 15, 2025 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewatwincreeksdcd.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 of 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
Pub: May 5, 2025; #11261881

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092-3649

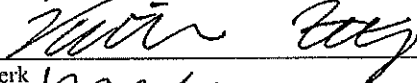

STATE OF WISCONSIN, COUNTY OF BROWN

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:

05/23/2025

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 05/23/2025


Legal Clerk 

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$93.12
Tax Amount: \$0.00
Payment Cost: \$93.12
Order No: 11333822 # of Copies:
Customer No: 764130 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOP- MENT DISTRICT NOTICE OF WORKSHOP

Notice is hereby given that a Workshop of one or more members of the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") be held on Wednesday, June 4, 2025 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095. The Workshop is being held to discuss the Fiscal Year 2026 budget. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, at (904) 940-5850 ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewatwincreeksdcd.com at least seven days prior to the workshop.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the workshop 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 workshop 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

MAGNETIX

DJ SERVICES

'YOUR ENTERTAINMENT CONNEXION'

INVOICE

P.O. Box 23766
Jacksonville, FL. 32241
(904) 607-7111

INVOICE # 8510
DATE: JUNE 17, 2025

TO:
Meadow View at Twin Creeks CDD / Jennifer Clark-
Erickson
850 Beacon Lake Parkway
St. Augustine, FL 32095
904.217.3052

FOR:
MC/DJ Beacon Lake Member Daddy Dance

DESCRIPTION	HOURS	RATE	AMOUNT
08/01/25 - MC/DJ Member Back 2 School Bash 1 320 57200 49400 Special Events Approved Jen Erickson 6.16.2025 RECEIVED <i>By Tara Lee at 8:51 am, Jun 17, 2025</i> ALL EVENTS RAIN OR SHINE	4pm – 7pm		\$450.00
TOTAL			\$450.00

Make All Checks Payable to Magnetix DJ Services – Thank You For Your Business

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

Invoice

Invoice #: 386
Invoice Date: 6/18/2025
Due Date: 6/18/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance May 1 - May 31, 2025	296.27	40.00	11,850.80
Maintenance Supplies		714.97	714.97
APPROVED			
REPAIRS AND MAINTENANCE - \$3700.00 57200.320.44200			
FACILITY MAINTENANCE- \$5900.00 57200.320.45508			
GROUNDS MAINTENANCE-\$1850.00 53800.320.45006			
CONTINGENCY- \$400.80 53800.320.45011			
ACCESS CARDS-\$714.97 57200.320.44300			

Alison Moring
6-23-25

Total	\$12,565.77
Payments/Credits	\$0.00
Balance Due	\$12,565.77

RECEIVED

By Tara Lee at 1:31 pm, Jun 23, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/1/25	8	J.S.	Installed lock on office door, installed sign on basketball gate, restocked all dog pots, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, playgrounds, roadways and parking lots, picked up supplies
5/1/25	8	A.A.	Changed out door lock in the office, straightened and organized pool deck furniture, restocking dog pots, installed sign on basketball gate, picked up supplies, removed debris on pool deck, parking lot, tennis courts, basketball courts, playgrounds and roadways
5/2/25	6.5	M.C.	Removed debris from community, emptied and restocked dog waste receptacles, checked and changed all trash receptacles
5/2/25	8	J.S.	Pressure washed upper pool deck furniture, trash receptacles and back side of building, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, beach area and parking lot, checked and changed all trash receptacles
5/5/25	8.1	M.C.	Fixed outside kitchen door latch and men's room at fitness center both doors are working as expected, found gate at lake side park was damaged and ordered new piece to repair, removed debris from community, checked and changed trash receptacles
5/5/25	8	J.S.	Worked on fixing door in kitchen and door in men's bathroom by pool, blew leaves and debris off pool deck, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot
5/6/25	5	J.S.	Put ant killer down at lake side park, basketball courts and parking lot, straightened and organized pool deck furniture, removed debris along roadways, pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
5/7/25	8	M.C.	Zip tied netting on splash park, worked on hanging hooks at kayak hours for lifeguard rescue tubes and rings, removed debris from amenity center to seven eleven/Publix entrance and back
5/7/25	8	J.S.	Put ant killer down in parking lot, zip tied netting on splash pool, hung hooks in kayak hours for lifeguard equipment, installed bookcase glass at lake side, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, playgrounds parking lot
5/8/25	8	J.S.	Sprayed for weeds on front porch area and on pool deck, cleaned trash around seven eleven lake and phase four lake, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts and parking lots
5/8/25	8	A.A.	Removed debris around two lakes, sprayed weed killer on pool deck and front porch area, removed debris around parking lot, basketball court, pickleball court, tennis courts and pool area, straightened and organized pool deck furniture
5/9/25	4.7	M.C.	Put up new basketball nets, removed debris around amenity center, emptied and restocked dog waste receptacles
5/9/25	7.17	J.S.	Installed basketball nets on basketball courts, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, lake side park, roadways, pickleball courts and playgrounds, emptied and restocked dog waste receptacles, checked and changed trash receptacles
5/12/25	7.5	M.C.	Worked on bird house that came down during strong storm, used four by fours and two by six and reinforced how it was standing on pole, spray painted it to blend in with existing pole, removed debris around community
5/12/25	8	J.S.	Assisted to build stand for bird house and installed bird house, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, basketball courts, lake side park and parking lot
5/13/25	8	M.C.	Fixed a ball on top of the bird house, temporarily fixed fence at lake side park until parts arrived, worked on glass sliding doors for fitness center, adjusted bumper

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/13/25	8	J.S.	to hit metal instead of glass, removed debris around daymark lake, emptied and restocked dog waste receptacles Repaired fence at lake side park, sprayed for weeds on beach area, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, roadways, playgrounds and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed debris around daymark lake
5/14/25	8.15	M.C.	Blew leaves and debris off patio, pool deck and sidewalks, hung do not open signs on all four gates front and back, removed debris around community, straightened and organized pool deck and patio chairs, tables and umbrellas
5/14/25	8	J.S.	Hung signs on all pool gates, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lot, checked and changed trash receptacles, straightened and organized pool deck furniture
5/15/25	8	J.S.	Set up social hall for meeting and break down after meeting, removed debris around pool area, tennis courts, pickleball courts, basketball courts, roadways, lake side park and parking lot, straightened and organized pool deck furniture
5/15/25	8	A.A.	Set up social hall for meeting, straightened and organized pool deck, cleaned windows in social room, removed debris around pool deck, parking lot, pickleball courts, tennis courts and lake side park, re-arranged furniture in social room, removed debris from ponds
5/16/25	4.5	M.C.	Straightened and organized pool and patio chairs, tables and umbrellas, removed debris around amenity center, lake side park, phase four playground and basketball courts, emptied and restocked dog waste receptacles
5/16/25	7	J.S.	Shoveled sand off of curb in phase three, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, roadways and parking lot, emptied and restocked dog waste receptacles, checked and changed trash receptacles
5/19/25	8	M.C.	Worked on removing a paint spill in the parking lot, straightened and organized pool and patio deck chairs, tables and umbrellas, removed debris around amenity center and lake side park, moved everything back in place at lake side park, put up Memorial Day decorations
5/19/25	8	J.S.	Sprayed for wasps and ants, cleaned up paint in parking lot, hang decorations up on front entrance area, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts, roadways and parking lot, checked and changed trash receptacles
5/20/25	8	M.C.	Worked on pool gate latches closing exits, straightened and organized chairs, tables and umbrellas on pool deck and patio, removed debris throughout community, emptied and restocked dog waste receptacles
5/20/25	8	J.S.	Fixed pool gate latched, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, lake side park, roadways, playground and parking lots, checked and changed trash receptacles, emptied and restocked dog waste receptacles
5/21/25	2	M.C.	Removed broken bench, installed new bench in same place bolting it in place
5/21/25	8	J.S.	Moved furniture to the front entryway, assisted to bolt down bench in front, checked and changed trash receptacles, removed signs from pool gates and cut water off to wheel chair access, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, lake side park, playgrounds, roadways and parking lot
5/22/25	8	J.S.	Installed two soap dispensers in the kitchen area, fixed handicap access in lap pool, straightened and organized pool deck furniture, removed debris around pool area, pickleball courts, lake side park, roadways, basketball courts and parking lot
5/22/25	8	A.A.	Put ant killer down, installed two soap dispensers in kitchen, fixed handicap access

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
5/23/25	7.5	M.C.	in lap pool, straightened and organized pool deck furniture, removed debris in parking lot, tennis courts, pickleball courts, basketball courts and lake side park
5/23/25	8	J.S.	Turned on gas in kitchen, removed debris around amenity center, around community and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
5/27/25	8.15	M.C.	Cleaned up gazebo, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, basketball courts, lake side park, roadways and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
5/27/25	8	J.S.	Installed five cable locks around the outside pool entrances, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris from all over development, emptied and restocked dog waste receptacles, checked and changed trash receptacles
5/28/25	2	M.C.	Assisted with installation of cable locks on all pool gates, straightened and organized pool deck furniture, removed debris around pool area, lake side park, basketball courts, roadways, playground and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
5/28/25	2	J.S.	Stacked supplies back on shelves in maintenance closet, removed debris around amenity center and pool deck
5/29/25	8	J.S.	straightened and organized pool deck furniture, removed debris around pool area, playground, tennis courts, pickleball courts and parking lot
5/29/25	8	J.S.	Build steam table for kitchen, fix gate for side pool deck, removed debris around two front entrance lakes, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, roadways, playgrounds and parking lot
5/29/25	8	A.A.	Fixed gate on pool deck, built steam table for kitchen, took out trash in kitchen, removed debris at two front entrance lakes, straightened and organized pool deck furniture, removed debris on pool deck, parking lot, tennis and pickleball courts, lake side park, basketball courts and roadways
5/30/25	8	M.C.	Zip tied pickleball court windscreens, locked down vandalized bathroom doors at lake side park, removed debris from around amenity center, organized and straightened pool deck and patio chairs, tables and umbrellas, removed debris throughout community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
5/30/25	8	J.S.	Put up windscreens on pickleball courts, secured doors at lake side park, straightened and organized pool deck and patio furniture, removed debris around pool area, tennis courts, pickleball courts, playgrounds, lake side park and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
TOTAL	<u><u>296.27</u></u>		
MILES	<u><u>0</u></u>		

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

MAINTENANCE BILLABLE PURCHASES

Period Ending 6/05/25

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
MEADOWVIEW AT TWIN CREEKS CDD (MUTC)	3/1/25	Access Cards	714.97	J.E.
TOTAL			<u>\$714.97</u>	

On Jun 19, 2025, at 9:18 AM, Beacon Manager <beaconmanager@rmsnf.com> wrote:

Good morning we had a cancellation of a rental, but the check has been deposited.
Please issue a refund.

check 99 \$500.00 on 5.2.2025
Shruthi Murthyraju
337 Ness Cir.

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

Office : 904-217-3052
Email: Beaconmanager@rmsnf.com

Beacon Manager
to Bernadette, me

Thank you, I will make sure to include her moving forward.
The address I have is:
337 Ness Cir.
St. Augustine, FL 32095

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

Office : 904-217-3052
Email: Beaconmanager@rmsnf.com

APPROVED PEST CONTROL
57200.320.45917
CHRISTIAN BIROL 06/20/2025



PAYMENT ADDRESS:
Turner Pest Control LLC • P.O. Box 606323 • Jacksonville, Florida 32260-0323
904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

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

Service Slip/Invoice



INVOICE: 620764926
DATE: 06/18/2025
ORDER: 620764926

Bill To: [385188]

Meadow View at Twin Creeks CDD
Christian Birol
475 W Town pl
Suite 114
Saint Augustine, FL 32092

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

Work Date	Time	Target Pest	Technician	Time In
06/18/2025	02:06 PM	MICE, RATS, ROACH, S		02:06 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	06/18/2025		02:36 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$232.81
<div>RECEIVED By Tara Lee at 8:41 am, Jun 20, 2025</div>		SUBTOTAL \$232.81
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$232.81
		AMOUNT DUE \$232.81
		<div> TECHNICIAN SIGNATURE</div>
		<div> Jen CUSTOMER SIGNATURE</div>

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

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

*** CHECK DATES 06/01/2025 - 06/30/2025 ***
 MEADOW VIEW @ TWIN CREEKS GF
 BANK A MEADOW VIEW-GENERAL

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
6/17/25	00020	5/31/25 381	202505 320-57200-45510	MAY ASSISTANT MANAGER	*	3,216.92	
				RIVERSIDE MANAGEMENT SERVICES			3,216.92 003013
6/17/25	00020	5/31/25 382	202505 320-57200-49400	MAY SPECIAL EVT ASSISTANT	*	1,384.32	
				RIVERSIDE MANAGEMENT SERVICES			1,384.32 003014
6/17/25	00020	5/31/25 383	202505 320-57200-45501	MAY LIFEGUARDS	*	4,394.72	
				RIVERSIDE MANAGEMENT SERVICES			4,394.72 003015
6/17/25	00020	5/31/25 384	202505 320-57200-45501	MAY POOL MONITOR SERVICES	*	1,053.92	
				RIVERSIDE MANAGEMENT SERVICES			1,053.92 003016
6/17/25	00048	5/27/25 1565	202505 320-57200-44200	RPL CABLES,RODS,NEW PIN	*	457.58	
				SOUTHEAST FITNESS REPAIR			457.58 003017
6/17/25	00077	5/21/25 0011387	202505 320-57200-44200	DIAGNOSTIC-NO COOL AIR	*	550.00	
				THIGPEN HEATING & COOLING, INC.			550.00 003018
6/17/25	00040	4/15/25 895107	202504 320-53800-45009	ADD IRRIGATION-NESS CIR	*	344.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			344.00 003019
6/17/25	00040	7/30/24 JAX74002	202506 320-53800-45006	TREE CARE SERVICES	*	150.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			150.00 003020
6/17/25	00040	6/01/25 928483	202506 320-53800-45003	JUN LANDSCAPE MAINTENANCE	*	48,221.25	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			48,221.25 003021
6/25/25	00038	4/15/25 387226	202504 320-57200-45400	MAY CELLULAR FIRE MONITOR	*	110.95	
				ATLANTIC SECURITY			110.95 003022
6/25/25	00153	5/31/25 7145077	202505 310-51300-48000	NOTICE OF MEETING-5/15/25	*	95.84	
		5/31/25 7145077	202505 310-51300-48000	NOTICE OF MEETING-6/4/25	*	93.12	
				GANNETT MEDIA CORP			188.96 003023

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
6/25/25	00138	6/17/25 8510	202506 320-57200-49400		*	450.00	
		BACK 2 SCHOOL EVENT-AUG25		MICHAEL A GILBERT			450.00 003024
6/25/25	00020	6/18/25 386	202505 320-57200-44200		*	3,700.00	
		REPAIRS & MAINTENANCE					
		6/18/25 386	202505 320-57200-45508		*	5,900.00	
		FACILITY MAINTENANCE					
		6/18/25 386	202505 320-53800-45006		*	1,850.00	
		GROUPS MAINTENANCE					
		6/18/25 386	202505 320-53800-45011		*	400.80	
		CONTINGENCY					
		6/18/25 386	202505 320-57200-44300		*	714.97	
		ACCESS CARDS		RIVERSIDE MANAGEMENT SERVICES			12,565.77 003025
6/25/25	00211	6/19/25 06192025	202506 300-36900-20000		*	500.00	
		REFUND-CK #99		SHRUTHI MURTHYRAJU			500.00 003026
6/25/25	00046	6/18/25 62076492	202506 320-57200-45917		*	232.81	
		JUN PEST CONTROL SERVICES		TURNER PEST CONTROL LLC			232.81 003027
TOTAL FOR BANK A						136,995.39	
TOTAL FOR REGISTER						136,995.39	

MVTP MEADOW VIEW TP BPEREGRINO