

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

OCTOBER 16, 2025

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksbdd.com

October 9, 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, October 16, 2025 at 6:00 p.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the September 18, 2025 Meeting
- IV. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager – Update on the Fiscal Year 2025 Goals & Objectives
 - D. Amenity Manager
 - E. Operations Manager
 - 1. Report
 - 2. Consideration of Proposal for The Landings Playground Mulch
- VI. Financial Reports
 - A. Financial Statements as of August 31, 2025
 - B. Assessment Receipts Schedule
 - C. Check Register

VII. Other Business

VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meetings – November 20, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

X. 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, September 18, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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

Also present were:

Jim Oliver	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Scott Lockwood <i>by phone</i>	District Engineer
Jennifer Erickson	Amenity Manager
Rich Gray	Operations Manager
Matt Biagetti	GMS

The following is a summary of the discussions and actions taken at the September 18, 2025 meeting.

FIRST ORDER OF BUSINESS

Call to Order

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

SECOND ORDER OF BUSINESS

Public Comment

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the August 21,
2025 Meeting**

A copy of the minutes of the August 21, 2025 meeting was included in the agenda package for the Board's review.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor the August 21, 2025 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Staff Reports (1) – District Engineer

This item was taken later in the meeting.

FIFTH ORDER OF BUSINESS

Consideration of Ratification of Proposals

A. Consideration of Fall Annuals (Yellowstone)

Mr. Gray reminded the Board that during the budget process the consensus was to cut out the fall annuals, however they wanted to present the proposal in case the Board wanted to proceed.

Mr. Arias stated that his preference was to hold off on the fall annuals and to put the money towards other projects. He also asked Mr. Gray to explain the irrigation issues that have been discovered.

Mr. Gray stated that in speaking with the landscaping team, running irrigation from the mainline at Twin Creeks Drive and Trophy Lake and running the line under the road on the left side would be at least \$10,000. They have also looked at pulling water out of the pond temporarily, however that is not cost effective either, so they are now looking at drought-resistant plants to avoid needing irrigation.

The Board directed Mr. Gray to get proposals for running the irrigation under the road, landscaping that would mirror Phase 4, and an alternative of drought resistant plants. The consensus was to not move forward with the fall annual rotation.

B. Ratification of Irrigation Repairs

Mr. Gray stated that the proposal from Yellowstone totaling \$8,190.32 was for an irrigation repair at the townhome entrance. A controller and 32 decoders had to be replaced as the system is no longer manufactured, and parts are not available.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Yellowstone totaling \$8,190.32 for irrigation repairs was ratified.

C. Consideration of Convex Fountain Repair

Mr. Gray presented a proposal from Future Horizons to replace a motor in the double pond for a total of \$6,659.12 due to an electrical short. The Board discussed wanting to look at fountains that can be repaired in the future.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Future Horizons totaling \$6,659.12 was approved.

D. Consideration of Fence Behind Pond on Windemere Way

Mr. Gray presented a proposal from Sterling Specialties totaling \$4,325 to install a green vinyl chain link fence at the end of Windemere Way due to an access issue behind the home in that area.

Mr. Arias stated that he inspected the area again and there is a very clear path all the way from I-95 and County Road 210 through the townhome community and the back of Beacon Lake.

On MOTION by Ms. Brown seconded by Mr. Arias with all in favor the proposal from Sterling Specialties totaling \$4,325 was approved.

SIXTH ORDER OF BUSINESS

Discussion of Pickleball and Tennis Policies

Mr. Arias stated that he has received complaints of the gate to the pickleball courts being able to be opened by reaching through the gate to trigger the sensor.

Mr. Gray stated that the sensor could be extended further out or covered to prevent easy access.

Mr. Arias recommended moving the sensor further out. Next, Mr. Arias stated that a concerned resident has reached out regarding parents bringing their young kids to the courts, which could be a safety issue. All residents sign a liability waiver, so if a parent feels safe bringing their child to sit on the bench while they play, the District is not going to tell them they cannot bring their kids. However, he does recommend prohibiting strollers and wagons from being brought onto the courts.

Ms. Brown stated that she is not opposed to adding a policy prohibiting children under the age of five on the courts as it is very hard to play when there are young children on the courts.

Mr. Berman stated that he received an email from a resident regarding another resident saying they had the tennis court reserved for lessons.

Ms. Erickson stated that there are no approved vendors that should be providing lessons on the courts. Any instructors would have to be approved by the board and provide proof of insurance to staff.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor adding a rule to the amenity policies prohibiting strollers and wagons on the courts was approved.

SEVENTH ORDER OF BUSINESS

Discussion of Revenue Sharing for Vendors

Ms. Erickson stated that this item is for the Board to discuss whether they want to initiate a process in which any vendors utilizing the amenity facilities would be required to share a portion of their profits with the District to offset any wear and tear. She noted a 5% revenue share seems to be typical.

On MOTION by Ms. Brown seconded by Mr. Berman with all in favor requiring a 5% revenue share of vendors utilizing the amenity facilities was approved.

EIGHTH ORDER OF BUSINESS

Discussion of the Whiskey and Wine Clubs

This item was tabled.

NINTH ORDER OF BUSINESS

Staff Reports (2)

A. District Counsel

Mr. McNamee stated that he is in discussions with a Sergeant at the St. Johns County Sheriff's Office and the Attorney General's office regarding the traffic enforcement issues in the community and will provide an update when he has more information.

B. District Engineer

Mr. Oliver stated that the final asphalt lift is still on schedule to begin in October. Trench drains are currently being installed at the traffic circle and the front entrance. Once that is complete, the curb and gutter repairs will commence. Next, Mr. Oliver informed the Board that he received a detailed letter from Supervisor Brown regarding road failures that appear to be due to water intrusion. That letter was been forwarded to the District Engineer so that he can inspect the roadways. The District Engineer believes the water intrusion is coming from certain ponds that are not processing the water well enough, possibly due to clogged pipes. Proposals will be gathered to have the pipes cleaned out.

C. District Manager

Mr. Oliver reported that property tax bills will be distributed by the county tax collector beginning on November 1st.

D. Amenity Manager

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

E. Operations Manager

A copy of the operations report was included in the agenda package for the Board's review. Mr. Gray reminded the meeting attendees that the mowing schedule will be changing for the season on November 1st from twice per week to once per week.

Mr. McNamee stated that the soccer field is still looking shoddy, and a long-term solution needs to be found.

Mr. Berman stated that the Board should look into paving the "man-made" sidewalk that everyone is walking through on the soccer field side of the dumpster a little further into the fiscal year when there's a better idea of how much money would be available.

Mr. Oliver suggested Mr. Gray have Agrowpro do an inspection of the soccer field to see if they have any recommendations and cost estimates on improving the condition.

TENTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of July 31, 2025**

Mr. Oliver provided an overview of the financial statements, copies of which were included in the agenda package for the Board's review.

B. Assessment Receipts Schedule

Mr. Oliver reported the on-roll assessments are 101% collected.

C. Check Register

A copy of the check register totaling \$223,006.10 was included in the agenda package for the Board's review.

Mr. Berman joined the meeting by phone at this time.

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

D. Ratification of Construction Funding Request No. 62 (Phase 3B – BBX)

A copy of construction funding request number 62 in the amount of \$9,070.80 for a proposal from Allstar Electrical Contractors for underground boring to provide power to the lighted signs in Phase 4.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor construction funding request number 62 totaling \$9,070.80 was ratified.

ELEVENTH ORDER OF BUSINESS Other Business

There being none the next item followed.

TWELFTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Mr. McNamee asked Mr. Gray to update the Board on the status of the fire pit issues.

Mr. Arias suggested the board members individually come up with wish lists for community projects for discussion at the December meeting.

A resident commented that the 'No Parking' signs in Phase 3 continued to be an eyesore in the community.

The Board directed Mr. Gray to remove the signs that are on the CDD's property, and to ask the county if they are willing to remove any of the signs on their right of way.

Mr. McNamee stated that the bushes that were mowed down around the utility box on Beacon Lake Parkway looks awful.

The Board directed Mr. Gray to clean the area up and ensure that the areas FP&L will need to access are open.

Next, the resident commented that the soap dispensers at the Landing restrooms have been empty for a long time.

Mr. Gray stated that he would have that addressed immediately.

Mr. McNamee will work with the District Manager on summarized meeting notes to distribute to the community.

A resident commented that the pedestrian gate at the Landing gate is still broken. She also asked if a sign could be installed stating that the gate must be left closed.

Mr. Gray stated that he would look at it after the meeting. The Board was agreeable to installing the requested sign.

THIRTEENTH ORDER OF BUSINESS

Next Scheduled Meeting – October 16, 2025 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

FOURTEENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

C.

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

October 1, 2024 – September 30, 2025

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

10/16/2025

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
October 16, 2025

To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – October 16, 2025

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



Events

- Food truck schedules are planned through December 2025. We have three food trucks at Food Truck Alley every Friday night 5pm – 8pm
- Chick fil-A – 2nd and 4th Thursday monthly
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2nd Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 2nd Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Canasta – 2nd Thursday monthly
- Wine Club 4th Thursday each month 7pm
- Gather & Grow – new resident womens group
- Murder Mystery – smaller group, everyone enjoyed the event
- Kid's Bingo – Full house, kids had a blast!
- Upcoming – Celebrity Chef Demo – 65 RSVP's, 20+ on wait list
- Upcoming – Halloween Spooky Social Room and food drive
- Upcoming – Rescheduled live music concert TBD

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

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



Completed Projects

- Yellowstone has completed mulching the playground off Hutchinson.
- Yellowstone has removed a dead palm that was falling over on the sand volleyball court at lakeside park.
- Humbug Lighting has completed the install of lighting, and the final stage will be completed in November. (wreaths etc.)
- Grover Electrical has repaired the entrance and exit card reader that was damaged at the pickleball courts.
- Coastal Pool Care has patched and filed down some areas of the marcite in the lap lane pool.
- RMS installed 2 new dog pots, one in Phase 3B and one in Phase 4
- RMS refinished and painted the aluminum railings that separate the splash park and lap lane pool.
- RMS installed new signage at both Pickleball courts and Tennis Courts saying guests must be accompanied by a resident to play on the courts and no bikes, strollers or other wheeled items not allowed.
- RMS has replaced the hinges at The Landings pedestrian gates with spring loaded hinges.

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 #: 615601

Date: 10/3/2025

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

The Landings Playground Mulch Installation

LOCATION OF PROPERTY

850 Beacon Lake Pkwy
St. Augustine , FL 32095

DESCRIPTION	QTY
Playground Mulch Installation (Yards)	75

Install 75 Yards of Playground mulch at The Landings

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	\$5,700.00
Sales Tax	\$0.00
Proposal Total	\$5,700.00

THIS IS NOT AN INVOICE

SIXTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
August 31, 2025



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

August 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 126,971	\$ -	\$ -	\$ 6,100	\$ 133,071
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Developer - BBX	-	-	-	-	-
Due from Other	4,921	-	-	-	4,921
Due from Capital Reserve	-	-	-	-	-
<u>Investments:</u>					
General Fund Custody	325,997	-	-	-	325,997
State Board of Administration (SBA)-GF	853,014	-	-	-	853,014
State Board of Administration (SBA)-Fence Easement	75,663	-	-	-	75,663
State Board of Administration (SBA)-Capital Reserve	-	-	-	23,268	23,268
<u>Series 2016</u>					
Reserve	-	151,325	-	-	151,325
Revenue	-	236,727	-	-	236,727
<u>Series 2018</u>					
Reserve A1	-	208,555	-	-	208,555
Revenue A1	-	308,736	-	-	308,736
Reserve A2	-	-	-	-	-
Revenue A2	-	3,096	-	-	3,096
Prepayment A 2	-	1	-	-	1
<u>Series 2019</u>					
Reserve	-	87,775	-	-	87,775
Revenue	-	128,101	-	-	128,101
Prepayment A1	-	-	-	-	-
<u>Series 2020</u>					
Reserve A1	-	42,680	-	-	42,680
Revenue A1	-	62,761	-	-	62,761
Prepayment A1	-	1,012	-	-	1,012
Revenue A2	-	1,907	-	-	1,907
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
<u>Series 2021 Ph3B</u>					
Reserve	-	139,985	-	-	139,985
Revenue	-	106,420	-	-	106,420
Prepayment	-	830	-	-	830
Construction	-	-	18,788	-	18,788
<u>Series 2021 Ph4</u>					
Reserve	-	211,100	-	-	211,100
Interest	-	-	-	-	-
Revenue	-	142,679	-	-	142,679
Prepayment	-	769	-	-	769
Construction	-	-	27,555	-	27,555
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	20,506	-	-	-	20,506
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 1,410,832	\$ 1,834,460	\$ 46,344	\$ 29,368	\$ 3,321,003

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

August 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	\$ 40,940	\$ -	\$ -	\$ -	\$ 40,940
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Contracts Payable	-	-	-	-	-
Retainage Payable	-	-	-	-	-
Due to General Fund	-	-	-	-	-
Total Liabilities	\$ 40,940	\$ -	\$ -	\$ -	\$ 40,940
Fund Balance:					
Nonspendable:					
Deposits	\$ 3,760	\$ -	\$ -	\$ -	\$ 3,760
Restricted for:					
Debt Service	-	1,834,460	-	-	1,834,460
Capital Project			46,344	-	46,344
Assigned for:					
Capital Reserve Fund	-	-	-	29,368	29,368
Unassigned	1,345,626	-	-	-	1,345,626
Total Fund Balances	\$ 1,369,892	\$ 1,834,460	\$ 46,344	\$ 29,368	\$ 3,280,063
Total Liabilities & Fund Balance	\$ 1,410,832	\$ 1,834,460	\$ 46,344	\$ 29,368	\$ 3,321,003

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,144,757	\$ 2,144,757	\$ 2,158,824	\$ 14,068
Special Assessments - Gate Monitoring*	32,500	32,500	32,500	(0)
Interest/Miscellaneous Income	25,000	25,000	64,970	39,970
Restricted Easement Fence Fund	-	-	21,000	21,000
Facility Revenue	10,000	10,000	30,373	20,373
Total Revenues	\$ 2,212,257	\$ 2,212,257	\$ 2,307,667	\$ 95,410

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 4,400	\$ 9,600	\$ (5,200)
PR-FICA	367	337	734	(398)
Engineering	36,000	33,000	21,041	11,959
Attorney	30,000	27,500	20,827	6,673
Annual Audit	7,600	7,600	7,600	-
Assessment Administration	11,236	11,236	11,236	-
Arbitrage Rebate	3,600	3,600	3,600	-
Dissemination Agent	14,045	12,875	12,875	-
Trustee Fees	20,400	19,341	19,341	-
Management Fees	58,533	53,655	53,655	-
Information Technology	1,776	1,628	1,628	-
Website Maintenance	1,272	1,166	1,166	-
Telephone	700	700	870	(170)
Postage & Delivery	1,600	1,600	2,407	(807)
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	2,108	1,974	134
Legal Advertising	1,500	1,500	2,070	(570)
Other Current Charges	1,600	1,467	617	850
Office Supplies	300	275	137	138
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 206,781	\$ 193,140	\$ 180,285	\$ 12,855

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 12,215	\$ 12,516	\$ (301)
Electric	52,500	48,125	35,436	12,689
Water/Sewer/Irrigation	45,000	41,250	42,833	(1,583)
Gas	2,500	2,292	1,903	389
Trash Removal	8,400	7,700	9,551	(1,851)
<i>Security</i>				
Security Monitoring	1,440	1,320	1,220	100
Gate Monitoring	32,500	29,792	28,937	855
Gate Repairs	3,000	2,750	1,377	1,373
Access Cards	3,000	2,294	2,294	-
Contacted Security	20,000	20,000	25,460	(5,460)
<i>Management Contracts</i>				
Facility Management	98,729	90,501	90,502	(0)
Facility Attendant	41,498	38,040	23,892	14,147
Pool Attendants	61,479	61,297	61,297	-
Canoe Launch Attendant	5,750	5,750	-	5,750
Snack Bar Attendant	10,000	10,000	-	10,000
Field Management / Admin	95,000	87,083	87,083	(0)
Pool Maintenance	20,000	18,333	15,506	2,828
Pool Chemicals	26,475	24,269	24,813	(544)
Janitorial	25,112	23,019	22,854	165
Facility Maintenance	103,200	94,600	91,812	2,788
Private Event Attendant	6,500	6,500	9,545	(3,045)
Repairs & Maintenance	62,800	58,544	58,544	-
New Capital Projects	5,000	-	-	-
Snack Bar Inventory -CGS	1,000	917	-	917
Food Service License	650	596	492	104
Community Website Services	-	-	900	(900)
Subscriptions	4,000	3,667	3,556	111
Pest Control	2,831	2,595	2,541	55
Supplies	2,500	2,292	163	2,128
Furnitures, Fixtures & Equipment	5,000	796	796	-
Special Events	35,000	35,000	33,431	1,569
Holiday Decorations	20,000	5,219	5,219	-
Fitness Center Repairs/Supplies	5,500	5,042	3,950	1,092
Office Supplies	2,050	1,879	1,597	282
ACA++SCAP/BMI Licenses	800	733	-	733
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	575	575	-
Subtotal Amenity Center Expenditures	\$ 908,057	\$ 829,654	\$ 769,492	\$ 60,161

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	33,294	23,075	10,219
Landscape Maintenance	690,755	633,192	547,191	86,001
Landscape Contingency	85,000	73,497	73,497	-
Lake Maintenance	27,000	24,750	26,671	(1,921)
Grounds Maintenance	35,000	32,083	35,649	(3,565)
Pump Repairs	10,000	10,000	11,777	(1,777)
Streetlighting	69,294	69,294	71,792	(2,498)
Streetlight Repairs	5,000	4,915	4,915	-
Irrigation Repairs	50,000	45,833	23,750	22,083
Miscellaneous	6,500	5,958	835	5,123
Contingency	31,149	28,553	27,264	1,289
Capital Reserve	45,000	45,000	45,000	-
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ 1,006,370	\$ 891,416	\$ 114,954
Total Operations & Maintenance	\$ 2,005,476	\$ 1,836,024	\$ 1,660,908	\$ 175,116
Total Expenditures	\$ 2,212,257	\$ 2,029,163	\$ 1,841,193	\$ 187,970
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 466,474	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -		-	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ -		\$ 466,474	
Fund Balance - Beginning	\$ -		\$ 903,417	
Fund Balance - Ending	\$ -		\$ 1,369,892	

(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	\$ 18,887	\$ -	\$ -	\$ 2,158,824
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	5,603	9,933	-	64,970
Restricted Easement Fence Fund	-	2,400	1,800	5,400	1,800	3,600	600	1,200	2,400	1,800	-	-	21,000
Facility Revenue	-	-	-	10,788	2,085	-	5,150	2,888	3,413	3,100	2,950	-	30,373
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 2,251	\$ 134,368	\$ 321,839	\$ 1,475,354	\$ 187,792	\$ 12,062	\$ 96,579	\$ 10,710	\$ 24,438	\$ 29,390	\$ 12,883	\$ -	\$ 2,307,667
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 400	\$ 800	\$ 800	\$ 800	\$ 1,400	\$ 800	\$ 600	\$ 800	\$ 1,600	\$ 800	\$ 800	\$ -	\$ 9,600
PR-FICA	31	61	61	61	107	61	46	61	122	61	61	-	734
Engineering	1,001	2,510	1,746	366	1,253	2,481	1,245	3,978	5,333	683	446	-	21,041
Attorney	436	670	2,222	1,188	1,901	2,691	3,519	3,191	2,998	2,014	-	-	20,827
Annual Audit	-	-	-	-	-	-	-	-	7,600	-	-	-	7,600
Assessment Administration	11,236	-	-	-	-	-	-	-	-	-	-	-	11,236
Arbitrage Rebate	-	-	2,400	-	-	600	-	-	-	600	-	-	3,600
Dissemination Agent	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	1,170	-	12,875
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	4,878	4,878	-	53,655
Information Technology	148	148	148	148	148	148	148	148	148	148	148	-	1,628
Website Maintenance	106	106	106	106	106	106	106	106	106	106	106	-	1,166
Telephone	47	22	34	51	61	63	143	114	107	101	127	-	870
Postage & Delivery	44	432	37	94	42	43	45	58	159	1,324	130	-	2,407
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	30	78	27	57	98	72	45	186	1,321	29	-	1,974
Legal Advertising	96	94	94	364	94	94	273	189	96	407	267	-	2,070
Other Current Charges	-	-	20	210	-	-	200	-	6	117	63	-	617
Office Supplies	1	1	1	1	1	1	129	1	1	1	1	-	137
Dues, Licenses & Subscriptions	-	175	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 32,588	\$ 11,097	\$ 26,547	\$ 9,464	\$ 11,218	\$ 15,591	\$ 12,572	\$ 14,738	\$ 24,510	\$ 13,732	\$ 8,227	\$ -	\$ 180,285

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	\$ 1,292	\$ 1,149	\$ -	\$ 12,516
Electric	3,094	3,330	3,209	3,272	3,379	2,936	2,827	3,101	3,137	3,544	3,609	-	35,436
Water/Sewer/Irrigation	3,820	3,464	2,875	4,264	4,738	4,289	3,892	3,901	3,030	3,977	4,584	-	42,833
Gas	289	21	275	149	65	84	157	111	42	438	271	-	1,903
Trash Removal	788	788	782	983	808	814	-	1,623	810	1,339	816	-	9,551
Security													
Security Monitoring	111	111	111	111	111	111	111	111	111	111	111	-	1,220
Gate Monitoring	2,633	2,665	2,633	4,014	2,649	1,102	2,649	2,649	2,649	2,649	2,649	-	28,937
Gate Repairs	325	342	400	-	-	-	-	-	-	310	-	-	1,377
Access Cards	-	715	-	-	-	-	-	715	353	-	511	-	2,294
Contacted Security	4,097	2,758	2,454	2,967	1,574	520	2,267	2,216	3,909	1,473	1,227	-	25,460
Management Contracts													
Facility Management	8,227	8,227	8,227	8,227	8,227	8,227	8,227	8,227	8,227	8,227	8,227	-	90,502
Facility Attendant	1,187	1,102	1,235	1,457	1,296	1,667	2,717	3,217	3,959	3,025	3,031	-	23,892
Pool Attendants	-	-	-	-	-	3,451	2,862	5,449	18,294	19,354	11,888	-	61,297
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	7,917	7,917	-	87,083
Pool Maintenance	1,713	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,417	1,473	-	15,506
Pool Chemicals	2,101	2,101	2,101	2,305	2,305	2,305	2,374	2,305	2,305	2,305	2,305	-	24,813
Janitorial	2,321	2,996	2,055	1,479	2,059	1,607	2,324	1,773	2,005	2,017	2,218	-	22,854
Facility Maintenance	11,311	7,183	6,722	2,758	13,334	9,275	10,111	11,836	7,663	5,815	5,805	-	91,812
Private Event Attendant	827	543	521	242	671	749	1,060	1,384	1,196	1,028	1,325	-	9,545
Repairs & Maintenance	4,600	4,081	7,037	244	7,656	4,388	6,312	4,921	4,327	7,969	7,010	-	58,544
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	242	-	-	-	250	-	492
Community Website Services	-	-	-	-	-	-	-	-	300	300	300	-	900
Subscriptions	304	304	501	304	304	312	304	304	304	309	309	-	3,556
Pest Control	226	226	226	233	233	233	233	233	233	233	233	-	2,541
Supplies	119	-	-	-	-	-	44	-	-	-	-	-	163
Furnitures, Fixtures & Equipment	-	-	396	-	130	-	219	-	-	51	-	-	796
Special Events	989	2,535	2,423	2,526	3,747	3,071	3,178	3,962	5,270	3,141	2,587	-	33,431
Holiday Decorations	-	197	4,927	-	-	-	-	-	94	-	-	-	5,219
Fitness Center Repairs/Supplies	-	-	425	-	1,405	-	-	80	295	205	1,540	-	3,950
Office Supplies	242	87	-	153	60	94	228	499	148	48	39	-	1,597
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	68,894	-	-	-	-	-	-	-	-	-	-	-	68,894
Permit and License	-	-	-	-	-	-	-	575	-	-	-	-	575
Subtotal Amenity Center Expenditures	\$ 127,183	\$ 54,035	\$ 59,935	\$ 46,085	\$ 65,104	\$ 55,767	\$ 62,729	\$ 69,724	\$ 79,054	\$ 78,493	\$ 71,383	\$ -	\$ 769,492

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	2,618	1,826	-	23,075
Landscape Maintenance	47,125	48,221	48,221	48,221	48,221	48,221	48,221	63,181	48,221	49,668	49,668	-	547,191
Landscape Contingency	4,907	1,635	18,242	-	-	1,345	13,005	5,464	27,975	500	425	-	73,497
Lake Maintenance	2,284	2,284	2,284	2,284	2,284	2,284	2,593	2,593	2,593	2,593	2,593	-	26,671
Grounds Maintenance	2,685	2,933	5,930	554	6,911	2,647	3,145	3,745	4,317	1,218	1,564	-	35,649
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	6,695	6,695	-	71,792
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	4,915	-	4,915
Irrigation Repairs	1,661	2,779	90	980	1,959	-	1,188	4,014	-	779	10,301	-	23,750
Miscellaneous	-	230	79	-	124	37	-	-	25	340	-	-	835
Contingency	-	1,000	1,251	-	1,630	897	950	18,716	920	1,000	900	-	27,264
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	\$ 65,411	\$ 78,887	\$ -	\$ 891,416
Total Operations & Maintenance	\$ 193,363	\$ 123,492	\$ 143,807	\$ 111,782	\$ 137,319	\$ 165,549	\$ 142,130	\$ 176,839	\$ 172,453	\$ 143,904	\$ 150,270	\$ -	\$ 1,660,908
Total Expenditures	\$ 225,951	\$ 134,589	\$ 170,353	\$ 121,247	\$ 148,537	\$ 181,140	\$ 154,702	\$ 191,577	\$ 196,963	\$ 157,635	\$ 158,497	\$ -	\$ 1,841,193
Excess (Deficiency) of Revenues over Expenditures	\$ (223,701)	\$ (221)	\$ 151,485	\$ 1,354,107	\$ 39,255	\$ (169,078)	\$ (58,123)	\$ (180,867)	\$ (172,525)	\$ (128,245)	\$ (145,614)	\$ -	\$ 466,474
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (223,701)	\$ (221)	\$ 151,485	\$ 1,354,107	\$ 39,255	\$ (169,078)	\$ (58,123)	\$ (180,867)	\$ (172,525)	\$ (128,245)	\$ (145,614)	\$ -	\$ 466,474

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending August 31, 2025

	Adopted Budget	Prorated Budget Thru 08/31/25	Actual Thru 08/31/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest	-	-	760	760
Total Revenues	\$ 45,000	\$ 45,000	\$ 45,760	\$ 760
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	12,492	(12,492)
Other Current Charges	-	-	3,900	
Total Expenditures	\$ -	\$ -	\$ 16,392	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 45,000		\$ 29,368	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 45,000		\$ 29,368	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 45,000		\$ 29,368	

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 August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 446,241	\$ 2,877
Interest Income	12,000	11,000	17,562	6,562
Total Revenues	\$ 455,364	\$ 454,364	\$ 463,803	\$ 9,439
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	\$ 7,839	\$ 17,278	\$ 9,439
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,839	\$ 7,839	\$ 17,278	\$ 9,439
Fund Balance - Beginning	\$ 222,167		\$ 370,774	
Fund Balance - Ending	\$ 231,006		\$ 388,052	

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 August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 616,508	\$ 3,974
Interest Income	14,000	12,833	23,215	10,381
Total Revenues	\$ 626,533	\$ 625,367	\$ 639,722	\$ 14,356
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	\$ 12,692	\$ 27,047	\$ 14,356
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,858	\$ 12,692	\$ 27,047	\$ 14,356
Fund Balance - Beginning	\$ 288,459		\$ 493,341	
Fund Balance - Ending	\$ 302,317		\$ 520,389	

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 August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 256,992	\$ (361)
Interest Income	8,500	7,792	9,722	1,930
Total Revenues	\$ 265,853	\$ 265,145	\$ 266,713	\$ 1,569
Expenditures:				
Interest - 11/1	\$ 95,478	\$ 95,478	\$ 95,478	\$ -
Interest - 5/1	95,478	95,478	95,335	143
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	\$ 255,955	\$ 260,884	\$ (4,929)
Excess (Deficiency) of Revenues over Expenditures	\$ 9,898	\$ 9,190	\$ 5,830	\$ (3,360)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,898	\$ 9,190	\$ 5,830	\$ (3,360)
Fund Balance - Beginning	\$ 123,844		\$ 210,046	
Fund Balance - Ending	\$ 133,742		\$ 215,876	

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 August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,490	\$ 114,490	\$ 113,775	\$ (716)
Interest Income	5,500	5,042	4,775	(267)
Total Revenues	\$ 119,990	\$ 119,532	\$ 118,550	\$ (982)
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	\$ 6,438	\$ 5,456	\$ (982)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,897	\$ 6,438	\$ 5,456	\$ (982)
Fund Balance - Beginning	\$ 61,116		\$ 102,905	
Fund Balance - Ending	\$ 68,013		\$ 108,361	

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 August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,765	\$ 280,765	\$ 280,982	\$ 217
Interest Income	8,500	7,792	11,722	3,930
Prepayments	-	-	21,336	21,336
Total Revenues	\$ 289,265	\$ 288,557	\$ 314,039	\$ 25,482
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	\$ 10,144	\$ 10,627	\$ 482
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,566)	\$ (6,566)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,566)	\$ (6,566)
Net Change in Fund Balance	\$ 10,852	\$ 10,144	\$ 4,061	\$ (6,083)
Fund Balance - Beginning	\$ 100,153		\$ 243,174	
Fund Balance - Ending	\$ 111,005		\$ 247,234	

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 August 31, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/25	Thru 08/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 423,738	\$ 423,738	\$ 426,475	\$ 2,738
Prepayment	-	-	20,918	20,918
Interest Income	9,000	8,250	15,770	7,520
Total Revenues	\$ 432,738	\$ 431,988	\$ 463,163	\$ 31,176
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	\$ 6,730	\$ 12,906	\$ 6,176
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (8,533)	\$ (8,533)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (8,533)	\$ (8,533)
Net Change in Fund Balance	\$ 7,480	\$ 6,730	\$ 4,373	\$ (2,357)
Fund Balance - Beginning	\$ 136,629		\$ 350,176	
Fund Balance - Ending	\$ 144,109		\$ 354,548	

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 August 31, 2025

	Actual
	Thru 08/31/25
Revenues	
Interest Income	\$ 582
Developer Contributions	62,637
Total Revenues	\$ 63,218
Expenditures:	
Capital Outlay	\$ 62,637
Total Expenditures	\$ 62,637
Excess (Deficiency) of Revenues over Expenditures	\$ 582
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 6,566
Total Other Financing Sources (Uses)	\$ 6,566
Net Change in Fund Balance	\$ 7,148
Fund Balance - Beginning	\$ 11,641
Fund Balance - Ending	\$ 18,788

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 August 31, 2025

	Actual
	Thru 08/31/25
Revenues	
Interest Income	\$ 899
Developer Contribution	89,990
Total Revenues	\$ 90,889
Expenditures:	
Capital Outlay	\$ 89,990
Total Expenditures	\$ 89,990
Excess (Deficiency) of Revenues over Expenditures	\$ 899
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 8,533
Total Other Financing Sources (Uses)	\$ 8,533
Net Change in Fund Balance	\$ 9,432
Fund Balance - Beginning	\$ 18,123
Fund Balance - Ending	\$ 27,555

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	151,325
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	208,555
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	87,775
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	42,680
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	139,985
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	211,100
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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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		
8/5/25	3070-3080	\$13,540.68
8/11/25	3081-3090	26,319.62
8/19/25	3091-3101	94,778.45
8/26/25	3102-3106	10,533.81
TOTAL		\$145,172.56
Autopayments		
8/4/25	Wellbeats	249.00
8/5/25	Florida Natural Gas	102.06
8/6/25	Republic Services	815.93
8/22/25	IRS FICA Payment	122.40
8/19/25	AT&T	96.30
8/18/25	St Johns County Utility Dept	4,583.69
8/21/25	Comcast	1,052.71
8/28/25	WF Bus Credit Card Payment	2,420.27
8/28/25	FPL	12,129.68
8/29/25	RollKall Technol	1,227.19
8/29/25	TECO	169.28
Total Paid Electronically		22,968.51
Total General Fund		\$168,141.07

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%
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C.

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2025
Check Register

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
General Fund		
8/5/25	3070-3080	\$13,540.68
8/11/25	3081-3090	26,319.62
8/19/25	3091-3101	94,778.45
8/26/25	3102-3106	10,533.81
TOTAL		\$145,172.56
Autopayments		
8/4/25 Wellbeats		249.00
8/5/25 Florida Natural Gas		102.06
8/6/25 Republic Services		815.93
8/22/25 IRS FICA Payment		122.40
8/19/25 AT&T		96.30
8/18/25 St Johns County Utility Dept		4,583.69
8/21/25 Comcast		1,052.71
8/28/25 WF Bus Credit Card Payment		2,420.27
8/28/25 FPL		12,129.68
8/29/25 RollKall Technol		1,227.19
8/29/25 TECO		169.28
Total Paid Electronically		22,968.51
Total General Fund		\$168,141.07

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
8/05/25	00162	7/20/25 6990-WI JUL POOL CHEMICALS	202507 320-57200-45506	ZACHARY SULLIVAN	*	2,305.10	2,305.10 003070
8/05/25	00162	7/20/25 6990-W2 JUL POOL MAINTENANCE	202507 320-57200-45505	ZACHARY SULLIVAN	*	1,362.90	1,362.90 003071
8/05/25	00114	8/01/25 758449 GATE MONITORING SEP25	202508 320-57200-45410	HIDDEN EYES LLC	*	2,648.54	2,648.54 003072
8/05/25	00199	7/15/25 2025-08- END OF SUMMER EVENT-8/25	202508 320-57200-49400	FIRST COAST FOAM PARTY LLC	*	1,150.00	1,150.00 003073
8/05/25	00045	7/31/25 90714 JUL LAKE MAINTENANCE	202507 320-53800-45005	FUTURE HORIZONS INC	*	2,593.14	2,593.14 003074
8/05/25	00186	8/01/25 258716 AUG JANITORIAL SERVICES	202508 320-57200-45507	NEWVENTURE OF JACKSONVILLE INC	*	1,301.00	1,301.00 003075
8/05/25	00209	8/01/25 3239 AUG WEB HOSTING/MAINT	202508 320-57200-44205	JENNIFER STEWART KJELLMAN	*	300.00	300.00 003076
8/05/25	00048	7/23/25 1809 SCREEN REPRS/STARTUP BELT	202507 320-57200-44207	SOUTHEAST FITNESS REPAIR	*	205.00	205.00 003077
8/05/25	00210	8/01/25 500-1695 AUG 22ND EVENT	202508 320-57200-49400	ENTERTAINMENT STRATEGIES INC	*	750.00	750.00 003078
8/05/25	00040	7/29/25 960947 MOWING-TOWNHOUSES POND	202507 320-53800-45004	YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	500.00	500.00 003079
8/05/25	00040	8/01/25 963859 TREE CARE SERVICES	202508 320-53800-45004	YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	425.00	425.00 003080
8/11/25	00001	8/01/25 128 AUG MANAGEMENT FEES	202508 310-51300-34000		*	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 #
		8/01/25 128	202508 310-51300-35300		*	106.00	
		AUG WEBSITE ADMIN					
		8/01/25 128	202508 310-51300-35100		*	148.00	
		AUG INFORMATION TECH					
		8/01/25 128	202508 310-51300-31600		*	1,170.42	
		AUG DISSEMINATION SVCS					
		8/01/25 128	202508 310-51300-51000		*	.87	
		OFFICE SUPPLIES					
		8/01/25 128	202508 310-51300-42000		*	130.38	
		POSTAGE					
		8/01/25 128	202508 310-51300-42500		*	29.10	
		COPIES					
		8/01/25 128	202508 310-51300-41000		*	126.68	
		TELEPHONE					
				GOVERNMENTAL MANAGEMENT SERVICES			6,589.20 003081
8/11/25 00166	8/06/25 6858	202508 320-57200-44300			*	360.95	
		ACCESS CARDS					
				ID WORKPLACE LLC			360.95 003082
8/11/25 00023	8/08/25 11111737	202508 320-57200-45508			*	465.00	
		BATTERY - ONSITE AED					
	8/08/25 11111737	202508 320-57200-45508			*	140.00	
		ELECTRODES - ONSITE AED					
				LIFESAFE SERVICES LLC			605.00 003083
8/11/25 00213	6/28/25 743656	202506 320-53800-45006			*	450.00	
		GEN PEST INITIAL SVC-PH4PK					
				FIRST COAST VETERAN LLC			450.00 003084
8/11/25 00213	7/07/25 748979	202507 320-53800-45006			*	160.00	
		GEN PEST SERVICE-PH4PARK					
				FIRST COAST VETERAN LLC			160.00 003085
8/11/25 00213	7/17/25 758415	202507 320-53800-45006			*	160.00	
		GEN PEST SERVICE-PH4PARK					
				FIRST COAST VETERAN LLC			160.00 003086
8/11/25 00020	8/01/25 393	202508 320-57200-45504			*	7,916.67	
		AUG FIELD MGMT/ADMIN					
	8/01/25 393	202508 320-57200-45500			*	8,227.42	
		AUG FACILITY MANAGEMENT					
				RIVERSIDE MANAGEMENT SERVICES			16,144.09 003087
8/11/25 00048	8/04/25 1854	202508 320-57200-44207			*	751.00	
		MACHINE REPAIRS/PARTS					
				SOUTHEAST FITNESS REPAIR			751.00 003088
				MVTP MEADOW VIEW TP BPEREGRINO			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/11/25	00048	8/08/25 1877	202508 320-57200-45505	MOTOR CONTROLLER-TREADMIL	*	789.38	
				SOUTHEAST FITNESS REPAIR			789.38 003089
8/11/25	00148	8/05/25 31387	202507 320-57200-45420	TEST/TRBLSHOOT EXIT GATE	*	310.00	
				THE GATE STORE, INC.			310.00 003090
8/19/25	00214	8/13/25 1928	202508 320-57200-44200	FIBERGLASS DOOR-MENS R.R	*	1,877.80	
				ACE DOOR & WINDOW COMPANY INC			1,877.80 003091
8/19/25	00204	8/12/25 7338	202508 320-53800-45008	LIGHTHOUSE PHOTO CELL	*	4,915.00	
				ALLSTAR ELECTRICAL CONTRACTORS INC			4,915.00 003092
8/19/25	00005	8/06/25 221368	202507 310-51300-31100	JUL ENGINEERING SERVICES	*	682.50	
				ENGLAND THIMS & MILLER INC			682.50 003093
8/19/25	00153	7/31/25 7249119	202507 310-51300-48000	NOTICE OF BUDGET MTG-8/21	*	311.48	
		7/31/25 7249119	202507 310-51300-48000	NOTICE OF MEETING-7/17/25	*	95.84	
				GANNETT MEDIA CORP			407.32 003094
8/19/25	00020	7/31/25 395	202507 320-57200-45510	JUL FACILITY ATTENDANT	*	3,024.56	
				RIVERSIDE MANAGEMENT SERVICES			3,024.56 003095
8/19/25	00020	7/31/25 396	202507 320-57200-49400	JUL SPECIAL EVT ASSISTANT	*	481.32	
				RIVERSIDE MANAGEMENT SERVICES			481.32 003096
8/19/25	00020	7/31/25 397	202507 320-57200-49400	JUL PRIVATE EVT ATTENDANT	*	1,027.88	
				RIVERSIDE MANAGEMENT SERVICES			1,027.88 003097
8/19/25	00020	7/31/25 398	202507 320-57200-45501	JULY LIFEGUARDS	*	14,774.10	
				RIVERSIDE MANAGEMENT SERVICES			14,774.10 003098
8/19/25	00020	7/31/25 399	202507 320-57200-45501	JUL POOL MONITOR SERVICES	*	4,579.68	
				RIVERSIDE MANAGEMENT SERVICES			4,579.68 003099

MVTP MEADOW VIEW TP BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
8/19/25	00020	8/13/25 400	202507 320-57200-45508		*	5,000.00	
			FACILITY MAINTENANCE				
		8/13/25 400	202507 320-57200-44200		*	7,000.00	
			REPAIRS & MAINTENANCE				
		8/13/25 400	202507 320-53800-45011		*	1,000.00	
			CONTINGENCY				
		8/13/25 400	202507 320-53800-45010		*	340.40	
			MISCELLANEOUS				
				RIVERSIDE MANAGEMENT SERVICES			13,340.40 003100
8/19/25	00040	8/01/25 968779	202508 320-53800-45003		*	49,667.89	
			AUG LANDSCAPE MAINTENANCE				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			49,667.89 003101
8/26/25	00046	8/21/25 62100268	202508 320-57200-45917		*	232.81	
			AUG PEST CONTROL SERVICES				
				TURNER PEST CONTROL LLC			232.81 003102
8/26/25	00040	8/18/25 976226	202508 320-53800-45009		*	2,665.00	
			LOCATE/T.SHOOT/REPR VALVE				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			2,665.00 003103
8/26/25	00040	8/18/25 976227	202508 320-53800-45009		*	1,495.00	
			MAINLINE REP-AMENITY CNTR				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			1,495.00 003104
8/26/25	00040	8/18/25 976228	202508 320-53800-45009		*	5,511.00	
			DECODER/SOLENOID RPLMTS				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			5,511.00 003105
8/26/25	00040	8/18/25 976229	202508 320-53800-45009		*	630.00	
			DECODER RPLMT-NEAR 7ELVEN				
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			630.00 003106
TOTAL FOR BANK A						145,172.56	
TOTAL FOR REGISTER						145,172.56	

MVTP MEADOW VIEW TP BPEREGRINO

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

RECEIVED
By Tara Lee at 12:59 pm, Jul 21, 2025



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

Invoice Number 6990-W1
Date of Issue 07/20/2025
Due Date 08/30/2025
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

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

RECEIVED
By Tara Lee at 12:59 pm, Jul 21, 2025



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

Invoice Number 6990-W2
Date of Issue 07/20/2025
Due Date 08/30/2025
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:

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

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

Envera

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

RECEIVED

By Tara Lee at 10:23 am, Aug 04, 2025

Invoice

Invoice Number 758449	Date 08/01/2025
Customer Number 300380	Due Date 09/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		08/01/2025	09/01/2025

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Service & Maintenance 09/01/2025 - 09/30/2025	1.00	\$334.54	\$334.54
1.00	Envera Kiosk System 09/01/2025 - 09/30/2025	1.00	\$500.00	\$500.00
1.00	Data Management 09/01/2025 - 09/30/2025	1.00	\$150.00	\$150.00
1.00	Virtual Gate Guard Monitoring 09/01/2025 - 09/30/2025	1.00	\$1,664.00	\$1,664.00
Subtotal:				\$2648.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$2648.54

Date	Invoice #	Description	Amount	Balance Due
8/1/2025	758449	Monitoring Services	\$2648.54	\$2648.54

Envera

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

Invoice

Invoice Number 758449	Date 08/01/2025
Customer Number 300380	Due Date 09/01/2025

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



1 320 57200 49400 Special Events
Approved Jen Erickson 7.16.2025

INVOICE

First Coast Foam Party LLC

101 Marketside ave Suite 404-154, ponte vedra,
FL 32081

Phone: +1 904-834-1311;

firstcoastfoamparty@gmail.com; Website:

www.Firstcoastfoamparty.com

Invoice No#: 2025-08-30-01

Invoice Date: Jul 15, 2025

Due Date: Aug 30, 2025



Scan.Pay.Go

\$1,150.00 USD
AMOUNT DUE

BILL TO

Meadow View at Twin Creeks CDD
Jennifer Erickson
850 Beacon Lake Parkway, ST AUGUSTINE,
FL 32095, UNITED STATES
beaconmanager@rmsnf.com
Phone: +1 904-217-3052

SHIP TO

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

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	3 hours game truck 8/30 11-2	1	\$600.00	\$600.00
2	2 hour foam party 8/30 12-2	1	\$550.00	\$550.00
Subtotal				\$1,150.00
TOTAL				\$1,150.00 USD

NOTES TO CUSTOMER

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

TERMS AND CONDITIONS

Rules and Regulations: By hiring First Coast Foam Party LLC you understand that the following rules apply: Do not eat the foam, no running, no diving, no rough play, the foam can become slippery, if we see inappropriate behavior we will address the behavior and have the right to end the event for safety reasons. We can not be held responsible for your children's actions. The foam is hypo-allergenic, dye-free, biodegradable and safe for kids, pets, grass and pools. The main ingredient in the foam is Sodium Lauryl Sulfate. The color/glow can leave a residue on clothes that should wash out in a few washes but can stain clothing. By hiring First Coast Foam Party LLC you agree to hold First Coast Foam Party LLC, it's employees, agents or representatives harmless and indemnify them against any and all claims for property damage and/or personal injury claims.

Future Horizons, Inc

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

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

APPROVED LAKE MAINTENANCE
53800.320.45005
CHRISTIAN BIROL 08/01/2025

RECEIVED*By Tara Lee at 10:04 am, Aug 01, 2025***INVOICE**

Invoice Number: 90714
Invoice Date: Jul 31, 2025
Page: 1

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	7/7/25	8/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in July 7, 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.



HIGH TECH

COMMERCIAL CLEANING

Invoice

Date	Invoice #
8/1/2025	258716

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 August 2025</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo</p> <p>1 320 57200 45507 Janitorial Approved Jen Erickson 7.21.2025</p> <div>RECEIVED <i>By Tara Lee at 10:59 am, Jul 29, 2025</i></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 3239
DATE 08/01/2025
TERMS Net 15
DUE DATE 08/16/2025

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 #379
Jacksonville Beach, Florida 32250

BALANCE DUE \$300.00

Pay Invoice

RECEIVED
By Tara Lee at 10:16 am, Jul 31, 2025



SOUTHEAST FITNESS REPAIR

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

APPROVED FITNESS CENTER REPAIRS
57200.320.44207
CHRISTIAN BIROL 07/29/2025

RECEIVED

By Tara Lee at 11:29 am, Jul 29, 2025

Invoice

DATE	07/23/2025
INVOICE#	1809
TERMS	NET 30
DUE DATE	08/22/2025

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
106425	07/23/2025		Life Fitness TM SN:AST175918 Screen timed out Completion Notes: Life fitness TM S/N: AST175918 On Startup belt doesn't move Workout timeout on touchscreen No communication to lower board Needs Lower Board

Job Charges	Qty	Rate	Total
Flat Rate Labor	1.00	\$80.00	\$80.00
Travel 61-90 miles	1.00	\$125.00	\$125.00
Job Subtotal			\$205.00
Job Total			\$205.00

PRE-WORK SIGNATURE

07/23/2025 12:02 pm

POST-WORK SIGNATURE

07/23/2025 12:02 pm

Signed By: Jordan

Signed By: Jordan

CUSTOMER MESSAGE

Invoice Total:	\$205.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$205.00

Entertainment Strategies
3948 3rd St S #452
Jacksonville Beach, FL 32250
9044128383
admin@trivianation.com
https://trivianation.com/

Invoice 500-16959

1 320 57200 49400 Special Events
Approved J Erickson 8.4.2025



BILL TO

Jennifer Erickson
Mewadow View at Twin
Creeks CDD

DATE
08/01/2025

PLEASE PAY
\$750.00

DUE DATE
08/22/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/22/2025	Country Club Sales	The Beacon show in Aug 22nd	1	750.00	750.00

Pay invoice

TOTAL DUE

\$750.00

THANK YOU.

RECEIVED

By Tara Lee at 3:03 pm, Aug 04, 2025



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
960947	7/29/2025
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: August 28, 2025

Invoice Amount: \$500.00

Description	Current Amount
Mowing Townhomes Pond (Beach Walk)	
Initial Clean Up	\$500.00

RECEIVED

By Tara Lee at 8:38 am, Jul 30, 2025

Invoice Total \$500.00

Re coded to Landscape Contingency
(1.320.53800.45004) per phone call to Rich Gray

TRL

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

INVOICE

**YELLOWSTONE**
LANDSCAPE**Bill To:**Meadow View at Twin Creeks CDD
c/o GMS-NF, LLC
475 West Town Pl
Suite 114
St. Augustine, FL 32092**Property Name:** Meadow View at Twin Creeks CDD**Address:** 850 Beacon Lake Pkwy
St. Augustine, FL 32095

INVOICE #	INVOICE DATE
963859	8/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017**Invoice Due Date:** August 31, 2025**Invoice Amount:** \$425.00

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

Pine Tree Felling 679 Twilight Lane

Tree Care Services

\$425.00

RECEIVED*By Tara Lee at 10:29 am, Aug 01, 2025***Invoice Total****\$425.00**

TRL

Re Coded to: Landscape Contingency 1.320.53800.45004
Per phone to Rich Gray**Should you have any questions or inquiries please call (386) 437-6211.**

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

Invoice #: 128
Invoice Date: 8/1/25
Due Date: 8/1/25
Case:
P.O. Number:

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

Balance Due	\$6,589.20
--------------------	-------------------

By Tara Lee at 9:27 am, Aug 07, 2025

ID Workplace LLC dba First Class ID
 4171 West Hillsboro Blvd, Ste 13
 Coconut Creek, FL 33073

1 320 57200 44300 Access Cards
 Approved Jen Erickson 8.6.2025

Invoice

Date	Invoice #
8/6/2025	6858

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

Ship To
Meadow View CDD - (Beacon Lake) 475 W Town Place, Suite 114 Jennifer Erickson St Augustine, FL 32092

Rep	S.O. No.	P.O. No.	Terms
MW22	5243		Net 30

Item	Description	Ordered	Invoiced	Each	Total
Prox26ClamshellIT	26 Bit Clamshell Proximity Badge	100	100	3.30	330.00 330.00
Shipping & Handling	UPS Shipping & Handling 7/18 - UPS Track# 1ZY828A90392454281	1	1	30.95	30.95

Subtotal \$360.95

Sales Tax (0.0%) \$0.00

Total \$360.95

Payments/Credits \$0.00

Balance Due \$360.95

RECEIVED

By Tara Lee at 9:18 am, Aug 07, 2025

LifeSafe Services LLC

+18887670050

acctsrec@lifesafeservices.com

www.lifesafeservices.com

1.320.57200.45508 amenity maintenance
approved Jen Erickson 8.8.2025**INVOICE****BILL TO**

025-27133

Meadowview at Twin Creeks

850 Beacon Lake Parkway

St Augustine, FL 32095

SHIP TO

025-27133

Meadowview at Twin Creeks

850 Beacon Lake Parkway

St Augustine, FL 32095

INVOICE # 111117376**DATE** 08/08/2025**DUE DATE** 09/07/2025**TERMS** Net 30

EQUIPMENT & SERVICES - EMERGENCY USE ONLY

Battery - Onsite AED

Electrodes - Onsite AED

QTY	RATE	AMOUNT
3	155.00	465.00T
2	70.00	140.00T

Remit to:

LifeSafe Services LLC

5971 Powers Avenue, Ste108

Jacksonville, FL 32217

SUBTOTAL

605.00

TAX

0.00

TOTAL

605.00

BALANCE DUE

\$605.00For invoices, please contact Clair at 888-767-0050
x113.Please disregard this invoice if you have already
submitted payment.**RECEIVED****By Tara Lee at 12:49 pm, Aug 08, 2025**

Service Address
Beacon Lake-Phase 4 Park
Christian Birol
186 Ripple Rd
St. Augustine, FL 32095



Cust # 173257
 CELL PH: (904) 234-1977
 PRINTED: 7/16/2025 JAMBR

RTE / DAY CD: ROUTE 2 / 1
 SCHEDULED: 6/28/2025
 SIZE: 1.00
 SINCE DATE: 6/27/2025
 APPT: 6/28/2025

SEQ #: 0
 MHRS: 0:15
 Robby Mayben

Directions		Scheduled Programs		Today's Services		Sold By		Price		Customer and Service Notes	
		CPC- >KKKKKKKKYYYYNNNN NNNNNNNNNN		GIS General Pest Init		JAMBRO SE		450.00		Driver Initials _____	
Map		Scheduled Specials		Total \$	After Adj.	Tax	Net \$				
Flag		GIS(Y)		\$450.00	\$450.00	\$0.00	\$450.00				
Cds											
Date		CD	ID	Amount	Products	Conditions	Notes				
6/28/2025	S	GIS	RMA	450.00	106-1051, 106-1049,						
7/7/2025	S	GIS	RMA	160.00	EVEC, 885017, 106-						



Pest Hunters-Mosquito Hunters
 (904) 800-1585
 mh106@mosquitohunters.com

Customer # 173257
 Invoice # 743656
 cbirol@rmsnf.com

Service Address
 Beacon Lake-Phase 4 Park
 Christian Birol
 186 Ripple Rd
 St. Augustine, FL 32095

General Pest Initial Service \$450.00

APPROVED GROUNDS MAINTENANCE
 53800.320.45006
 CHRISTIAN BIROL 08/06/2025

RECEIVED
 By Tara Lee at 9:13 am, Aug 07, 2025

6/28/2025

Robby Mayben

Today's Invoice Charge 450.00

Invoice Total 450.00

Please Remit \$450.00

Please pay upon receipt

For your convenience, service continues from season to season. For a change in service, please call our office.



Service Address
Beacon Lake-Phase 4 Park
Christian Birol
186 Ripple Rd
St. Augustine, FL 32095



Cust # 173257
 CELL PH: (904) 234-1977
 PRINTED: 7/16/2025 JAMBR

RTE / DAY CD: ROUTE 2 / 1
 SCHEDULED: 7/7/2025
 SIZE: 1.00
 SINCE DATE: 6/27/2025
 APPT: 7/7/2025

SEQ #: 0
 MHRS: 0:15
 Robby Mayben

Directions					Scheduled Programs		Today's Services		Sold By	Price	Customer and Service Notes		
					CPC- >KKKKKKKKYYYYNNNN NNNNNNNNNN		GIS General Pest Init		JAMBRO SE	160.00			
Map					Scheduled Specials		Total \$	After Adj.	Tax	Net \$			
Flag Cds					GIS(Y)		\$160.00	\$160.00	\$0.00	\$160.00			
Date			CD	ID	Amount	Products	Conditions			Notes			



Pest Hunters-Mosquito Hunters
 (904) 800-1585
 mh106@mosquitohunters.com

Customer # 173257
 Invoice # 748979
 cbirol@rmsnf.com

Service Address
 Beacon Lake-Phase 4 Park
 Christian Birol
 186 Ripple Rd
 St. Augustine, FL 32095

General Pest Initial Service \$160.00

APPROVED GROUNDS MAINTENANCE
 53800.320.45006
 CHRISTIAN BIROL 08/06/2025

RECEIVED

By Tara Lee at 9:07 am, Aug 07, 2025

7/7/2025

Robby Mayben

Today's Invoice Charge 160.00

Invoice Total 160.00

Please Remit \$160.00

Please pay upon receipt

For your convenience, service continues from season to season. For a change in service, please call our office.



Service Address
Beacon Lake-Phase 4 Park
Christian Birol
186 Ripple Rd
St. Augustine, FL 32095



Cust # 173257
CELL PH: (904) 234-1977
PRINTED: 7/17/2025 JAMBR

RTE / DAY CD: ROUTE 2 / 1
SCHEDULED: 7/17/2025
SIZE: 1.00
SINCE DATE: 6/27/2025
APPT: 7/17/2025

SEQ #: 0
MHRS: 0:15
Robby Mayben

Directions		Scheduled Programs	Today's Services		Sold By	Price	Customer and Service Notes
		CPC- >KKKKKKKKYYYYNNNN NNNNNNNNNN	GIS General Pest Init		JAMBRO SE	160.00	
Map		Scheduled Specials	Total \$	After Adj.	Tax	Net \$	
			\$160.00	\$160.00	\$0.00	\$160.00	
Flag	Cds						Driver Initials _____
Date		CD	ID	Amount	Products	Conditions	
6/28/2025	S	GIS	RMA	450.00	106-1031, 885017, 1		
7/7/2025	S	GIS	RMA	160.00	EVEC, 106-1031, 88		
7/17/2025	S	GIS	RMA	160.00	106-0005, 106-0009,		



Pest Hunters-Mosquito Hunters
(904) 800-1585
mh106@mosquitohunters.com

Customer # 173257
Invoice # 758415
cbirol@rmsnf.com

Service Address
Beacon Lake-Phase 4 Park
Christian Birol
186 Ripple Rd
St. Augustine, FL 32095

General Pest Initial Service \$160.00

APPROVED GROUNDS MAINTENANCE
53800.320.45006
CHRISTIAN BIROL 08/06/2025

RECEIVED

By Tara Lee at 9:07 am, Aug 07, 2025

7/17/2025

Robby Mayben

Today's Invoice Charge 160.00

Invoice Total 160.00

Please Remit \$160.00

Please pay upon receipt

For your convenience, service continues from season to season. For a change in service, please call our office.



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

Invoice

Invoice #: 393
Invoice Date: 8/1/2025
Due Date: 8/1/2025
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 - August 2025		7,916.67	7,916.67
1.320.57200.45500 - Facility Management - Meadow View - August 2025		8,227.42	8,227.42
<div>Alison Mossing 8-6-25</div>			

RECEIVED

By Tara Lee at 12:17 pm, Aug 07, 2025

Total \$16,144.09

Payments/Credits \$0.00

Balance Due \$16,144.09



SOUTHEAST FITNESS REPAIR

14476 Duval Place West #208
Jacksonville, FL 32218
(904) 683-1439

Office@SoutheastFitnessRepair.com

Invoice

DATE	08/04/2025
INVOICE#	1854
TERMS	NET 30
DUE DATE	09/03/2025

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
1035	08/04/2025		<p>Completion Notes: PM complete parts needed**</p> <p>>>machine detail: ~Manufacturer:life fitness ~sub-series: ~machine type: treadmill ~Model Num: 95TS-DOMLX-0107 ~S/N:AST175918 ~console SN: GIT101053</p> <p>>>Reported issue: out of order</p> <p>>>Diagnostic report: ~Issue: treadmill will not start, fails to initialize and resets</p> <p>>>Test: did complete software update</p> <p>>>Problem: console operating system has crashed</p>

Job Charges	Qty	Rate	Total
SA-PM: Treadmill	3.00	\$34.00	\$102.00
SA-PM: Elliptical, Cross-trainer, ARC, AMT	3.00	\$34.00	\$102.00
SA-PM: Spin Bike, Rowing Machine	5.00	\$22.00	\$110.00
SA-PM: Recumbent, Upright Bicycle	1.00	\$22.00	\$22.00
SA-PM: Stepper, Stepmill, Jacobs Ladder, Wave	2.00	\$34.00	\$68.00
SA-PM: Single-Station	8.00	\$13.00	\$104.00
SA-PM: Dumbbell Set, Weight Set	4.00	\$22.00	\$88.00
SA-PM: Bench, AB Crunch, Smith Machine	5.00	\$13.00	\$65.00
Travel <60 miles	1.00	\$90.00	\$90.00
Job Subtotal			\$751.00
Job Total			\$751.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

Signed By:

Signed By:

Jennifer

CUSTOMER MESSAGE

Invoice Total:	\$751.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$751.00

RECEIVED
By Tara Lee at 9:21 am, Aug 07, 2025



SOUTHEAST FITNESS REPAIR

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

RECEIVED

By Tara Lee at 9:20 am, Aug 11, 2025

Invoice

DATE	08/08/2025
INVOICE#	1877
TERMS	NET 30
DUE DATE	09/07/2025

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
106448	08/08/2025		Life Fitness TM SN:AST175918 Replace: LCB

Completion Notes: ** repair completed**
> no follow up

>>Machine info:
Manufacturer: Life Fitness
Machine type: treadmill
model: 95TE
SN:AST175918
console sn: GIT1010153

>>Work Done:
Replaced: LCB

Tested: machine is functioning correctly

Job Charges	Qty	Rate	Total
Flat Rate Labor	1.00	\$80.00	\$80.00
Travel 61-90 miles	1.00	\$125.00	\$125.00
LF - TM - Motor Controller: 120V - AK75-00005-0000	1.00	\$534.38	\$534.38
Shipping lvl 1	1.00	\$50.00	\$50.00
Job Subtotal			\$789.38
Job Total			\$789.38

PRE-WORK SIGNATURE

07/29/2025 12:08 pm

POST-WORK SIGNATURE

08/08/2025 12:32 pm

Signed By: Christian birol

Signed By: Jennifer

CUSTOMER MESSAGE

Invoice Total:

\$789.38

Deposit (-):

\$0.00



TGS

The Gate Store, Inc.
1230 N US Highway 1, Unit 11
Ormond Beach, FL 32174
thegatestoreinc@gmail.com
386-333-9375
www.tgsgates.com
LIC# ES12002412

Invoice

DATE	INVOICE NO.
8/5/2025	31387

BILL TO
Meadow View at Twin Creeks CDD C/O Beacon Lake Amenity Manager 850 Beacon Lake Parkway St. Augustine, Florida 32095

SHIP TO

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	8/20/2025	DL	8/5/2025			
ITEM		DESCRIPTION			QTY	RATE	AMOUNT
Troubleshoot		To check and troubleshoot the exit gate reported as not working correctly. To identify the issue and perform necessary repairs. To observe and test operations. Service call complete on July 24 2025.			1	300.00	300.00
misc		Misc. service supplies			1	10.00	10.00
Thank You For Being Our Customer					Subtotal \$310.00		

RECEIVED

By Tara Lee at 4:19 pm, Aug 05, 2025

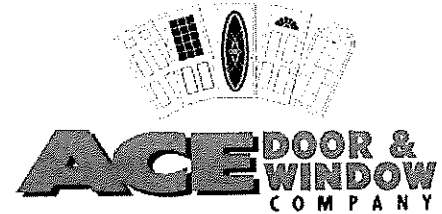
Payments/Credits	\$0.00
Balance Due	\$310.00

APPROVED REPAIRS AND MAINTENANCE
57200.320.44200
CHRISTIAN BIROL 08/13/2025

INVOICE

Ace Door & Window
2220 Corporate Square Blvd
Jacksonville, FL 32216
(904) 727-6811

Sales Representative
Doug Stuard
(904) 508-6517
doug@acedoor.com



Meadow View at Twin Creeks
Job #11189 - Meadow View at Twin Creeks (Men's BA Door)
850 Beacon Lake Parkway
St Augustine, FL 32095

Invoice #	1928
Date	8/13/2025
Amount Due	\$1,877.80
Due Date	Due on Receipt

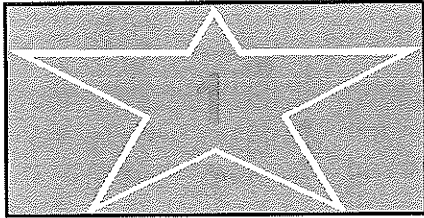
Item	Description	Qty
Fiberglass Door - Impact - Delivery Only - No Installation		
Fiberglass Single Door	Location: Mens Bathroom Smooth Star Fiberglass Single Prehung Door Style: 2 Panel Plank Soft Arch Door - Impact (S205) Glass: None Frame: 6 9/16 TruGuard Smooth Composite Hinges: Stainless Steel Non Removeable Pin Swing: Left Hand Outswing Active Panel Bore: Double Sill: 6 9/16 ADA Bronze Finish Weather Stripping: Bronze Panel Finish: Un-Finished Frame Finish: Un-Finished *Customer will Re-Use Existing Handle / Deadbolt & Louver*	1.00
5000 Series Closer AL	5000 Series Adj. 1-6 Closer Finish: Aluminum	1.00
Delivery	Delivery	1.00
Section		
Thank You	Thank You	1.00

RECEIVED

By Tara Lee at 2:25 pm, Aug 13, 2025

Sub Total	\$1,877.80
0 - Installed Sales (0.0000 %)	\$0.00
Total	\$1,877.80
Amount Paid	\$0.00
Balance Due	\$1,877.80

*Card payment may incur a surcharge which is



APPROVED STREETLIGHT REPAIRS
53800.320.45008
CHRISTIAN BIROL 08/13/2025

RECEIVED
By Tara Lee at 2:27 pm, Aug 13, 2025

Allstar Electrical Contractors Inc.

135 Jenkins Street Suite 105B #107
Saint Augustine, FL 32086 US
(904)460-1001
allstar@allstar-electric.org
<http://www.allstar-electric.org>

INVOICE

BILL TO
Meadow View At Twin Creeks CDD
850 Beacon Lake Parkway
St Augustine
FL
32210

INVOICE 7338
DATE 08/12/2025
TERMS Net 15
DUE DATE 08/27/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
08/11/2025	Sales:Sales Item Remove Low voltage lighthouse lighting system and install 8 4' LED high lumen fixtures in each lighthouse. Installation of photo cell at each location		4,915.00	4,915.00

Please send checks to 135 Jenkins Street Suite 105B #107, St
Augustine, FL 32086
Our Family Company appreciates your Business!
Please do not hesitate to contact us for any reason.

BALANCE DUE

\$4,915.00

Estimate Summary

Estimate 3206	4,915.00
This invoice 7338	\$4,915.00
Total invoiced	4,915.00

Pay invoice

All Materials provided by ASECI are warrantied for 1 year after the Date of the work performed.
There will be a 1% Late fee at 15 days past due and an Accrued Late Fee per 30 days past due

License #EC13012959



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etminc.com | 904.642.8990

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

August 06, 2025

Invoice No: 221368

Total This Invoice \$682.50

Project 17348.04000 MC@TC CDD 2025 General Consulting (WA#29)

Professional Services rendered through July 26, 2025

Phase 1. General Consulting Engineering Services

CDD Report Update
CDD Meeting Online
Create and Send Repair list to Gms
Respond to questions from Contractor Edge Drain

Labor

		Hours	Rate	Amount	
Senior Engineer/Project Manager					
Lockwood, Scott	7/5/2025	.50	255.00	127.50	
Lockwood, Scott	7/19/2025	1.00	255.00	255.00	
Engineer Intern					
Farajian, Mark	7/12/2025	2.00	150.00	300.00	
Totals		3.50		682.50	
Total Labor					682.50

Billing Limits	Current	Prior	To-Date
Total Billings	682.50	2,775.00	3,457.50
Limit			27,500.00
Remaining			24,042.50

Total this Phase \$682.50

Phase XP. Expenses

Total this Phase 0.00**Total This Invoice \$682.50****RECEIVED****By Tara Lee at 4:33 pm, Aug 07, 2025**



Florida

GANNETT

Meadow View At Twin Creeks Cdd

764130

07/31/25

INVOICE #

0007249119

INVOICE PERIOD

Jul 1- Jul 31, 2025

CURRENT INVOICE TOTAL

\$407.32

PREPAY
(Memo Info)

\$0.00

UNAPPLIED
(included in amt due)

\$0.00

TOTAL CASH AMT DUE*

\$407.32

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: AUGUST 31, 2025

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

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

FEDERAL ID 47-2390983

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
7/1/25	Balance Forward	\$95.84
7/29/25	PAYMENT - THANK YOU	-\$95.84

Legal Advertising:

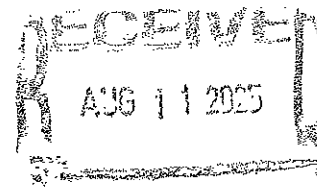
Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
7/28/25	SAG St Augustine Record	11517792	FY 2026 Public Notice		1	2.0000 x 13 in	\$311.48

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
7/8/25	11468619	SAG St Augustine Record	Meadow View at Twin Creeks June Meeting		\$95.84

RECEIVED

By Tara Lee at 3:06 pm, Aug 11, 2025



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

Total Cash Amount Due	\$407.32
Service Fee 3.99%	\$16.25
*Cash/Check/ACH Discount	-\$16.25
*Payment Amount by Cash/Check/ACH	\$407.32
*Payment Amount by Credit Card	\$423.57

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0007249119		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$407.32	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$407.32
REMITTANCE ADDRESS (Include Account# & Invoice# on check)				TO PAY BY PHONE PLEASE CALL:		TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				1-877-736-7612		\$423.57
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

00007641300000000000000072491190004073267170

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Courtney Hogge
Not specified
475 W Town PL # 114

Saint Augustine FL 32092-3649

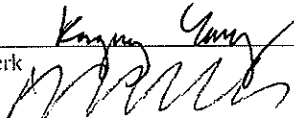
STATE OF WISCONSIN, COUNTY OF BROWN

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 , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

07/28/2025, 08/04/2025

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/04/2025

Legal Clerk 
Notary. State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$578.24	
Tax Amount:	\$0.00	
Payment Cost:	\$578.24	
Order No:	11517792	# 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 PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

The Board of Supervisors ("Board") for the Meadow View at Twin Creeks Community Development District ("District"), will hold the following public hearings and regular meeting:

DATE: August 21, 2025
TIME: 09:00 a.m.
LOCATION: Lake House at Beaton Lake
850 Beaton Lake Parkway
St. Augustine, Florida 32093

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the land located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefited property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefited from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAC/ERU Factor	Proposed O&M Assessment
Townhomes	196	0.80	\$1,406,96
19' Lot	172	0.90	\$1,470,33
55' Lot	200	1.00	\$1,631,70
63' Lot	209	1.10	\$1,797,07
72' Lot	66	1.15	\$1,878,76
72' Premium Lot	107	1.35	\$2,214,43

Includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("EAC/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the St. Johns County, "County", Tax Collector on the tax bill. Moreover, pursuant to Section 197.9632(1), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criteria within Section 197.9632(1), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefited property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

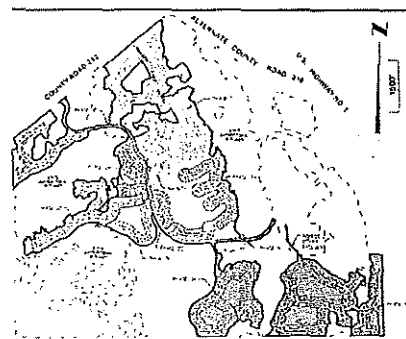
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, c/o Governmental Management Services, 173 West Twin Place, Suite 111, St. Augustine, FL 32092. The (904) 910-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://meadowviewatwincreeks.com>. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-933-8771. TTY: 1-800-933-8770. Voice, for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will incur 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.

District Manager



MASTER PROJECT SITE MAP

EXHIBIT 2

RECEIVED

DATE: 07-18-2025

TIME: 11:55 AM

BY: [Signature]

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

07/08/2025

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 07/08/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$95.84
Tax Amount: \$0.00
Payment Cost: \$95.84
Order No: 11468619 # 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, July 17, 2025 at 6:00 p.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/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.meadowviewoftwincreeksd.com at least seven days prior to the meeting.
The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or joliver@gmsnf.com for further accommodations.

James Oliver
District Manager
Pub: July 8, 2025; #11468619

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

Invoice

Invoice #: 395
Invoice Date: 7/31/2025
Due Date: 7/31/2025
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
Facility Attendant through July 2025	108.02	28.00	3,024.56
<i>Alison Moring</i> 8-12-25			

RECEIVED

By Tara Lee at 9:34 am, Aug 14, 2025

Total	\$3,024.56
Payments/Credits	\$0.00
Balance Due	\$3,024.56

MVTC CDD

FACILITY ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
108.02	Facility Attendant Covers July 2025	\$ 28.00	\$ 3,024.56
	TOTAL DUE:		<u>\$ 3,024.56</u>
Facility Management 001.320.57200.45510			

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
FACILITY ATTENDANT BILLABLE HOURS
THROUGH JULY 2025

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/25	2.03	J.W.	Facility Attendant
7/2/25	2.1	J.W.	Facility Attendant
7/3/25	2.22	R.B.	Facility Attendant
7/4/25	7.72	L.M.	Facility Attendant
7/4/25	2.33	R.B.	Facility Attendant
7/5/25	7.83	L.M.	Facility Attendant
7/5/25	0.5	J.W.	Facility Attendant
7/6/25	7.6	L.M.	Facility Attendant
7/6/25	0.53	L.M.	Facility Attendant
7/7/25	2.07	J.W.	Facility Attendant
7/8/25	2.12	J.W.	Facility Attendant
7/9/25	2.12	R.B.	Facility Attendant
7/10/25	2.08	R.B.	Facility Attendant
7/12/25	7.62	L.M.	Facility Attendant
7/12/25	2.02	J.W.	Facility Attendant
7/13/25	7.78	L.M.	Facility Attendant
7/13/25	2.07	J.W.	Facility Attendant
7/14/25	2.03	J.W.	Facility Attendant
7/15/25	2	J.W.	Facility Attendant
7/16/25	2	J.W.	Facility Attendant
7/17/25	2.17	J.W.	Facility Attendant
7/19/25	2.1	J.W.	Facility Attendant
7/20/25	2.7	J.W.	Facility Attendant
7/21/25	2.03	J.W.	Facility Attendant
7/22/25	2.05	J.W.	Facility Attendant
7/23/25	2.1	R.B.	Facility Attendant
7/24/25	2.2	R.B.	Facility Attendant
7/26/25	7.63	L.M.	Facility Attendant
7/27/25	7.82	L.M.	Facility Attendant
7/27/25	2.13	J.W.	Facility Attendant
7/28/25	2	J.W.	Facility Attendant
7/29/25	2.12	J.W.	Facility Attendant
7/30/25	2.13	R.B.	Facility Attendant
7/31/25	2.07	R.B.	Facility Attendant

TOTAL	<u><u>108.02</u></u>
--------------	----------------------

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

Invoice

Invoice #: 396
Invoice Date: 7/31/2025
Due Date: 7/31/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through July 2025	17.19	28.00	481.32
<i>Alison Moring</i> 8-12-25			

RECEIVED

By Tara Lee at 9:34 am, Aug 14, 2025

Total \$481.32

Payments/Credits \$0.00

Balance Due \$481.32

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
17.19	Special Event Assistant Covers July 2025	\$ 28.00	\$ 481.32
	TOTAL DUE:		<u>\$ 481.32</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/11/25	3.16	J.W.	Special Event - Food Truck Friday
7/15/25	3.75	J.W.	Special Event - Klds Craft Day
7/16/25	3.75	J.W.	Special Event - Klds Craft Day
7/18/25	3.18	J.W.	Special Event - Food Truck Friday
7/25/25	3.35	J.W.	Special Event - Food Truck Friday
TOTAL	<u>17.19</u>		

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

Invoice

Invoice #: 397
Invoice Date: 7/31/2025
Due Date: 7/31/2025
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 July 2025	36.71	28.00	1,027.88
<i>Alison Moring</i> <i>8-12-25</i>			

RECEIVED

By Tara Lee at 9:34 am, Aug 14, 2025

Total \$1,027.88

Payments/Credits \$0.00

Balance Due \$1,027.88

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
36.71	Private Event Attendant Covers July 2025	\$ 28.00	\$1,027.88
	TOTAL DUE:		<u>\$1,027.88</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/5/25	4	J.W.	Private Event Attendant
7/6/25	4	J.W.	Private Event Attendant
7/13/25	4.08	J.W.	Private Event Attendant
7/19/25	4.13	J.W.	Private Event Attendant
7/20/25	3.8	J.W.	Private Event Attendant
7/21/25	4.65	J.W.	Private Event Attendant
7/26/25	8.03	J.W.	Private Event Attendant
7/27/25	4.02	J.W.	Private Event Attendant
TOTAL	<u>36.71</u>		

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

Invoice

Invoice #: 398
Invoice Date: 7/31/2025
Due Date: 7/31/2025
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 July 2025	671.55	22.00	14,774.10
<i>Alison Moring</i> 8-12-25			

RECEIVED

By Tara Lee at 9:34 am, Aug 14, 2025

Total \$14,774.10

Payments/Credits \$0.00

Balance Due \$14,774.10

MVTC CDD
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
671.55	Lifeguard Services	\$ 22.00	\$ 14,774.10
	Covers July 2025		
	TOTAL DUE:		<u>\$ 14,774.10</u>
	LIFEGUARDS #1.320.57200.45501		

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/25	4.22	A.C.	Lifeguarding
7/1/25	6.92	K.G.	Lifeguarding
7/1/25	6.65	E.H.	Lifeguarding
7/1/25	4.4	A.T.	Lifeguarding
7/2/25	4.3	A.C.	Lifeguarding
7/2/25	6.85	K.G.	Lifeguarding
7/2/25	6.83	S.R.	Lifeguarding
7/2/25	4.33	A.T.	Lifeguarding
7/3/25	4.98	A.C.	Lifeguarding
7/3/25	5.07	K.G.	Lifeguarding
7/3/25	4.98	E.H.	Lifeguarding
7/3/25	3.33	A.T.	Lifeguarding
7/4/25	6.85	A.C.	Lifeguarding
7/4/25	6.88	K.G.	Lifeguarding
7/4/25	4.45	E.H.	Lifeguarding
7/4/25	4.37	E.R.	Lifeguarding
7/5/25	4.3	A.C.	Lifeguarding
7/5/25	6.82	E.H.	Lifeguarding
7/5/25	6.9	E.R.	Lifeguarding
7/6/25	6.78	A.C.	Lifeguarding
7/6/25	6.72	E.H.	Lifeguarding
7/6/25	4.08	E.R.	Lifeguarding
7/6/25	6.75	A.T.	Lifeguarding
7/7/25	6.72	E.H.	Lifeguarding
7/7/25	6.78	Z.L.	Lifeguarding
7/7/25	4.3	E.R.	Lifeguarding
7/7/25	4.3	A.T.	Lifeguarding
7/8/25	2.52	A.C.	Lifeguarding
7/8/25	5.73	E.H.	Lifeguarding
7/8/25	5.78	Z.L.	Lifeguarding
7/8/25	4.33	E.R.	Lifeguarding
7/9/25	3.9	E.H.	Lifeguarding
7/9/25	3.88	Z.L.	Lifeguarding
7/9/25	2.9	E.R.	Lifeguarding
7/9/25	1.42	A.T.	Lifeguarding
7/10/25	6.82	A.C.	Lifeguarding
7/10/25	4.52	Z.L.	Lifeguarding
7/10/25	6.88	S.R.	Lifeguarding
7/10/25	3.27	T.T.	Lifeguarding
7/11/25	4.32	E.H.	Lifeguarding
7/11/25	6.73	Z.L.	Lifeguarding
7/11/25	4.33	S.R.	Lifeguarding
7/11/25	3.1	A.T.	Lifeguarding
7/11/25	3.37	A.L.T.	Lifeguarding
7/12/25	4.3	A.C.	Lifeguarding
7/12/25	6.83	S.R.	Lifeguarding
7/12/25	3.57	A.T.	Lifeguarding
7/12/25	3.05	A.L.T.	Lifeguarding
7/12/25	4.18	T.T.	Lifeguarding
7/13/25	5.08	Z.L.	Lifeguarding
7/13/25	3.53	E.R.	Lifeguarding
7/13/25	4.45	S.R.	Lifeguarding
7/13/25	4.3	A.L.T.	Lifeguarding
7/13/25	3	T.T.	Lifeguarding
7/14/25	3.52	A.C.	Lifeguarding
7/14/25	6.78	E.H.	Lifeguarding
7/14/25	3.5	Z.L.	Lifeguarding
7/14/25	3.32	E.R.	Lifeguarding
7/14/25	4.32	A.T.	Lifeguarding
7/15/25	4.25	A.C.	Lifeguarding
7/15/25	4.28	K.G.	Lifeguarding
7/15/25	6.75	E.H.	Lifeguarding
7/15/25	3.62	S.R.	Lifeguarding
7/15/25	3.1	A.L.T.	Lifeguarding
7/16/25	4.25	A.C.	Lifeguarding
7/16/25	4.45	K.G.	Lifeguarding
7/16/25	6.77	E.H.	Lifeguarding
7/16/25	3	Z.L.	Lifeguarding
7/16/25	3.97	A.T.	Lifeguarding
7/17/25	3.1	A.C.	Lifeguarding

7/17/25	4.25	K.G.	Lifeguarding
7/17/25	4.2	E.H.	Lifeguarding
7/17/25	6.73	S.R.	Lifeguarding
7/17/25	3.57	A.L.T.	Lifeguarding
7/18/25	3.52	A.C.	Lifeguarding
7/18/25	4.4	K.G.	Lifeguarding
7/18/25	3.02	Z.L.	Lifeguarding
7/18/25	6.8	S.R.	Lifeguarding
7/18/25	4.32	A.L.T.	Lifeguarding
7/19/25	4.37	A.C.	Lifeguarding
7/19/25	7.13	E.H.	Lifeguarding
7/19/25	6.78	S.R.	Lifeguarding
7/19/25	4.05	T.T.	Lifeguarding
7/20/25	3.52	A.C.	Lifeguarding
7/20/25	4.42	K.G.	Lifeguarding
7/20/25	6.75	Z.L.	Lifeguarding
7/20/25	4.33	S.R.	Lifeguarding
7/20/25	3.03	A.L.T.	Lifeguarding
7/21/25	4.23	A.C.	Lifeguarding
7/21/25	3.82	K.G.	Lifeguarding
7/21/25	6.77	E.H.	Lifeguarding
7/21/25	3	Z.L.	Lifeguarding
7/21/25	3.5	A.L.T.	Lifeguarding
7/22/25	4.3	A.C.	Lifeguarding
7/22/25	6.75	E.H.	Lifeguarding
7/22/25	3.5	Z.L.	Lifeguarding
7/22/25	3.05	A.T.	Lifeguarding
7/22/25	4.3	A.L.T.	Lifeguarding
7/23/25	3.58	A.C.	Lifeguarding
7/23/25	4.32	E.H.	Lifeguarding
7/23/25	6.82	S.R.	Lifeguarding
7/23/25	3.2	A.T.	Lifeguarding
7/23/25	4.48	A.L.T.	Lifeguarding
7/24/25	4.33	A.C.	Lifeguarding
7/24/25	4.42	K.G.	Lifeguarding
7/24/25	6.72	E.H.	Lifeguarding
7/24/25	6.77	S.R.	Lifeguarding
7/25/25	2.2	A.C.	Lifeguarding
7/25/25	6.68	K.G.	Lifeguarding
7/25/25	6.85	E.H.	Lifeguarding
7/25/25	2	E.R.	Lifeguarding
7/25/25	9.18	S.R.	Lifeguarding
7/25/25	5.85	A.T.	Lifeguarding
7/25/25	2	A.L.T.	Lifeguarding
7/25/25	5.15	T.T.	Lifeguarding
7/26/25	4.37	A.C.	Lifeguarding
7/26/25	4.32	K.G.	Lifeguarding
7/26/25	6.83	S.R.	Lifeguarding
7/26/25	3.58	A.L.T.	Lifeguarding
7/26/25	3.07	T.T.	Lifeguarding
7/27/25	3.72	K.G.	Lifeguarding
7/27/25	6.83	E.H.	Lifeguarding
7/27/25	4.27	S.R.	Lifeguarding
7/27/25	4.28	A.L.T.	Lifeguarding
7/27/25	3.08	T.T.	Lifeguarding
7/28/25	4.3	A.C.	Lifeguarding
7/28/25	3.1	E.H.	Lifeguarding
7/28/25	6.75	Z.L.	Lifeguarding
7/28/25	4.35	S.R.	Lifeguarding
7/28/25	3.43	A.L.T.	Lifeguarding
7/29/25	4.28	A.C.	Lifeguarding
7/29/25	6.7	Z.L.	Lifeguarding
7/29/25	3.48	A.T.	Lifeguarding
7/29/25	3.15	A.L.T.	Lifeguarding
7/30/25	4.28	A.C.	Lifeguarding
7/30/25	4.25	Z.L.	Lifeguarding
7/30/25	6.73	S.R.	Lifeguarding
7/30/25	3.48	A.T.	Lifeguarding
7/31/25	6.95	A.C.	Lifeguarding
7/31/25	6.75	E.H.	Lifeguarding
7/31/25	3.03	Z.L.	Lifeguarding
7/31/25	4.3	S.R.	Lifeguarding

TOTAL	<u>671.55</u>
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Riverside Management Services, Inc
475 West Town Place
Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 399
Invoice Date: 7/31/2025
Due Date: 7/31/2025
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 July 2025	163.56	28.00	4,579.68
<div>Alison Moring 8-12-25</div>			

RECEIVED

By Tara Lee at 9:34 am, Aug 14, 2025

Total \$4,579.68

Payments/Credits \$0.00

Balance Due \$4,579.68

MVTC CDD

POOL MONITOR INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
163.56	Pool Monitor	\$ 28.00	\$ 4,579.68
	Covers July 2025		
	TOTAL DUE:		<u>\$ 4,579.68</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/25	5.55	J.K.	Pool Monitor
7/2/25	5.63	J.K.	Pool Monitor
7/3/25	5.55	J.K.	Pool Monitor
7/4/25	5.63	J.K.	Pool Monitor
7/5/25	5.52	J.M.	Pool Monitor
7/6/25	5.85	J.M.	Pool Monitor
7/7/25	5.58	J.K.	Pool Monitor
7/8/25	5.62	J.K.	Pool Monitor
7/9/25	5.42	J.K.	Pool Monitor
7/10/25	5.37	J.K.	Pool Monitor
7/11/25	5.58	J.K.	Pool Monitor
7/12/25	6.33	J.W.	Pool Monitor
7/13/25	5.88	J.K.	Pool Monitor
7/14/25	5.58	J.K.	Pool Monitor
7/15/25	5.48	J.K.	Pool Monitor
7/16/25	5.58	J.K.	Pool Monitor
7/17/25	5.63	J.K.	Pool Monitor
7/18/25	5.65	J.K.	Pool Monitor
7/21/25	4.65	J.W.	Pool Monitor
7/22/25	5.87	J.W.	Pool Monitor
7/23/25	5.85	J.M.	Pool Monitor
7/24/25	5.85	J.M.	Pool Monitor
7/25/25	5.73	J.M.	Pool Monitor
7/26/25	5.82	J.M.	Pool Monitor
7/27/25	5.78	J.M.	Pool Monitor
7/28/25	5.85	J.W.	Pool Monitor
7/29/25	5.58	J.K.	Pool Monitor
7/30/25	5.52	J.K.	Pool Monitor
7/31/25	5.63	J.K.	Pool Monitor
TOTAL	<u><u>163.56</u></u>		

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

Invoice

Bill To:

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

Invoice #: 400
Invoice Date: 8/13/2025
Due Date: 8/13/2025
Case:
P.O. Number:

Description	Hours/Qty	Rate	Amount
Facility Maintenance July 1 - July 31, 2025	333.51	40.00	13,340.40
APPROVED			
FACILITY MAINTENANCE \$5000.00 57200.320.45508			
REPAIRS AND MAINTENANCE \$7000.00 57200.320.44200			
CONTINGENCY \$1000.00 53800.320.45011			
MISCELLANEOUSN \$340.40 53800.320.45010			
<div>RECEIVED By Tara Lee at 9:58 am, Aug 18, 2025</div>			

Alison Moring
8-15-25

Total	\$13,340.40
Payments/Credits	\$0.00
Balance Due	\$13,340.40

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/1/25	8.1	M.C.	Removed spider webs inside and outside of gazebo, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around parking lot and amenity center, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/1/25	8	J.S.	Treated for ants on event field and soccer field, removed debris around pool area, tennis courts, playgrounds, roadways, lake side park, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/2/25	8.15	M.C.	Rehung fourth of July decorations out front of amenity center, painted social hall bathroom doors on men's and women's rooms, straightened and organized pool deck and patio chairs, tables and umbrellas
7/2/25	8	J.S.	Painted outside bathroom doors and door frames in the social hall, hung fourth of July decorations out front, straightened and organized pool deck furniture, removed debris around pool area, playground, tennis courts, pickleball courts, roadways, lake side park and parking lot
7/3/25	8	J.S.	Sprayed all weeds on pool deck, removed weeds from 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 all trash receptacles, emptied and restocked dog waste receptacles
7/3/25	8	A.A.	Repaired landscape lights, cleaned kayak house and removed trash, removed weeds from beach area, sprayed weeds on pool deck, straightened and organized pool and patio furniture, removed debris around pool area, tennis courts, lake side park, roadways, playground and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/7/25	8	M.C.	Rehung crosswalk sign at Landings exit, removed debris from July fourth fireworks, touched up console table, removed debris from amenity center, parking lot and around the round-a-bout, checked and changed trash receptacles
7/7/25	8	J.S.	Pressure washed all upper deck pool furniture, straightened and organized pool deck furniture, removed debris around roadways, tennis courts, pickleball courts, lake side park, playgrounds and parking lot, checked and changed trash receptacles
7/8/25	8	J.S.	Put ant killer fawn on phase four playground, raked ruts in dog park, put weed killer on pool deck, straightened and organized pool deck furniture, removed debris around pool deck, roadways, playgrounds, tennis courts, pickleball courts, basketball courts, parking lot, phase three and phase four, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/9/25	8	M.C.	Fixed handicap chair as lift was not working properly, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center and lake side park
7/9/25	8	J.S.	Cleaned front entrance lake and BP lake, fixed hose on handicap chair, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, playgrounds and parking lot, checked and changed trash receptacles
7/10/25	8	J.S.	Drilled holes in lap lane and installed, straightened and organized pool deck furniture, removed debris around pool area, playground, tennis courts, pickleball courts, roadways, lake side park and parking lot
7/10/25	8	A.A.	Built lap lane and installed it, removed debris around the pool, tennis courts, lake side park, roadways, playground, parking lot, roadways and basketball courts, straightened and organized pool deck furniture
7/11/25	7.5	M.C.	Secured lap lanes with more coverage on cables and added support to protect marcite from damage, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/11/25	8	J.S.	Assisted with adding more support to lap lanes, straightened and organized pool deck and patio furniture, removed debris around pool area, tennis courts, lake side park, pickleball courts, roadways and parking lot, emptied and restocked dog waste receptacles, checked and changed trash receptacles
7/14/25	8	M.C.	Rehung down windscreens on pickleball and tennis courts, replaced gasket on leaking hose at food truck alley, repaired rear view mirror on dog pot truck, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around the community
7/14/25	8	J.S.	Put up down windscreens on tennis court and pickleball courts, straightened and organized pool deck and patio furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, playgrounds and parking lot, checked and changed trash receptacles
7/15/25	8	M.C.	Pressure washed lake side park building, tables chairs, lights and signs, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/15/25	8	J.S.	Pressure washed lake side park, straightened and organized pool deck furniture and lake side park, removed debris around pool area, tennis courts, roadways, lake side park, playgrounds, basketball courts and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
7/16/25	8	M.C.	Painted bird house white and covered areas and gaps where needed, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around community, checked and changed trash receptacles
7/16/25	8	J.S.	Put fallen windscreen on pickleball courts, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, roadways, lake side park, basketball courts and parking lot, checked and changed trash receptacles
7/17/25	8	A.A.	Cleaned all spiderwebs around amenity center, cleaned windows, removed lake debris from townhomes, straightened and organized all pool deck and patio furniture, set up social room for board meeting, straighter lake side park and removed debris, removed debris around pool area, roadways, pickleball courts, tennis courts, parking lots and basketball courts
7/18/25	7.3	M.C.	Removed light from round-a-bout that was constantly blinking, put chairs and tables back in place in social room from night before board meeting, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around community, checked and changed trash receptacles, emptied and restocked dog
7/18/25	8	J.S.	Put ant killer on mounds on soccer field and event field, disabled street light at the round-a-bout, removed debris around pool area, playgrounds, tennis courts, lake side park, roadways, basketball courts and parking lot, checked and changed trash receptacles, emptied and restocked all dog waste receptacles
7/21/25	8	M.C.	Inspected lake side park, pressure washed pool chairs and tables, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around community, checked and changed trash receptacles
7/21/25	6.58	J.S.	Pressure washed pool deck and furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, basketball courts and parking lot
7/22/25	8	M.C.	Changed water valve on shower by lap pool, fill pot hole in round-a-bout, removed debris around amenity center and around community, emptied and restocked dog waste receptacles
7/22/25	8.38	J.S.	Filled pot hole by round about, installed shower handle on shower on pool deck, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, playgrounds, roadways, lake side park and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/23/25	4	M.C.	Changed out stainless steel chains c-clamps and s-hooks on swinging white

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
7/23/25	8.5	J.S.	benches behind splash park Switched out two porch swing chairs to stainless steel on pool deck, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways and parking lot, checked and changed trash receptacles
7/24/25	8.5	J.S.	Painted pergola, greased bucket on splash park, repaired netting on splash park, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, roadways, basketball courts and parking lots, removed debris around the lakes
7/24/25	8	A.A.	Greased bucket in splash park and repaired netting, painted pergola, straightened and organized pool deck and patio furniture, removed debris around pool, tennis courts, lake side park, roadways, basketball courts, parking lot and around lakes
7/25/25	8.32	M.C.	Worked on painting the pergola on pool deck, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around parking lot and amenity center, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
7/25/25	8.03	J.S.	Painted pergola on pool deck, removed debris around pool deck, tennis courts, pickleball courts, lake side park, playgrounds, roadways and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles, straightened and organized pool deck furniture
7/28/25	8	M.C.	Fixed lap lane, water gun and changed the blown gas fuse, pressure washed chairs and tables on the patio and pool deck, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center
7/28/25	8	J.S.	Pressure washed upper and side pool deck and furniture, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, roadways, playgrounds and parking lot, checked and changed trash receptacles
7/29/25	8.15	M.C.	Painted the trim on the social room walks, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/29/25	8	J.S.	Worked on painting social room, removed debris around pool area, tennis courts, lake side park, basketball courts, roadways, playgrounds and parking lot, straightened and organized pool deck furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles
7/30/25	8.5	M.C.	Continued to paint social hall walls, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center and roadways
7/30/25	9	J.S.	Worked on painting social hall walls, removed debris along pool area, tennis courts, pickleball courts, playgrounds, roadways, lake side park and parking lot, straightened and organized pool deck furniture
7/31/25	8.5	J.S.	Continued painting social hall walls, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, roadways, playgrounds and parking lots
7/31/25	8	A.A.	Changed air freshener in bathrooms, painted social hall walls, blew up beach balls for event, removed debris around tennis courts, lake side park, roadways, playgrounds and parking lots

TOTAL 333.51

MILES 0

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



INVOICE

INVOICE #	INVOICE DATE
968779	8/1/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: August 31, 2025

Invoice Amount: \$49,667.89

Description	Current Amount
Monthly Landscape Maintenance August 2025	\$49,667.89

RECEIVED

By Tara Lee at 12:38 pm, Aug 04, 2025

Invoice Total **\$49,667.89**

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

APPROVED PEST CONTROL
57200.320.45917
CHRISTIAN BIROL 08/22/2025



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: 621002683
DATE: 08/21/2025
ORDER: 621002683

Bill To: [385188]

Meadow View at Twin Creeks CDD
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
08/21/2025	12:07 PM	MICE, RATS, ROACH, S		12:07 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	08/21/2025		12:36 PM

Service

Description

Price

CPCM

Commercial Pest Control - Monthly Service


\$232.81

SUBTOTAL	\$232.81
TAX	\$0.00
AMT. PAID	\$0.00
TOTAL	\$232.81

RECEIVED

By Tara Lee at 11:00 am, Aug 22, 2025

AMOUNT DUE \$232.81


TECHNICIAN SIGNATURE


Christian
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.

INVOICE



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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

INVOICE #	INVOICE DATE
976226	8/18/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 17, 2025

Invoice Amount: \$2,665.00

Description	Current Amount
Locate, troubleshoot, and repair valve failure	
Irrigation Repairs	\$2,665.00

RECEIVED

By Tara Lee at 9:10 am, Aug 19, 2025

Invoice Total **\$2,665.00**

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

INVOICE



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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

INVOICE #	INVOICE DATE
976227	8/18/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: September 17, 2025

Invoice Amount: \$1,495.00

Description	Current Amount
Mainline repair at Amenities Center	
Irrigation Repairs	\$1,495.00

RECEIVED

By Tara Lee at 9:10 am, Aug 19, 2025

Invoice Total **\$1,495.00**

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



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
976228	8/18/2025
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: September 17, 2025

Invoice Amount: \$5,511.00

Description	Current Amount
Locate, troubleshoot, and repair valve failure*****Decoder replacement-zones 9,13,39. Solenoid replacement-zones 13,57,62***** Irrigation Repairs	\$5,511.00

RECEIVED

By Tara Lee at 9:31 am, Aug 19, 2025

Invoice Total **\$5,511.00**

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



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
976229	8/18/2025
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: September 17, 2025

Invoice Amount: \$630.00

Description	Current Amount
Decoder replacement near 7/11	
Irrigation Repairs	\$630.00

RECEIVED

By Tara Lee at 12:26 pm, Aug 19, 2025

Invoice Total \$630.00

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