

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

NOVEMBER 20, 2025

AGENDA

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

475 West Town Place, Suite 114

St. Augustine, Florida 32092

www.meadowviewattwincreeksbdd.com

November 13, 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, November 20, 2025 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the October 16, 2025 Meeting
- IV. Staff Reports
 - A. District Engineer
 - B. District Counsel
 - C. District Manager
 - D. Amenity Manager
 - E. Operations Manager
 - 1. Report
 - 2. Proposal for New Sidewalk Behind Dumpster
 - 3. Proposals for Phase 3B Park Landscape Enhancement with Irrigation
 - 4. Proposal for Phase 3B Park Landscape Enhancement No Irrigation
 - 5. Proposal for Winter Annual Rotation
 - 6. Proposal for Decoder Installation in Phase 4

- V. Discussion of Capital Projects for Fiscal Year 2026
- VI. Consideration of Resolution 2026-01, Amending the Fiscal Year 2025 Budget
- VII. Financial Reports
 - A. Financial Statements as of September 30, 2025
 - B. Assessment Receipts Schedule
 - C. Check Register
- VIII. Other Business
- IX. Supervisors' Requests and Audience Comments
- X. Next Scheduled Meetings – December 18, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XI. 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, October 16, 2025 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

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

Also present were:

Matt Biagetti	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
Christy Buganski	RMS

The following is a summary of the discussions and actions taken at the October 16, 2025 meeting.

FIRST ORDER OF BUSINESS

Call to Order

Mr. Biagetti 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 September 18, 2025 Meeting

A copy of the minutes of the September 18, 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 September 18, 2025 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Lockwood reported that Buffalo Underground is working on lime rock and pavement replacements at the entrance, which will result in a detour of sorts around the amenity center.

B. District Counsel

There being nothing to report, the next item followed.

C. District Manager – Update on the Fiscal Year 2025 Goals & Objectives

Mr. Biagetti gave a brief overview of the goals and objectives the Board previously established for fiscal year 2025. The goals and objectives will be marked completed and posted to the District's website.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor declaring the goals and objectives for fiscal year 2025 achieved was approved.

D. Amenity Manager

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

Mr. Berman asked if there was anything Ms. Erickson would like to change about the pool monitor schedule after the success of the latest summer season.

Ms. Erickson responded that she suggests going from Memorial Day, when the kids get out of school, to the day the kids go back to school, and to just keep it on the days lifeguards are present. Onsite management can handle the days the kids are in school. She would also like to adjust the schedule one hour later since the mornings are quieter. Next, she stated that she would like to start charging the café operator a \$1,000 cleaning fee upfront to cover all of the expenses, or she would like to hire someone to clean the café. She will bring back an estimate on what that would cost.

E. Operations Manager**1. Report**

A copy of the operations report was included in the agenda package for the Board's review.

2. Consideration of Proposal for The Landings Playground Mulch

Mr. Gray presented a proposal from Yellowstone to install mulch at the Landings playground totaling \$5,700.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Yellowstone totaling \$5,700 was approved.

SIXTH ORDER OF BUSINESS**Financial Reports****A. Financial Statements as of August 31, 2025**

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

C. Check Register

A copy of the check register totaling \$168,141.07 was included in the agenda package for the Board's review.

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

SEVENTH ORDER OF BUSINESS**Other Business**

There being none the next item followed.

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

Mr. Arias stated that at the next meeting the Board should discuss what any extra funds should be used for.

Stephanie Hughes asked if the future enhancement being discussed in November is for beautification of the space behind the mailbox in Phase 3. Mr. Arias responded yes.

Next, Ms. Hughes commented about the damage that has been done to the basketball courts due to kids riding their bikes on them. She asked if access cards can be required for the courts. Mr. Arias responded that they are technically part of a public county park. He recommended she take her complaints to the county.

Next, Ms. Hughes asked why the decision was made to remove all of the 'no parking' signs on Trophy Lake and what will happen if a parking issue occurs again. Mr. Arias responded for beautification. If two cars park on opposite sides of the road, essentially blocking the roadway, the Sheriff's Office should be called.

A resident asked if there are any updates on the Attorney General opinion on street parking. Mr. McNamee responded that the Sheriff's Department has said the District cannot enforce parking on public accessible roads. The request for the Attorney General opinion is still pending.

A resident stated that it is very dark between Trophy Lake and Heron Drive and asked if light poles have been considered. Mr. Gray responded that from Trophy Lake to the stop sign is owned by Twin Creek Development Group and the CDD cannot install light poles on property it does not own.

Rick Ciambro asked if there has been an update from the county as far as the fields next to the school. Mr. Arias responded no. He recommended Mr. Ciambro contact St. Johns County Parks & Recreation and the County Commissioner.

NINTH ORDER OF BUSINESS

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

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

E.

1.

Meadow View at Twin Creeks

11/20/2025

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
November 20, 2025

To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – November 20, 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
- Celebrity Chef Demo – the event went extremely well
- Fright Night – We hosted approx. 800 people and collected well over 200 lbs of food for the local food bank
- Upcoming - Ladies Craft – Dec. 13th 10am
- Upcoming - Trivia – Dec. 20th
- Upcoming – Santa Parade Dec. 5th – Polar Express with hot chocolate and silver bells for the kids
- Upcoming – Kid's Christmas Crafts – Dec. 17th 3pm – 5pm
- Upcoming – Winter Wonderland Dec. 6th – Santa, bouncers, snow and games 2pm – 6pm

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

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



Completed Projects

Yellowstone has completed the mulching at Lakeside Park playground.

Yellowstone has installed two new drain boxes to reduce flooding on the all-purpose sidewalk by the main entrance.

R&D Fire has replaced and repaired the top portion of the firepit and is fully operational for the Fall and Winter seasons.

Southeast Fitness repaired two cables for the curling machine and rowing machine.

RMS installed new signage at the Landings gate to keep gates closed at all times.

RMS pressure-washed Lakeside Park building and all surrounding areas.

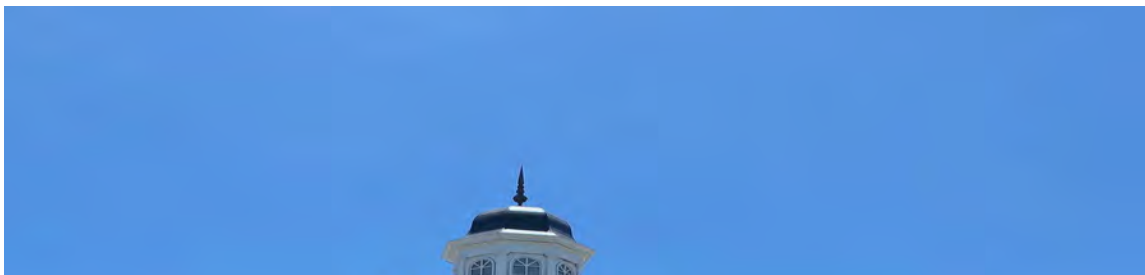
RMS installed new hinges for both the entrance and exit side pedestrian gates at the Landings.

RMS installed 2 new dog pots in Phase 4.

RMS installed a new chain link attached to the no parking signs around the green space of Windemere to keep vehicles off the grass.

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.

ESTIMATE



Prepared For

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

2 Men Concrete

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

Estimate # 1881
Date 10/08/2025

Description

Concrete Sidewalk

Level and prep area, pour new concrete (2" Concrete base, 4" concrete Slab, +3000PSI) , broom finish and clean.

Measurements: 110'x5'

Total Area: 550 sf

Warranty Concrete

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

Total Prices

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

The deposit is collected when the job is already started, 50% and the rest when is finish.

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

Subtotal	\$5,500.00
Total	\$5,500.00
Deposit Due	\$2,750.00

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

Christian

3.



Proposal #: 618120

Date: 10/14/2025

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

LOCATION OF PROPERTY

850 Beacon Lake Pkwy
St. Augustine , FL 32095

Phase 3B Park Landscape Enhancement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Preparation and Installation	140	\$55.00	\$7,700.00
Viburnum (7 gal)	80	\$38.50	\$3,080.00
Azalea 'Fashion' (7 gal)	80	\$44.00	\$3,520.00
African Iris (3 gal)	24	\$15.00	\$360.00
Liriope 'Big Blue' (1 gal)	160	\$5.50	\$880.00
Muhly Grass 'Pink' (3 gal)	40	\$12.50	\$500.00
East Palatka Holly (2")	6	\$280.00	\$1,680.00
30 Gal - \$300			
Live Oak (4")	6	\$800.00	\$4,800.00
30 Gal \$325			
Sable Palm Regenerated	6	\$445.00	\$2,670.00
Palm Bracing Kits	6	\$34.00	\$204.00
Topsoil Truck Loads (55 Yards)	2	\$2,600.00	\$5,200.00
Berm The Two Plant Beds			
Brown Mulch (Yards)	8	\$50.00	\$400.00
Turf Installation (SQFT)	10,500	\$0.76	\$7,980.00

Yellowstone to Mirror the Landscape at Phase Four Park

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		\$38,974.00
Sales Tax		\$0.00
Proposal Total		\$38,974.00

THIS IS NOT AN INVOICE



PROPOSED WORK

W. O. #	
NAME	Beacon Lake
ADDRESS	
DATE	10/14/2025

#			EXTENTION
1	Misc PVC Pipe and Fittings	\$ 1,450.00	\$ 1,450.00
1	Misc. Drip Pipe and Fittings	\$ 1,570.00	\$ 1,570.00
6	100 PGA Valve 1"	\$ 84.98	\$ 509.88
6	DC Latching Solenoid	\$ 88.70	\$ 532.20
6	Hunter Node 100	\$ 325.00	\$ 1,950.00
2	VP 12 Valve Box	\$ 158.17	\$ 316.34
14	Rain Bird 5004 Rotor	\$ 25.00	\$ 350.00
42	1806 Rain Bird Spray	\$ 17.05	\$ 716.10
18	Rain Bird Nozzle	\$ 2.55	\$ 45.90
24	Hunter MPR 2000 90-210	\$ 15.45	\$ 370.80
16	533 Bubbler	\$ 4.85	\$ 77.60
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
PARTS TOTAL			\$ 7,888.82

DATE	DESCRIPTION	HOURS	RATE	TOTAL
		90	\$ 93.00	\$ 8,370.00
				\$ -
				\$ -
				\$ -
				\$ 8,370.00

COMMENTS : Install irrigation at park on Stargaze and Daymark

	MATERIALS	\$ 7,888.82
	LABOR & RENTAL	\$ 8,370.00
TOTAL		\$ 16,258.82

DATE PROPOSED	10/5/2025	TECHNICIAN	Jack	CLIENT
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4.



Proposal #: 618120

Date: 11/3/2025

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

LOCATION OF PROPERTY

850 Beacon Lake Pkwy
St. Augustine , FL 32095

Phase 3B Park Landscape Enhancement

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Preparation and Installation	140	\$55.00	\$7,700.00
Wax Myrtle (7 gal)	80	\$46.00	\$3,680.00
Flax Lily (3 gal)	160	\$18.00	\$2,880.00
African Iris (3 gal)	24	\$15.00	\$360.00
Liriope 'Big Blue' (1 gal)	160	\$5.50	\$880.00
Muhly Grass 'Pink' (3 gal)	40	\$12.50	\$500.00
East Palatka Holly (2")	6	\$280.00	\$1,680.00
30 Gal - \$300			
Live Oak (4")	6	\$800.00	\$4,800.00
30 Gal \$325			
Sable Palm Regenerated	6	\$445.00	\$2,670.00
Gator Bags	18	\$38.00	\$684.00
Palm Bracing Kits	6	\$34.00	\$204.00
Topsoil Truck Loads (55 Yards)	2	\$2,600.00	\$5,200.00
Berm The Two Plant Beds			
Brown Mulch (Yards)	8	\$50.00	\$400.00
Watering In	10	\$55.00	\$550.00

Yellowstone to Mirror the Landscape at Phase Four Park

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		\$32,188.00
Sales Tax		\$0.00
Proposal Total		\$32,188.00

THIS IS NOT AN INVOICE

5.



Proposal #: 604326

Date: 11/12/2025

From: Travis Arnold

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

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

LOCATION OF PROPERTY

850 Beacon Lake Pkwy
St. Augustine , FL 32095

Winter Annual Rotation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Winter Annuals Installed	6,850	\$1.70	\$11,645.00

Install the Winter Rotation

Construction Installed Mix Snap Dragons in the Islands around the Round About but all other beds proposed.

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	\$11,645.00
Sales Tax	\$0.00
Proposal Total	\$11,645.00

THIS IS NOT AN INVOICE

6.



Proposal #: 632639

Date: 11/14/2025

From: Travis Arnold

Landscape Enhancement Proposal for
Meadow View at Twin Creeks CDD

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

LOCATION OF PROPERTY

850 Beacon Lake Pkwy
St. Augustine , FL 32095

Phase Four Decoder Installation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Irrigation Installation	68	\$93.00	\$6,324.00
Irrigation Parts	1	\$5,174.96	\$5,174.96

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	\$11,498.96
Sales Tax	\$0.00
Proposal Total	\$11,498.96

THIS IS NOT AN INVOICE

SIXTH ORDER OF BUSINESS

RESOLUTION 2026-01

WHEREAS, the Board of Supervisors, hereinafter referred to as the "Board", of the Meadow View at Twin Creeks Community Development District, hereinafter referred to as "District", adopted a General Fund Budget and a Capital Reserve Budget for fiscal year 2025, and

WHEREAS, the Board desires to reallocate funds budgeted to re-appropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget and Capital Reserve Budget are hereby amended in accordance with Exhibit "A" attached.
2. This resolution shall become effective this 20Th day of November, 2025 and be reflected in the monthly and fiscal Year End 9/30/25 Financial Statements and Audit Report of the District

Meadow View at Twin Creeks

Community Development District

by: _____
Chairman

Attest:

by: _____
Secretary

MEADOW VIEW AT TWIN CREEKS CDD
RESOLUTION 2026-01

EXHIBIT A

Meadow View at Twin Creeks

Community Development District

General Fund

Budget Amendment

For The Period Ending September 30, 2025

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/25

Revenues:

Special Assessments - Tax Roll	\$ 2,144,757	37,606	2,182,363	\$ 2,182,363
Special Assessments - Gate Monitoring*	32,500	-	32,500	32,500
Interest/Miscellaneous Income	25,000	44,499	69,499	69,499
Restricted Easement Fence Fund	-	21,000	21,000	21,000
Facility Revenue	10,000	20,423	30,423	30,423
Total Revenues	\$ 2,212,257	\$ 123,528	\$ 2,335,785	\$ 2,335,784

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 5,600	\$ 10,400	\$ 10,400
PR-FICA	367	428	796	796
Engineering	36,000	-	36,000	23,595
Attorney	30,000	-	30,000	22,273
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	0	14,045	14,045
Trustee Fees	20,400	(1,059)	19,341	19,341
Management Fees	58,533	-	58,533	58,533
Information Technology	1,776	-	1,776	1,776
Website Maintenance	1,272	-	1,272	1,272
Telephone	700	211	911	911
Postage & Delivery	1,600	845	2,445	2,445
Insurance General Liability/Public Officials	8,977	(245)	8,732	8,732
Printing & Binding	2,300	(224)	2,076	2,076
Legal Advertising	1,500	768	2,268	2,268
Other Current Charges	1,600	-	1,600	665
Office Supplies	300	-	300	138
Dues, Licenses & Subscriptions	175	-	175	175
Total General & Administrative	\$ 206,781	\$ 6,324	\$ 213,105	\$ 191,876

Meadow View at Twin Creeks

Community Development District

General Fund

Budget Amendment

For The Period Ending September 30, 2025

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/25
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 479	\$ 13,804	\$ 13,804
Electric	52,500	(13,757)	38,743	38,743
Water/Sewer/Irrigation	45,000	4,801	49,801	49,801
Gas	2,500	(387)	2,113	2,113
Trash Removal	8,400	2,136	10,536	10,536
<i>Security</i>				
Security Monitoring	1,440	(109)	1,331	1,331
Gate Monitoring	32,500	(867)	31,633	31,633
Gate Repairs	3,000	(1,273)	1,727	1,727
Access Cards	3,000	(706)	2,294	2,294
Contacted Security	20,000	6,846	26,846	26,846
<i>Management Contracts</i>				
Facility Management	98,729	0	98,729	98,729
Facility Attendant	41,498	(13,738)	27,760	27,760
Pool Attendants	61,479	3,480	64,959	64,959
Canoe Launch Attendant	5,750	(5,750)	-	-
Snack Bar Attendant	10,000	(10,000)	-	-
Field Management / Admin	95,000	0	95,000	95,000
Pool Maintenance	20,000	(3,131)	16,869	16,869
Pool Chemicals	26,475	643	27,118	27,118
Janitorial	25,112	(273)	24,839	24,839
Facility Maintenance	103,200	(531)	102,669	102,669
Private Event Attendant	6,500	3,831	10,331	10,331
Repairs & Maintenance	62,800	2,316	65,116	65,116
New Capital Projects	5,000	(5,000)	-	-
Snack Bar Inventory -CGS	1,000	(1,000)	-	-
Food Service License	650	(158)	492	492
Community Website Services	-	1,222	1,222	1,222
Subscriptions	4,000	(135)	3,865	3,865
Pest Control	2,831	(58)	2,773	2,773
Supplies	2,500	(2,337)	163	163
Furnitures, Fixtures & Equipment	5,000	(4,204)	796	796
Special Events	35,000	(255)	34,745	34,745
Holiday Decorations	20,000	292	20,292	20,292
Fitness Center Repairs/Supplies	5,500	(1,239)	4,261	4,261
Office Supplies	2,050	(261)	1,789	1,789
ACA++SCAP/BMI Licenses	800	(800)	-	-
Property Insurance	84,668	(15,774)	68,894	68,894
Permit and License	850	(275)	575	575
Subtotal Amenity Center Expenditures	\$ 908,057	\$ (55,970)	\$ 852,088	\$ 852,088

Meadow View at Twin Creeks

Community Development District

General Fund

Budget Amendment

For The Period Ending September 30, 2025

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/25
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ (6,400)	\$ -	\$ -
Electric	36,321	(11,607)	24,713	24,713
Landscape Maintenance	690,755	(93,896)	596,859	596,859
Landscape Contingency	85,000	62,068	147,068	147,068
Lake Maintenance	27,000	2,264	29,264	29,264
Grounds Maintenance	35,000	2,849	37,849	37,849
Pump Repairs	10,000	3,417	13,417	13,417
Streetlighting	69,294	9,193	78,487	78,487
Streetlight Repairs	5,000	(85)	4,915	4,915
Irrigation Repairs	50,000	(12,000)	38,000	34,867
Miscellaneous	6,500	(5,665)	835	835
Contingency	31,149	-	31,149	27,654
Capital Reserve	45,000	-	45,000	45,000
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ (49,863)	\$ 1,047,555	\$ 1,040,927
Total Operations & Maintenance	\$ 2,005,476	\$ (105,833)	\$ 1,899,642	\$ 1,893,015
Total Expenditures	\$ 2,212,257	\$ (99,509)	\$ 2,112,748	\$ 2,084,890
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 223,037	\$ 223,037	\$ 250,894
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ 223,037	\$ 223,037	\$ 250,894
Fund Balance - Beginning	\$ -	\$ 903,417	\$ 903,417	\$ 903,417
Fund Balance - Ending	\$ -	\$ 1,126,454	\$ 1,126,454	\$ 1,154,312

(1) Includes special assessments for gate monitoring.

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Budget Amendment

For The Period Ending September 30, 2025

	Adopted	Increase	Amended	Actual
	Budget	(Decrease)	Budget	Thru 09/30/25
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ -	\$ 45,000	\$ 45,000
Interest	-	844	844	844
Total Revenues	\$ 45,000	\$ 844	\$ 45,844	\$ 45,844
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	12,492	12,492	12,492
Other Current Charges	-	3,900	3,900	3,900
Total Expenditures	\$ -	\$ 16,392	\$ 16,392	\$ 16,392
Excess (Deficiency) of Revenues over Expenditures	\$ 45,000	\$ (15,548)	\$ 29,452	\$ 29,452
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 45,000	\$ (15,548)	\$ 29,452	\$ 29,452
Fund Balance - Beginning	\$ -		\$ -	\$ -
Fund Balance - Ending	\$ 45,000	\$ (15,548)	\$ 29,452	\$ 29,452

SEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
September 30, 2025



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

September 30, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
<u>Cash:</u>					
Operating Account	\$ 161,209	\$ -	\$ -	\$ 6,100	\$ 167,309
Assessments Receivable	23,539	22,998	-	-	46,536
Due from General Fund	-	-	-	-	-
Due from Developer - BBX	-	-	-	-	-
Due from Other	5,241	-	-	-	5,241
Due from Capital Reserve	-	-	-	-	-
<u>Investments:</u>					
General Fund Custody	52,171	-	-	-	52,171
State Board of Administration (SBA)-GF	856,095	-	-	-	856,095
State Board of Administration (SBA)-Fence Easement	75,936	-	-	-	75,936
State Board of Administration (SBA)-Capital Reserve	-	-	-	23,352	23,352
<u>Series 2016</u>					
Reserve	-	151,871	-	-	151,871
Revenue	-	237,579	-	-	237,579
<u>Series 2018</u>					
Reserve A1	-	209,307	-	-	209,307
Revenue A1	-	309,849	-	-	309,849
Reserve A2	-	-	-	-	-
Revenue A2	-	3,107	-	-	3,107
Prepayment A 2	-	1	-	-	1
<u>Series 2019</u>					
Reserve	-	88,091	-	-	88,091
Revenue	-	128,563	-	-	128,563
<u>Series 2020</u>					
Reserve A1	-	42,834	-	-	42,834
Revenue A1	-	62,987	-	-	62,987
Prepayment A1	-	1,016	-	-	1,016
Revenue A2	-	1,914	-	-	1,914
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
<u>Series 2021 Ph3B</u>					
Reserve	-	140,489	-	-	140,489
Revenue	-	106,803	-	-	106,803
Prepayment	-	833	-	-	833
Construction	-	-	18,856	-	18,856
<u>Series 2021 Ph4</u>					
Reserve	-	211,100	-	-	211,100
Interest	-	-	-	-	-
Revenue	-	143,193	-	-	143,193
Prepayment	-	769	-	-	769
Construction	-	-	28,415	-	28,415
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	81,076	-	-	-	81,076
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 1,259,027	\$ 1,863,302	\$ 47,271	\$ 29,452	\$ 3,199,052

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

September 30, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	\$ 103,329	\$ -	\$ -	\$ -	\$ 103,329
Accrued Expenses	1,386	-	-	-	1,386
Total Liabilities	\$ 104,715	\$ -	\$ -	\$ -	\$ 104,715
Fund Balance:					
Nonspendable:					
Deposits	\$ 3,760	\$ -	\$ -	\$ -	\$ 3,760
Restricted for:					
Debt Service	-	1,863,302	-	-	1,863,302
Capital Project			47,271	-	47,271
Assigned for:					
Capital Reserve Fund	-	-	-	29,452	29,452
Unassigned	1,069,476	-	-	-	1,069,476
Total Fund Balances	\$ 1,154,312	\$ 1,863,302	\$ 47,271	\$ 29,452	\$ 3,094,337
Total Liabilities & Fund Balance	\$ 1,259,027	\$ 1,863,302	\$ 47,271	\$ 29,452	\$ 3,199,052

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance

Revenues:

Special Assessments - Tax Roll	\$ 2,144,757	\$ 2,144,757	\$ 2,182,363	\$ 37,606
Special Assessments - Gate Monitoring*	32,500	32,500	32,500	(0)
Interest/Miscellaneous Income	25,000	25,000	69,499	44,499
Restricted Easement Fence Fund	-	-	21,000	21,000
Facility Revenue	10,000	10,000	30,423	20,423
Total Revenues	\$ 2,212,257	\$ 2,212,257	\$ 2,335,784	\$ 123,528

Expenditures:

General & Administrative:

Supervisor Fees	\$ 4,800	\$ 4,800	\$ 10,400	\$ (5,600)
PR-FICA	367	367	796	(428)
Engineering	36,000	36,000	23,595	12,405
Attorney	30,000	30,000	22,273	7,727
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	14,045	14,045	-
Trustee Fees	20,400	20,400	19,341	1,059
Management Fees	58,533	58,533	58,533	-
Information Technology	1,776	1,776	1,776	-
Website Maintenance	1,272	1,272	1,272	-
Telephone	700	700	911	(211)
Postage & Delivery	1,600	1,600	2,445	(845)
Insurance General Liability/Public Officials	8,977	8,977	8,732	245
Printing & Binding	2,300	2,300	2,076	224
Legal Advertising	1,500	1,500	2,268	(768)
Other Current Charges	1,600	1,600	665	935
Office Supplies	300	300	138	162
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 206,781	\$ 206,781	\$ 191,876	\$ 14,906

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 13,326	\$ 13,326	\$ 13,804	\$ (479)
Electric	52,500	52,500	38,743	13,757
Water/Sewer/Irrigation	45,000	45,000	49,801	(4,801)
Gas	2,500	2,500	2,113	387
Trash Removal	8,400	8,400	10,536	(2,136)
<i>Security</i>				
Security Monitoring	1,440	1,440	1,331	109
Gate Monitoring	32,500	32,500	31,633	867
Gate Repairs	3,000	3,000	1,727	1,273
Access Cards	3,000	3,000	2,294	706
Contacted Security	20,000	20,000	26,846	(6,846)
<i>Management Contracts</i>				
Facility Management	98,729	98,729	98,729	(0)
Facility Attendant	41,498	41,498	27,760	13,738
Pool Attendants	61,479	61,479	64,959	(3,480)
Canoe Launch Attendant	5,750	5,750	-	5,750
Snack Bar Attendant	10,000	10,000	-	10,000
Field Management / Admin	95,000	95,000	95,000	(0)
Pool Maintenance	20,000	20,000	16,869	3,131
Pool Chemicals	26,475	26,475	27,118	(643)
Janitorial	25,112	25,112	24,839	273
Facility Maintenance	103,200	103,200	102,669	531
Private Event Attendant	6,500	6,500	10,331	(3,831)
Repairs & Maintenance	62,800	62,800	65,116	(2,316)
New Capital Projects	5,000	5,000	-	5,000
Snack Bar Inventory -CGS	1,000	1,000	-	1,000
Food Service License	650	650	492	158
Community Website Services	-	-	1,222	(1,222)
Subscriptions	4,000	4,000	3,865	135
Pest Control	2,831	2,831	2,773	58
Supplies	2,500	2,500	163	2,337
Furnitures, Fixtures & Equipment	5,000	5,000	796	4,204
Special Events	35,000	35,000	34,745	255
Holiday Decorations	20,000	20,000	20,292	(292)
Fitness Center Repairs/Supplies	5,500	5,500	4,261	1,239
Office Supplies	2,050	2,050	1,789	261
ACA++SCAP/BMI Licenses	800	800	-	800
Property Insurance	84,668	84,668	68,894	15,774
Permit and License	850	850	575	275
Subtotal Amenity Center Expenditures	\$ 908,057	\$ 908,057	\$ 852,088	\$ 55,970

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ 6,400	\$ -	\$ 6,400
Electric	36,321	36,321	24,713	11,607
Landscape Maintenance	690,755	690,755	596,859	93,896
Landscape Contingency	85,000	85,000	147,068	(62,068)
Lake Maintenance	27,000	27,000	29,264	(2,264)
Grounds Maintenance	35,000	35,000	37,849	(2,849)
Pump Repairs	10,000	10,000	13,417	(3,417)
Streetlighting	69,294	69,294	78,487	(9,193)
Streetlight Repairs	5,000	5,000	4,915	85
Irrigation Repairs	50,000	50,000	34,867	15,133
Miscellaneous	6,500	6,500	835	5,665
Contingency	31,149	31,149	27,654	3,495
Capital Reserve	45,000	45,000	45,000	-
Subtotal Ground Maintenance Expenditures	\$ 1,097,418	\$ 1,097,418	\$ 1,040,927	\$ 56,491
Total Operations & Maintenance	\$ 2,005,476	\$ 2,005,476	\$ 1,893,015	\$ 112,461
Total Expenditures	\$ 2,212,257	\$ 2,212,257	\$ 2,084,890	\$ 127,367
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 250,894	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ -		-	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ -		\$ 250,894	
Fund Balance - Beginning	\$ -		\$ 903,417	
Fund Balance - Ending	\$ -		\$ 1,154,312	

(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	\$ -	\$ 23,539	\$ 2,182,363
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	4,529	69,499
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	50	30,423
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	\$ 28,117	\$ 2,335,784
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 400	\$ 800	\$ 800	\$ 800	\$ 1,400	\$ 800	\$ 600	\$ 800	\$ 1,600	\$ 800	\$ 800	\$ 800	10,400
PR-FICA	31	61	61	61	107	61	46	61	122	61	61	61	796
Engineering	1,001	2,510	1,746	366	1,253	2,481	1,245	3,978	5,333	683	446	2,554	23,595
Attorney	436	670	2,222	1,188	1,901	2,691	3,519	3,191	2,998	2,014	1,407	39	22,273
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	1,170	14,045
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	4,878	58,533
Information Technology	148	148	148	148	148	148	148	148	148	148	148	148	1,776
Website Maintenance	106	106	106	106	106	106	106	106	106	106	106	106	1,272
Telephone	47	22	34	51	61	63	143	114	107	101	127	41	911
Postage & Delivery	44	432	37	94	42	43	45	58	159	1,324	130	38	2,445
Insurance General Liability/Public Officials	8,732	-	-	-	-	-	-	-	-	-	-	-	8,732
Printing & Binding	31	30	78	27	57	98	72	45	186	1,321	29	102	2,076
Legal Advertising	96	94	94	364	94	94	273	189	96	407	267	198	2,268
Other Current Charges	-	-	20	210	-	-	200	-	6	117	63	48	665
Office Supplies	1	1	1	1	1	1	129	1	1	1	1	1	138
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	\$ 9,634	\$ 10,184	\$ 191,876

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	\$ 1,288	\$ 13,804
Electric	3,094	3,330	3,209	3,272	3,379	2,936	2,827	3,101	3,137	3,544	3,609	3,307	38,743
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	6,968	49,801
Gas	289	21	275	149	65	84	157	111	42	438	271	210	2,113
Trash Removal	788	788	782	983	808	814	-	1,623	810	1,339	816	985	10,536
Security													
Security Monitoring	111	111	111	111	111	111	111	111	111	111	111	111	1,331
Gate Monitoring	2,633	2,665	2,633	4,014	2,649	1,102	2,649	2,649	2,649	2,649	2,681	2,665	31,633
Gate Repairs	325	342	400	-	-	-	-	-	-	310	-	350	1,727
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	1,386	26,846
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	8,227	98,729
Facility Attendant	1,187	1,102	1,235	1,457	1,296	1,667	2,717	3,217	3,959	3,025	3,031	3,868	27,760
Pool Attendants	-	-	-	-	-	3,451	2,862	5,449	18,294	19,354	11,888	3,661	64,959
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	7,917	95,000
Pool Maintenance	1,713	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,417	1,473	1,363	16,869
Pool Chemicals	2,101	2,101	2,101	2,305	2,305	2,305	2,374	2,305	2,305	2,305	2,305	2,305	27,118
Janitorial	2,321	2,996	2,055	1,479	2,059	1,607	2,324	1,773	2,005	2,017	2,218	1,985	24,839
Facility Maintenance	11,311	7,183	6,722	2,758	13,334	9,275	10,111	11,836	7,663	5,815	5,805	10,856	102,669
Private Event Attendant	827	543	521	242	671	749	1,060	1,384	1,196	1,028	1,325	785	10,331
Repairs & Maintenance	4,600	4,081	7,037	244	7,656	4,388	6,312	4,921	4,327	7,969	7,010	6,572	65,116
New Capital Projects	-	-	-	-	-	-	-	-	-	-	-	-	-
Snack Bar Inventory -CGS	-	-	-	-	-	-	-	-	-	-	-	-	-
Food Service License	-	-	-	-	-	-	242	-	-	-	250	-	492
Community Website Services	-	-	-	-	-	-	-	-	300	300	300	322	1,222
Subscriptions	304	304	501	304	304	312	304	304	304	309	309	309	3,865
Pest Control	226	226	226	233	233	233	233	233	233	233	233	233	2,773
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	1,314	34,745
Holiday Decorations	-	197	20,000	-	-	-	-	-	94	-	-	-	20,292
Fitness Center Repairs/Supplies	-	-	425	-	1,405	-	-	80	295	205	1,540	311	4,261
Office Supplies	242	87	-	153	60	94	228	499	148	48	39	192	1,789
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	68,894	-	-	-	-	-	-	-	-	-	-	-	68,894
Permit and License	-	-	-	-	-	-	-	575	-	-	-	-	575
Subtotal Amenity Center Expenditures	\$ 127,183	\$ 54,035	\$ 75,007	\$ 46,085	\$ 65,104	\$ 55,767	\$ 62,729	\$ 69,724	\$ 79,054	\$ 78,493	\$ 71,415	\$ 67,491	\$ 852,088

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	1,638	24,713
Landscape Maintenance	47,125	48,221	48,221	48,221	48,221	48,221	48,221	63,181	48,221	49,668	49,668	49,668	596,859
Landscape Contingency	4,907	1,635	18,242	-	-	1,345	13,005	5,464	27,975	500	425	73,571	147,068
Lake Maintenance	2,284	2,284	2,284	2,284	2,284	2,284	2,593	2,593	2,593	2,593	2,593	2,593	29,264
Grounds Maintenance	2,685	2,933	5,930	554	6,911	2,647	3,145	3,745	4,317	1,218	1,564	2,201	37,849
Pump Repairs	180	3,250	405	4,432	1,900	285	1,325	-	-	-	-	1,640	13,417
Streetlighting	5,865	5,865	5,865	7,336	6,695	6,695	6,695	6,695	6,695	6,695	6,695	6,695	78,487
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	4,915	-	4,915
Irrigation Repairs	1,661	2,779	90	980	1,959	-	1,188	4,014	-	779	10,301	11,117	34,867
Miscellaneous	-	230	79	-	124	37	-	-	25	340	-	-	835
Contingency	-	1,000	1,251	-	1,630	897	950	18,716	920	1,000	900	390	27,654
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	\$ 149,512	\$ 1,040,927
Total Operations & Maintenance	\$ 193,363	\$ 123,492	\$ 158,879	\$ 111,782	\$ 137,319	\$ 165,549	\$ 142,130	\$ 176,839	\$ 172,453	\$ 143,904	\$ 150,302	\$ 217,002	\$ 1,893,015
Total Expenditures	\$ 225,951	\$ 134,589	\$ 185,426	\$ 121,247	\$ 148,537	\$ 181,140	\$ 154,702	\$ 191,577	\$ 196,963	\$ 157,635	\$ 159,936	\$ 227,186	\$ 2,084,890
Excess (Deficiency) of Revenues over Expenditures	\$ (223,701)	\$ (221)	\$ 136,413	\$ 1,354,107	\$ 39,255	\$ (169,078)	\$ (58,123)	\$ (180,867)	\$ (172,525)	\$ (128,245)	\$ (147,053)	\$ (199,069)	\$ 250,894
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (223,701)	\$ (221)	\$ 136,413	\$ 1,354,107	\$ 39,255	\$ (169,078)	\$ (58,123)	\$ (180,867)	\$ (172,525)	\$ (128,245)	\$ (147,053)	\$ (199,069)	\$ 250,894

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2025

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Capital Reserve Transfer In	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Interest	-	-	844	844
Total Revenues	\$ 45,000	\$ 45,000	\$ 45,844	\$ 844
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Repair and Replacement	-	-	12,492	(12,492)
Other Current Charges	-	-	3,900	(3,900)
Total Expenditures	\$ -	\$ -	\$ 16,392	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 45,000		\$ 29,452	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 45,000		\$ 29,452	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 45,000		\$ 29,452	

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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 451,034	\$ 7,670
Interest Income	12,000	12,000	18,960	6,960
Total Revenues	\$ 455,364	\$ 455,364	\$ 469,994	\$ 14,630
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	\$ 8,839	\$ 23,469	\$ 14,630
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 8,839	\$ 8,839	\$ 23,469	\$ 14,630
Fund Balance - Beginning	\$ 222,167		\$ 370,774	
Fund Balance - Ending	\$ 231,006		\$ 394,243	

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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 623,130	\$ 10,597
Interest Income	14,000	14,000	25,089	11,089
Total Revenues	\$ 626,533	\$ 626,533	\$ 648,219	\$ 21,686
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	\$ 13,858	\$ 35,544	\$ 21,686
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 13,858	\$ 13,858	\$ 35,544	\$ 21,686
Fund Balance - Beginning	\$ 288,459		\$ 493,341	
Fund Balance - Ending	\$ 302,317		\$ 528,885	

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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 257,353	\$ 257,353	\$ 259,752	\$ 2,399
Interest Income	8,500	8,500	10,499	1,999
Total Revenues	\$ 265,853	\$ 265,853	\$ 270,252	\$ 4,398
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	\$ 9,898	\$ 9,368	\$ (530)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 9,898	\$ 9,898	\$ 9,368	\$ (530)
Fund Balance - Beginning	\$ 123,844		\$ 210,046	
Fund Balance - Ending	\$ 133,742		\$ 219,414	

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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 114,490	\$ 114,490	\$ 114,997	\$ 506
Interest Income	5,500	5,500	5,165	(335)
Total Revenues	\$ 119,990	\$ 119,990	\$ 120,162	\$ 172
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	\$ 6,897	\$ 7,068	\$ 172
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,897	\$ 6,897	\$ 7,068	\$ 172
Fund Balance - Beginning	\$ 61,116		\$ 102,905	
Fund Balance - Ending	\$ 68,013		\$ 109,973	

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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 280,765	\$ 280,765	\$ 284,000	\$ 3,235
Interest Income	8,500	8,500	12,612	4,112
Prepayments	-	-	21,336	21,336
Total Revenues	\$ 289,265	\$ 289,265	\$ 317,948	\$ 28,683
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	\$ 10,852	\$ 14,535	\$ 3,683
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	\$ 10,852	\$ 7,969	\$ (2,883)
Fund Balance - Beginning	\$ 100,153		\$ 243,174	
Fund Balance - Ending	\$ 111,005		\$ 251,143	

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 September 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 423,738	\$ 423,738	\$ 431,056	\$ 7,319
Prepayment	-	-	20,918	20,918
Interest Income	9,000	9,000	17,044	8,044
Total Revenues	\$ 432,738	\$ 432,738	\$ 469,019	\$ 36,281
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	\$ 7,480	\$ 18,761	\$ 11,281
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (9,294)	\$ (9,294)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (9,294)	\$ (9,294)
Net Change in Fund Balance	\$ 7,480	\$ 7,480	\$ 9,468	\$ 1,988
Fund Balance - Beginning	\$ 136,629		\$ 350,176	
Fund Balance - Ending	\$ 144,109		\$ 359,643	

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 September 30, 2025

	Actual
	Thru 09/30/25
Revenues	
Interest Income	\$ 649
Developer Contributions	71,707
Total Revenues	\$ 72,357
Expenditures:	
Capital Outlay	\$ 71,707
Total Expenditures	\$ 71,707
Excess (Deficiency) of Revenues over Expenditures	\$ 649
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 6,566
Total Other Financing Sources (Uses)	\$ 6,566
Net Change in Fund Balance	\$ 7,215
Fund Balance - Beginning	\$ 11,641
Fund Balance - Ending	\$ 18,856

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 September 30, 2025

	Actual
	Thru 09/30/25
Revenues	
Interest Income	\$ 998
Developer Contribution	89,990
Total Revenues	\$ 90,988
Expenditures:	
Capital Outlay	\$ 89,990
Total Expenditures	\$ 89,990
Excess (Deficiency) of Revenues over Expenditures	\$ 998
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 9,294
Total Other Financing Sources (Uses)	\$ 9,294
Net Change in Fund Balance	\$ 10,292
Fund Balance - Beginning	\$ 18,123
Fund Balance - Ending	\$ 28,415

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	151,871
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	209,307
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	\$76,500
Reserve Fund Balance	88,091
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	42,834
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	\$138,981
Reserve Fund Balance	140,489
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	\$211,100
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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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
Interest 3	10/9/2025	34.69	47.92	19.98	8.84	21.84	33.15	170.33	336.75
Excess Fees	10/28/2025	4,758.69	6,574.41	2,740.55	1,213.29	2,996.38	4,547.92	23,368.19	46,199.43
		-	-	-	-	-	-	-	
		-	-	-	-	-	-	-	
TOTAL TAX ROLL RECEIPTS		451,034.29	623,129.99	259,752.43	114,996.71	284,000.15	431,056.46	2,214,862.85	4,378,832.88

BALANCE DUE	(7,670.14)	(10,596.74)	(4,417.26)	(1,955.60)	(4,829.63)	(7,330.40)	(37,665.28)	(74,465.05)
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PERCENT COLLECTED TAX ROLL	102%	102%	102%	102%	102%	102%	102%	102%
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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			
	9/3/25	3107-3113	\$8,145.28
	9/9/25	3114-3124	44,241.41
	9/16/25	3125-3131	70,574.78
	9/23/25	3132-3135	90,470.20
	9/30/25	3136-3142	10,253.95
TOTAL			\$223,685.62
Autopayments			
	9/2/25	Wellbeats	249.00
	9/2/25	AT&T	69.55
	9/4/25	Florida Natural Gas	96.46
	9/8/25	Republic Services	984.90
	9/19/25	IRS FICA Payment	122.40
	9/17/25	AT&T	96.30
	9/18/25	St Johns County Utility Dept	6,967.81
	9/22/25	Comcast	1,052.71
	9/29/25	WF Bus Credit Card Payment	3,898.96
	9/30/25	FPL	11,639.21
	9/30/25	AT&T	69.55
	9/30/25	TECO	113.68
Total Paid Electronically			25,360.53
Total General Fund			\$249,046.15

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/03/25	00038	8/15/25 404946	202508 320-57200-45400	SEP CELLULAR FIRE MONITOR	*	110.95	
				ATLANTIC SECURITY			110.95 003107
9/03/25	00162	8/20/25 6991-C8	202508 320-57200-45506	AUG POOL CHEMICALS	*	2,305.10	
				ZACHARY SULLIVAN			2,305.10 003108
9/03/25	00162	8/20/25 6991-C9	202508 320-57200-45505	AUG POOL MAINTENANCE	*	1,362.90	
				ZACHARY SULLIVAN			1,362.90 003109
9/03/25	00045	8/29/25 91163	202508 320-53800-45005	AUG LAKE MAINTENANCE	*	2,593.14	
				FUTURE HORIZONS INC			2,593.14 003110
9/03/25	00186	9/01/25 259565	202509 320-57200-45507	SEP JANITORIAL SERVICES	*	1,301.00	
				NEWVENTURE OF JACKSONVILLE INC			1,301.00 003111
9/03/25	00166	8/27/25 7011	202508 320-57200-44300	(100) ACCESS CARDS	*	150.00	
				ID WORKPLACE LLC			150.00 003112
9/03/25	00209	9/01/25 3271	202509 320-57200-44205	SEP WEB HOSTING/MAINT	*	300.00	
		9/01/25 3271	202509 320-57200-44205	ANL BEACONLAKE.COM DOMAIN	*	22.19	
				JENNIFER STEWART KJELLMAN			322.19 003113
9/09/25	00076	9/04/25 53120	202509 320-53800-45007	PUMP#2-CTRL BOX TRIPPING	*	190.00	
				EAST COAST WELLS & PUMPS SERVICE			190.00 003114
9/09/25	00076	9/08/25 53160	202509 320-53800-45007	RPL 5HP DELUXE CNTRL BOX	*	1,450.00	
				EAST COAST WELLS & PUMPS SERVICE			1,450.00 003115
9/09/25	00005	9/02/25 221771	202508 310-51300-31100	AUG ENGINEERING SERVICES	*	446.25	
				ENGLAND THIMS & MILLER INC			446.25 003116
9/09/25	00114	9/02/25 759528	202509 320-57200-45410	GATE MONITORING OCT25	*	2,664.54	
				HIDDEN EYES LLC			2,664.54 003117

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
9/09/25	00001	9/01/25 129	202509 310-51300-34000	SEP MANAGEMENT FEES	*	4,877.75	
		9/01/25 129	202509 310-51300-35300	SEP WEBSITE ADMIN	*	106.00	
		9/01/25 129	202509 310-51300-35100	SEP INFORMATION TECH	*	148.00	
		9/01/25 129	202509 310-51300-31600	SEP DISSEMINATION SVCS	*	1,170.42	
		9/01/25 129	202509 310-51300-51000	OFFICE SUPPLIES	*	.54	
		9/01/25 129	202509 310-51300-42000	POSTAGE	*	38.06	
		9/01/25 129	202509 310-51300-42500	COPIES	*	101.85	
		9/01/25 129	202509 310-51300-41000	TELEPHONE	*	41.37	
				GOVERNMENTAL MANAGEMENT SERVICES			6,483.99 003118
9/09/25	00020	8/31/25 402	202508 320-57200-45510	AUG FACILITY ATTENDANT	*	3,031.28	
				RIVERSIDE MANAGEMENT SERVICES			3,031.28 003119
9/09/25	00020	8/31/25 403	202508 320-57200-49400	AUG SPECIAL EVT ASSISTANT	*	618.52	
				RIVERSIDE MANAGEMENT SERVICES			618.52 003120
9/09/25	00020	8/31/25 404	202508 320-57200-49400	AUG SPECIAL EVT ASSISTANT	*	1,325.24	
				RIVERSIDE MANAGEMENT SERVICES			1,325.24 003121
9/09/25	00020	8/31/25 405	202508 320-57200-45501	AUG LIFEGUARDS	*	7,069.26	
				RIVERSIDE MANAGEMENT SERVICES			7,069.26 003122
9/09/25	00020	8/31/25 406	202508 320-57200-45501	AUG POOL MONITOR SERVICES	*	4,818.24	
				RIVERSIDE MANAGEMENT SERVICES			4,818.24 003123
9/09/25	00020	9/01/25 401	202509 320-57200-45504	SEP FIELD MGMT/ADMIN	*	7,916.67	
		9/01/25 401	202509 320-57200-45500	SEP FACILITY MANAGEMENT	*	8,227.42	
				RIVERSIDE MANAGEMENT SERVICES			16,144.09 003124
9/16/25	00133	9/13/25 91325	202509 320-57200-45508	REPR CARD READER-PBALL CT	*	220.00	
				ALFRED W GROVER			220.00 003125
				MVTP MEADOW VIEW TP TLEE			

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/16/25	00204	9/08/25 7402	202509 300-13100-10100	RUN POWER TO STOPSIGNS	*	9,070.80	
				ALLSTAR ELECTRICAL CONTRACTORS INC			9,070.80 003126
9/16/25	00153	8/31/25 7301693	202508 310-51300-48000	NOTICE OF BUDGET MTG-8/21	*	266.76	
				GANNETT MEDIA CORP			266.76 003127
9/16/25	00046	9/15/25 62112710	202509 320-57200-45917	SEP PEST CONTROL SERVICES	*	232.81	
				TURNER PEST CONTROL LLC			232.81 003128
9/16/25	00040	9/01/25 991048	202509 320-53800-45003	SEP LANDSCAPE MAINTENANCE	*	49,667.89	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			49,667.89 003129
9/16/25	00040	9/10/25 994465	202509 320-53800-45009	SEP IRRIGATION REPAIRS	*	2,926.20	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			2,926.20 003130
9/16/25	00040	9/10/25 994466	202509 320-53800-45009	RPL ICORE W/ICC2 EZ DECOD	*	8,190.32	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			8,190.32 003131
9/23/25	00004	9/18/25 29537	202509 300-15500-10000	FY26 INSURANCE RENEWAL	*	75,642.00	
				EGIS INSURANCE ADVISORS, LLC			75,642.00 003132
9/23/25	00178	9/18/25 3626405	202506 310-51300-31500	JUN GENERAL COUNSEL	*	2,998.00	
				KUTAK ROCK LLP			2,998.00 003133
9/23/25	00020	9/11/25 407	202508 320-53800-45006	PRESSURE WASHING SVCS-AUG	*	163.00	
				RIVERSIDE MANAGEMENT SERVICES			163.00 003134
9/23/25	00020	9/11/25 408	202508 320-57200-45508	FACILITY MAINTENANCE-AUG	*	4,500.00	
		9/11/25 408	202508 320-57200-44200	REPAIRS & MAINTENANCE-AUG	*	5,100.00	
		9/11/25 408	202508 320-53800-45006	REPAIRS & MAINTENANCE-AUG	*	1,167.00	
		9/11/25 408	202508 320-53800-45011	CONTINGENCY-AUG	*	900.20	
				RIVERSIDE MANAGEMENT SERVICES			11,667.20 003135

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/30/25	00038	9/15/25 408988	202509 320-57200-45400	OCT CELLULAR FIRE MONITOR	*	110.95	
				ATLANTIC SECURITY			110.95 003136
9/30/25	00162	9/20/25 6991-J3	202509 320-57200-45506	SEP POOL CHEMICALS	*	2,305.10	
				ZACHARY SULLIVAN			2,305.10 003137
9/30/25	00162	9/20/25 6991-J4	202509 320-57200-45505	SEP POOL MAINTENANCE	*	1,362.90	
				ZACHARY SULLIVAN			1,362.90 003138
9/30/25	00178	9/24/25 3627250	202507 310-51300-31500	JUL GENERAL COUNSEL	*	2,014.00	
				KUTAK ROCK LLP			2,014.00 003139
9/30/25	00048	9/16/25 2029	202509 320-57200-44207	REPLACED DAMAGED CABLES	*	311.00	
				SOUTHEAST FITNESS REPAIR			311.00 003140
9/30/25	00148	9/29/25 31882	202509 320-57200-45420	TROUBLESHOOT EXIT GATES	*	350.00	
				THE GATE STORE, INC.			350.00 003141
9/30/25	00040	9/19/25 996853	202509 320-53800-45004	MULCH INSTALL-PLAYGROUND	*	3,800.00	
				YELLOWSTONE LANDSCAPE-SOUTHEAST LLC			3,800.00 003142
TOTAL FOR BANK A						223,685.62	
TOTAL FOR REGISTER						223,685.62	

MVTP MEADOW VIEW TP TLEE

APPROVED SECURITY MONITORING
57200.320.45400
CHRISTIAN BIROL 09/02/2025

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



RECEIVED

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

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

PLEASE PAY BY

09/05/2025

AMOUNT

\$110.95

INVOICE DATE

08/15/2025

INVOICE NO. 404946

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 09/01/2025 to 09/30/2025
Recurring No.: 17336
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
09/05/2025	\$110.95	08/15/2025

INVOICE NO. 404946

How To Pay

INVOICE NO. 404946



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

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

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 09/05/2025

AMOUNT DUE:

\$110.95

Please Reference: **404946**

APPROVED POOL CHEMICALS
57200.320.45506
CHRISTIAN BIROL 08/20/2025

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

RECEIVED

By Tara Lee at 11:12 am, Aug 20, 2025



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

Invoice Number 6991-C8
Date of Issue 08/20/2025
Due Date 09/30/2025
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

Amount Due (USD)

\$2,305.10

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

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

RECEIVED

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



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

Invoice Number 6991-C9
Date of Issue 08/20/2025
Due Date 09/30/2025
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 brough current. Invoices for monthly service are due based on the terms agreed upon setting up services. Other invoices that pertain to materials and repairs are subject to different terms such as net10 in order to meet the suppliers payment terms for said material. Contracts are valid for 1 year from the initial setup and continue month to month unless a new contract is required or requested. Emergency service calls are billed at a rate of \$175.00, 2 hour minimum. This rate applies to calls after 6p, weekends, and holidays. We are closed the week of Thanksgiving and Christmas annually, however we guarantee atleast 1 service during those weeks by the on-call technician.			

Subtotal 1,362.90

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

Notes

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

Terms

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

APPROVED LAKE MAINTENANCE
53800.320.45005
CHRISTIAN BIROL 08/29/2025

Future Horizons, Inc

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

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

RECEIVED

By Tara Lee at 9:54 am, Sep 02, 2025

INVOICE

Invoice Number: 91163
Invoice Date: Aug 29, 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	9/5/25	9/28/25

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Invoice	
Date	Invoice #
9/1/2025	259565

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
	FEE FOR JANITORIAL SERVICE: Month of September 2025 Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095 FL DR-14 85-8017121617C-7 exp 11/30/2026 Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo 1 320 57200 45507 Amenity-Janitorial Approved Jen Erickson 8.20.2025 RECEIVED <i>By Tara Lee at 1:07 pm, Aug 20, 2025</i>	1,301.00	1,301.00
Thank you for your business.		Total	\$1,301.00

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 9.2.2025

Invoice

RECEIVED

By Tara Lee at 9:55 am, Sep 02, 2025

Date	Invoice #
8/27/2025	7011

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
Re-ProgramProx	Re-Programming Proximity Cards	100	100	1.50	150.00 150.00
	8/27 - shipped (100) Re-ProgramProx - UPS Track# 1ZY828A90397017593				

			Subtotal	\$150.00
			Sales Tax (0.0%)	\$0.00
			Total	\$150.00
			Payments/Credits	\$0.00
			Balance Due	\$150.00

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 3271
DATE 09/01/2025
TERMS Net 15
DUE DATE 09/16/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Web Hosting		1	300.00	300.00
Reimbursable Expenses	Annual Renewal of BeaconLake.com domain		22.19	22.19

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

\$322.19

Pay Invoice

RECEIVED
By Tara Lee at 11:10 am, Sep 02, 2025

4:59

100



31



Thanks for your order, Jennifer.

Here's your confirmation for order
number 3824278386. Review your
receipt and get started using your
products.

[Access All Products →](#)

Order Number:
3824278386

.COM Domain Renewal **\$22.19**

beaconlake.com

1 Year

Subtotal: \$22.19

Tax: \$0.00

Total: \$22.19



APPROVED PUMP REPAIRS
53800.320.45007
CHRISTIAN BIROL 09/05/2025

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

INVOICE

RECEIVED

By Tara Lee at 11:39 am, Sep 05, 2025

DATE	INVOICE #
9/4/2025	53120

BILL TO:

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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - PUMP #2 @ TOWN HOMES		
	SERVICE CALL: - CONTROL BOX IS ROTTED OUT: - NEED TO REPLACE & DOUBLE CHECK PUMP - CONTROL BOX IS TRIPPING BEFORE PUMP CAN BE TESTED	95.00	95.00
0.5	LABOR PER HOUR:	190.00	95.00
We accept cash, check, and all major cards (3% credit/debit card processing fee applies)		Total	\$190.00
All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate. All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.		Payments/Credits	\$0.00
		Balance Due	\$190.00

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

APPROVED PUMP REPAIRS
53800.320.45007
CHRISTIAN BIROL 09/09/2025

INVOICE

RECEIVED

By Tara Lee at 9:54 am, Sep 09, 2025

DATE	INVOICE #
9/8/2025	53160

BILL TO:

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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - PUMP #2 @ TOWN HOMES AS QUOTED: - REPLACED 5 HP DELUXE CONTROL BOX - RAN THROUGH IRRIGATION - CHECKED AMPS & PUMP SYSTEM - ALL GOOD - NO LEAKS	1,450.00	1,450.00
We accept cash, check, and all major cards (3% credit/debit card processing fee applies)		Total	\$1,450.00
All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate. All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.		Payments/Credits	\$0.00
		Balance Due	\$1,450.00



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etm-inc.com | 904.642.8990

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

September 02, 2025

Invoice No: 221771

Total This Invoice \$446.25

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

Professional Services rendered through August 23, 2025

Phase 1. General Consulting Engineering Services

CDD Meeting Online 8-21-25

Send Plans with Stations to Blaz and team - discuss roadway with Blaz

Labor

		Hours	Rate	Amount
Senior Engineer/Project Manager				
Lockwood, Scott	8/9/2025	1.25	255.00	318.75
Lockwood, Scott	8/23/2025	.50	255.00	127.50
Totals		1.75		446.25
Total Labor				446.25

Billing Limits	Current	Prior	To-Date
Total Billings	446.25	3,457.50	3,903.75
Limit			27,500.00
Remaining			23,596.25

Total this Phase \$446.25

Phase XP. Expenses

Total this Phase 0.00**RECEIVED****By Tara Lee at 11:28 am, Sep 05, 2025****Total This Invoice \$446.25**

Envera

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

Invoice

Invoice Number
759528

Date
09/02/2025

Customer Number
300380

Due Date
10/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		09/02/2025	10/01/2025

Quantity	Description	Months	Rate	Amount
<i>2358 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 10/01/2025 - 10/31/2025	1.00	\$500.00	\$500.00
1.00	Data Management 10/01/2025 - 10/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 10/01/2025 - 10/31/2025	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 10/01/2025 - 10/31/2025	1.00	\$1,680.00	\$1,680.00
Subtotal:				\$2664.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$2664.54

RECEIVED

By Tara Lee at 11:43 am, Sep 04, 2025

Date	Invoice #	Description	Amount	Balance Due
9/2/2025	759528	Monitoring Services	\$2664.54	\$2664.54

Envera

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

Invoice

Invoice Number
759528

Date
09/02/2025

Customer Number
300380

Due Date
10/01/2025

Net Due: **\$2,664.54**

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

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

Invoice #: 129
Invoice Date: 9/1/25
Due Date: 9/1/25
Case:
P.O. Number:

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

Total	\$6,483.99
Payments/Credits	\$0.00
Balance Due	\$6,483.99

By Tara Lee at 11:08 am, Sep 04, 2025

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

Invoice

Invoice #: 402
Invoice Date: 8/31/2025
Due Date: 8/31/2025
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 August 2025	108.26	28.00	3,031.28
<i>Alison Moring</i> 9-5-25			

RECEIVED

By Tara Lee at 10:41 am, Sep 05, 2025

Total \$3,031.28

Payments/Credits \$0.00

Balance Due \$3,031.28

MVTC CDD

FACILITY ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
108.26	Facility Attendant Covers August 2025	\$ 28.00	\$ 3,031.28
	TOTAL DUE:		<u>\$ 3,031.28</u>

Facility Management 001.320.57200.45510

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/2/25	7.73	L.M.	Facility Attendant
8/2/25	2.1	R.B.	Facility Attendant
8/3/25	7.78	L.M.	Facility Attendant
8/4/25	2.08	J.W.	Facility Attendant
8/5/25	2	J.W.	Facility Attendant
8/6/25	2.57	J.W.	Facility Attendant
8/7/25	2.08	J.W.	Facility Attendant
8/10/25	2.23	J.W.	Facility Attendant
8/11/25	2.02	J.W.	Facility Attendant
8/12/25	2.07	R.B.	Facility Attendant
8/13/25	2	J.W.	Facility Attendant
8/14/25	2.2	R.B.	Facility Attendant
8/16/25	7.8	L.M.	Facility Attendant
8/16/25	2	J.W.	Facility Attendant
8/17/25	7.72	L.M.	Facility Attendant
8/17/25	2	J.W.	Facility Attendant
8/18/25	2	R.B.	Facility Attendant
8/19/25	2.17	R.B.	Facility Attendant
8/20/25	2.1	R.B.	Facility Attendant
8/21/25	2.08	R.B.	Facility Attendant
8/23/25	7.53	L.M.	Facility Attendant
8/23/25	2.15	J.W.	Facility Attendant
8/24/25	7.82	L.M.	Facility Attendant
8/25/25	2.08	R.B.	Facility Attendant
8/26/25	2.1	R.B.	Facility Attendant
8/27/25	2.2	R.B.	Facility Attendant
8/28/25	2.18	R.B.	Facility Attendant
8/30/25	7.88	L.M.	Facility Attendant
8/30/25	1.99	J.W.	Facility Attendant
8/31/25	7.6	L.M.	Facility Attendant
TOTAL	<u>108.26</u>		

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

Invoice

Invoice #: 403
Invoice Date: 8/31/2025
Due Date: 8/31/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through August 2025	22.09	28.00	618.52
Alison Moring 9-5-25			

Total \$618.52

Payments/Credits \$0.00

Balance Due \$618.52

RECEIVED

By Tara Lee at 10:41 am, Sep 05, 2025

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
22.09	Special Event Assistant	\$ 28.00	\$ 618.52
	Covers August 2025		
	TOTAL DUE:		<u>\$ 618.52</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/25	5.08	R.B.	Special Event - Pool Party Event/Food Truck Friday
8/8/25	3.25	J.W.	Special Event - Food Truck Friday
8/15/25	3.13	J.W.	Special Event - Food Truck Friday
8/22/25	3.83	J.W.	Special Event - Trivia Event/Food Truck Friday
8/29/25	3.07	J.W.	Special Event - Food Truck Friday
8/30/25	3.73	J.W.	Special Event - Labor Day Event
TOTAL	<u>22.09</u>		

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

Invoice

Invoice #: 404
Invoice Date: 8/31/2025
Due Date: 8/31/2025
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 August 2025	47.33	28.00	1,325.24
<i>Alison Moring</i> <i>9-5-25</i>			

RECEIVED

By Tara Lee at 10:41 am, Sep 05, 2025

Total \$1,325.24

Payments/Credits \$0.00

Balance Due \$1,325.24

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
47.33	Private Event Attendant Covers August 2025	\$ 28.00	\$1,325.24
	TOTAL DUE:		<u>\$1,325.24</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/2/25	4.03	R.B.	Private Event Attendant
8/3/25	8	R.B.	Private Event Attendant
8/9/25	9.62	J.W.	Private Event Attendant
8/10/25	3.95	J.W.	Private Event Attendant
8/16/25	4.15	J.W.	Private Event Attendant
8/23/25	4.08	J.W.	Private Event Attendant
8/24/25	8	J.W.	Private Event Attendant
8/31/25	5.5	J.W.	Private Event Attendant
TOTAL	<u>47.33</u>		

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

Invoice

Invoice #: 405
Invoice Date: 8/31/2025
Due Date: 8/31/2025
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 August 2025	321.33	22.00	7,069.26
<i>Alison Moring</i> 9-5-25			

Total \$7,069.26

Payments/Credits \$0.00

Balance Due \$7,069.26

RECEIVED

By Tara Lee at 10:41 am, Sep 05, 2025

MVTC CDD
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
321.33	Lifeguard Services	\$ 22.00	\$ 7,069.26
	Covers August 2025		
	TOTAL DUE:		<u>\$ 7,069.26</u>

LIFEGUARDS #1.320.57200.45501

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/25	4.8	E.H.	Lifeguarding
8/1/25	7.65	S.R.	Lifeguarding
8/1/25	4.5	A.T.	Lifeguarding
8/1/25	4.27	A.L.T.	Lifeguarding
8/1/25	2.97	T.T.	Lifeguarding
8/2/25	4.27	A.C.	Lifeguarding
8/2/25	4.25	Z.L.	Lifeguarding
8/2/25	3.42	E.R.	Lifeguarding
8/2/25	6.78	S.R.	Lifeguarding
8/2/25	3.5	T.T.	Lifeguarding
8/3/25	4.42	K.G.	Lifeguarding
8/3/25	6.72	E.H.	Lifeguarding
8/3/25	4.22	E.R.	Lifeguarding
8/3/25	4.23	S.R.	Lifeguarding
8/3/25	3.1	T.T.	Lifeguarding
8/4/25	4.23	A.C.	Lifeguarding
8/4/25	6.63	E.H.	Lifeguarding
8/4/25	4.25	Z.L.	Lifeguarding
8/4/25	3.47	A.T.	Lifeguarding
8/4/25	3.02	A.L.T.	Lifeguarding
8/5/25	2.52	A.C.	Lifeguarding
8/5/25	4.95	Z.L.	Lifeguarding
8/5/25	4.35	S.R.	Lifeguarding
8/5/25	1.73	A.L.T.	Lifeguarding
8/5/25	3.05	T.T.	Lifeguarding
8/6/25	3.5	A.C.	Lifeguarding
8/6/25	4.32	E.H.	Lifeguarding
8/6/25	2.98	Z.L.	Lifeguarding
8/6/25	5.92	S.R.	Lifeguarding
8/6/25	2.75	A.L.T.	Lifeguarding
8/7/25	3.57	A.C.	Lifeguarding
8/7/25	4.47	K.G.	Lifeguarding
8/7/25	3.1	E.H.	Lifeguarding
8/7/25	6.75	Z.L.	Lifeguarding
8/7/25	4.3	T.T.	Lifeguarding
8/8/25	4.33	E.H.	Lifeguarding
8/8/25	6.8	S.R.	Lifeguarding
8/8/25	4.23	A.L.T.	Lifeguarding
8/8/25	3.05	T.T.	Lifeguarding
8/9/25	4.17	A.C.	Lifeguarding
8/9/25	3.07	Z.L.	Lifeguarding
8/9/25	6.75	S.R.	Lifeguarding
8/9/25	4.28	A.T.	Lifeguarding
8/9/25	3.48	A.L.T.	Lifeguarding
8/10/25	4.55	A.C.	Lifeguarding
8/10/25	2.22	K.G.	Lifeguarding
8/10/25	6.65	E.H.	Lifeguarding
8/10/25	4.27	S.R.	Lifeguarding
8/10/25	4.18	A.L.T.	Lifeguarding
8/16/25	3.03	K.G.	Lifeguarding
8/16/25	4.32	E.H.	Lifeguarding
8/16/25	5.12	E.R.	Lifeguarding
8/16/25	6.82	S.R.	Lifeguarding
8/16/25	3.7	A.L.T.	Lifeguarding
8/17/25	3.93	K.G.	Lifeguarding
8/17/25	0.92	S.R.	Lifeguarding
8/17/25	3.77	A.L.T.	Lifeguarding
8/23/25	8	E.H.	Lifeguarding
8/23/25	3.75	Z.L.	Lifeguarding
8/23/25	8	E.R.	Lifeguarding
8/24/25	4.37	K.G.	Lifeguarding
8/24/25	4.3	E.H.	Lifeguarding
8/24/25	3.25	E.R.	Lifeguarding
8/24/25	4.12	A.L.T.	Lifeguarding
8/30/25	6.88	E.H.	Lifeguarding
8/30/25	6.85	E.R.	Lifeguarding
8/30/25	6.87	A.L.T.	Lifeguarding
8/31/25	3.5	K.G.	Lifeguarding
8/31/25	6.85	E.H.	Lifeguarding
8/31/25	3.02	E.R.	Lifeguarding
8/31/25	6.87	A.L.T.	Lifeguarding
8/31/25	2.1	T.T.	Lifeguarding
TOTAL	<u>321.33</u>		

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

Invoice

Invoice #: 406
Invoice Date: 8/31/2025
Due Date: 8/31/2025
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 August 2025	172.08	28.00	4,818.24
Alison Moring 9-5-25			

Total \$4,818.24

Payments/Credits \$0.00

Balance Due \$4,818.24

RECEIVED

By Tara Lee at 10:41 am, Sep 05, 2025

MVTC CDD

POOL MONITOR INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
172.08	Pool Monitor	\$ 28.00	\$ 4,818.24
	Covers August 2025 - September 1, 2025		
	TOTAL DUE:		<u>\$ 4,818.24</u>

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/25	5.9	J. M.	Pool Monitor
8/2/25	4.45	J. M.	Pool Monitor
8/3/25	5.68	J. M.	Pool Monitor
8/4/25	4.3	R. B.	Pool Monitor
8/5/25	6.05	J. W.	Pool Monitor
8/6/25	6.12	R. B.	Pool Monitor
8/7/25	6.1	R. B.	Pool Monitor
8/8/25	5.92	R. B.	Pool Monitor
8/9/25	5.58	J. K.	Pool Monitor
8/10/25	5.57	J. K.	Pool Monitor
8/11/25	6.12	P. G.	Pool Monitor
8/12/25	5.7	P. G.	Pool Monitor
8/13/25	6.02	P. G.	Pool Monitor
8/15/25	6.47	P. G.	Pool Monitor
8/16/25	5.57	J. K.	Pool Monitor
8/17/25	4.57	J. K.	Pool Monitor
8/18/25	6	P. G.	Pool Monitor
8/19/25	5.78	R. B.	Pool Monitor
8/20/25	6.05	P. G.	Pool Monitor
8/21/25	6.07	P. G.	Pool Monitor
8/22/25	6.03	P. G.	Pool Monitor
8/23/25	5.55	J. K.	Pool Monitor
8/24/25	5.55	J. K.	Pool Monitor
8/25/25	6	P. G.	Pool Monitor
8/27/25	6	P. G.	Pool Monitor
8/28/25	6.15	P. G.	Pool Monitor
8/29/25	5.98	P. G.	Pool Monitor
8/30/25	5.58	J. K.	Pool Monitor
8/31/25	5.57	J. K.	Pool Monitor
9/1/25	5.65	J. K.	Pool Monitor
TOTAL	<u><u>172.08</u></u>		

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

Invoice

Invoice #: 401
Invoice Date: 9/1/2025
Due Date: 9/1/2025
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 - September 2025		7,916.67	7,916.67
1.320.57200.45500 - Facility Management - Meadow View - September 2025		8,227.42	8,227.42
Alison Moxing 9-3-25			

Total \$16,144.09

Payments/Credits \$0.00

Balance Due \$16,144.09

RECEIVED

By Tara Lee at 11:06 am, Sep 04, 2025

INVOICE

Alfred W. Grover, Electrical Contractor

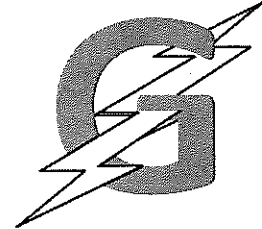
1304 Padola Road
St Augustine, FL 32092
215-847-5339
awg7422@gmail.com

FL License: EC 13010167

DATE: 9/13/2025
INVOICE # 91325
TERMS: Due upon receipt

Bill To:

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



Job Location: Beacon Lake - Pickle Ball Court

DESCRIPTION OF WORK	AMOUNT
1) Repaired card reader at entrance to pickle ball court	
Material:	20.00
Labor: 1 electrician 2.5 hrs @ \$80 per hr	200.00
Per Christian Birol	
TOTAL	\$ 220.00

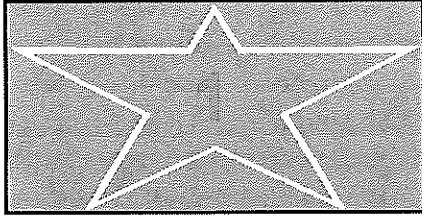
Accepted methods of payment:

Check payable to: Alfred W. Grover

THANK YOU FOR YOUR BUSINESS!

RECEIVED

By Tara Lee at 9:39 am, Sep 15, 2025



RECEIVED

By Tara Lee at 2:22 pm, Sep 10, 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 7402
DATE 09/08/2025
TERMS Due on receipt
DUE DATE 09/08/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Sales:Sales Item Horizontal Bore from existing power to new location needing power: Location 1: Beacon Lake Parkway and Garda Ct/Concave Lane 100 Feet Location 2: Beacon Lake Parkway and Concave lane to existing transformer This Location requires a Meter and Small Panel to service the new Stop Sign location tapped off of an existing Transformer #1800 or 18001 or 44635 Location 3: Trophy Lake Dr and Twin Creeks Drive 94 Feet (existing power at stop sign) We will do our best to minimize damage to area, but are not responsible to replace or repair grass that may be damaged.	0.40	13,500.00	5,400.00
	Sales:Sales Item Labor and Material for wiring through horizontal bore and connecting to sign with coordination with FPL and County for permitting. Location 4: Charlie way and Beacon Parkway will be tied into existing 120v circuit for landscape lighting.	0.40	6,862.00	2,744.80
	Sales:Sales Item Phase 4 at Heron Oaks Drive: Install meter and sub panel with photo eye and power for new entrance sign on opposite side of the cart path. Requires mobile jetting service	0.40	2,315.00	926.00
	Administrative:Office Related We will require a deposit of 50% to schedule and secure material. Final payment upon completion of work with a Net 15 Payment.	1	0.00	0.00

Our Family Company appreciates your Business!
Please do not hesitate to contact us for any reason.

BALANCE DUE

\$9,070.80

Estimate Summary

Estimate 3114	22,677.00
Invoice 7014	11,338.50
Invoice 7148	0.00
This invoice 7402	\$9,070.80
Total invoiced	20,409.30

[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 #EG13012959



Florida
GANNETT

ACCOUNT NAME		ACCOUNT NUMBER	DATE
Meadow View At Twin Creeks Cdd		764130	08/31/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL	
0007301693	Aug 1- Aug 31, 2025	\$266.76	
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*	
\$0.00	\$0.00	\$266.76	

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: SEPTEMBER 30, 2025**

Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

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

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 going to <https://gcil.my.site.com/financialservicesportal/s/>.

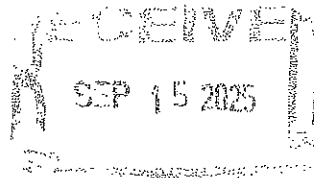
Date	Description	Amount
8/1/25	Balance Forward	\$407.32
8/25/25	PAYMENT - THANK YOU	-\$407.32

Legal Advertising:

Date range	Product	Order Number	Description	PO Number	Runs	Ad Size	Net Amount
8/4/25	SAG St Augustine Record	11517792	FY 2026 Public Notice		1	2.0000 x 13 in	\$266.76

RECEIVED

By Tara Lee at 1:45 pm, Sep 15, 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	\$266.76
Service Fee 3.99%	\$10.64
*Cash/Check/ACH Discount	-\$10.64
*Payment Amount by Cash/Check/ACH	\$266.76
Payment Amount by Credit Card	\$277.40

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
Meadow View At Twin Creeks Cdd		764130		0007301693		
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$266.76	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$266.76
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		\$277.40
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007641300000000000000073016930002667667170

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

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, 2023
TIME: 6:00 p.m.
LOCATION: Lake House at Benton Lake
850 Benton 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, 2023, 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 lands 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 benefitted 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 benefitted from the O&M Assessments, are 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	FEAL, ERU Factor	Proposed O&M Assessment
Townhomes	196	0.80	\$1,200,296
19 Lot	172	0.90	\$1,370,39
35 Lot	210	1.00	\$1,639,70
63 Lot	309	1.10	\$1,797,97
75 Lot	66	1.15	\$1,878,78
75 Premium Lot	103	1.39	\$2,214,33

**Includes collection costs and early payment discounts.*

NOTICE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT ("FEAL, 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 197.402(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 criterion within Section 197.402(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 benefitted 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.

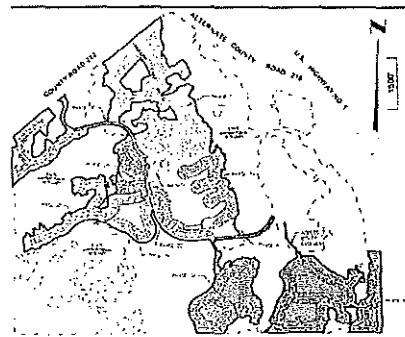
Additional Provisions

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, 175 West Sixth Place, Suite 111, St. Augustine, FL 32092. P: (904) 310-5850 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://meadowviewattwincreeks.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 1-800-955-8771 (TTY: 1-800-955-8770 "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 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.

District Manager



MARTIN PROJECT SITE MAP
EXHIBIT 2
STATION 100
Scale: 1" = 100'
Date: 8/1/23
By: [Signature]

57200.320.45917
CHRISTIAN BIROL 09/16/2025



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: 621127101
DATE: 09/15/2025
ORDER: 621127101

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
09/15/2025	01:27 PM	MICE, RATS, ROACH, S		01:27 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	09/15/2025		02:04 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$232.81
RECEIVED <i>By Tara Lee at 10:55 am, Sep 16, 2025</i>		
SUBTOTAL		\$232.81
TAX		\$0.00
AMT. PAID		\$0.00
TOTAL		\$232.81

AMOUNT DUE \$232.81

TECHNICIAN SIGNATURE

jen
CUSTOMER SIGNATURE

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

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



YELLOWSTONE

LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
991048	9/1/2025
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: October 1, 2025

Invoice Amount: \$49,667.89

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

RECEIVED

By Tara Lee at 10:51 am, Sep 05, 2025

Invoice Total

\$49,667.89

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 PI
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
994465	9/10/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2025

Invoice Amount: \$2,926.20

Description	Current Amount
September irrigation repairs - 2025*****Solenoid and decoder replacement*****	
Irrigation Repairs	\$2,926.20

RECEIVED

By Tara Lee at 8:23 am, Sep 11, 2025

Invoice Total \$2,926.20

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

INVOICE



Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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

INVOICE #	INVOICE DATE
994466	9/10/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: October 10, 2025

Invoice Amount: \$8,190.32

Description	Current Amount
Replace out of production Hunter I-Core with ICC2 and EZ decoders	
Irrigation Repairs	\$8,190.32

RECEIVED

By Tara Lee at 8:23 am, Sep 11, 2025

Invoice Total \$8,190.32

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



Meadow View at Twin Creeks Community Development District
 c/o Governmental Management Services
 475 West Town Place, Ste 114
 St. Augustine, FL 32092

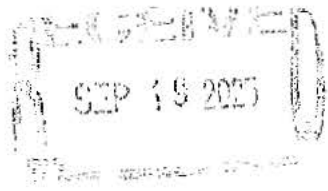
Customer	Meadow View at Twin Creeks Community Development District
Acct #	643
Date	09/18/2025
Customer Service	Kristina Rudez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 75,642.00
Payment Amount	
Payment for:	Invoice#29537
100125283	



Customer: Meadow View at Twin Creeks Community Development District

Invoice	Effective	Transaction	Description	Amount
29537	10/01/2025	Renew policy	Policy #100125283 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2025	75,642.00



Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555				Total
				\$ 75,642.00
FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Faldwood Rd. College Park, GA 30349 TO PAY VIA ACH: Accretive Global Insurance Services LLC				

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/18/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

RECEIVED
 By Tara Lee at 2:07 pm, Sep 19, 2025

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

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

Federal ID 47-0597598

September 18, 2025



RECEIVED

By Tara Lee at 9:28 am, Sep 22, 2025

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

Invoice No. 3626405
35723-1

Re: General Counsel

For Professional Legal Services Rendered

06/03/25	P. Avrett	0.40	64.00	Coordinate response to auditor letter update
06/06/25	K. Buchanan	0.80	280.00	Review suspension letter; confer with district manager; review meeting minutes
06/06/25	K. Haber	0.40	102.00	Review and revise suspension letter; correspond with Biagetti and Oliver regarding same
06/10/25	K. Buchanan	0.90	315.00	Prepare for and attend agenda call
06/11/25	K. Haber	0.40	102.00	Prepare budget documents; correspond with Biagetti and Hogge regarding same
06/13/25	K. Buchanan	1.20	420.00	Attend conference call with counsel to suspended minor; confer with district manager; prepare correspondence to onsite staff regarding same
06/18/25	K. Buchanan	0.80	280.00	Confer with district manager; review agenda package; review potential bond refunding strategies
06/19/25	K. Buchanan	2.90	1,015.00	Prepare for and attend board meeting

KUTAK ROCK LLP

Meadow View at Twin Creeks CDD

September 18, 2025

Client Matter No. 35723-1

Invoice No. 3626405

Page 2

06/27/25	K. Buchanan	1.20	420.00	Research ownership of unmaintained area adjacent to CDD sidewalks and confer with district manager regarding same; confer with board member
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TOTAL HOURS	9.00
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TOTAL FOR SERVICES RENDERED	\$2,998.00
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TOTAL CURRENT AMOUNT DUE	<u>\$2,998.00</u>
--------------------------	-------------------

invoice

Invoice #: 407
Invoice Date: 9/11/2025
Due Date: 9/11/2025
Case:
P.O. Number:

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

Total	\$163.00
Payments/Credits	\$0.00
Balance Due	\$163.00

Alison Mossing
9-17-25

RECEIVED

By Tara Lee at 9:35 am, Sep 18, 2025

Riverside Management Services, Inc.

475 West Town Place, Suite 114, Saint Augustine, FL 32092

Service Detail

Bill To: Meadow View at Twin Creeks CDD

Invoice Date: 9/1/25

Due Date: Upon Receipt

Amount Due: \$ 163.00

<u>Date</u>	<u>Description</u>	<u>Amount</u>
	Pressure washed garbage truck spill on street in front of 211 Ness Circle	\$163.00

Hot Water and Chemical Treatment to remove dirt, mildew, and algae.

TOTAL AMOUNT DUE: \$163.00

Should you have any questions, please contact Rich Gray @ (904) 759-8890
or rgray@rmsnf.com

Remit Payment

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

Invoice

Invoice #: 408
Invoice Date: 9/11/2025
Due Date: 9/11/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance August 1 - August 31, 2025	291.68	40.00	11,667.20
APPROVED			
FACILITY MAINTENANCE - \$4500.00 57200.320.45508			
REPAIRS & MAINTENANCE - \$5100.00 57200.320.44200			
GROUNDS MAINTENANCE - \$ 1167.00 53800.320.45006			
CONTINGENCY - \$900.20 53800.320.45011			

Alison Moring
9-17-25

Total \$11,667.20

Payments/Credits \$0.00

Balance Due \$11,667.20

RECEIVED

By Tara Lee at 9:29 am, Sep 18, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/1/25	7	M.C.	Repaired the broken fire pit chair at lake side park, removed two deceased geese from roadside, removed debris around amenity center, checked and changed trash receptacles emptied and restocked dog waste receptacles
8/1/25	6.5	J.S.	Put together chair for lake side park, straightened and organize 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
8/4/25	8.5	M.C.	Worked on fixing fitness room men's bathroom water pressure, hot water left sink was low checked possible reasons and trap maybe an issue, fixed far right light that wasn't working, reconnected social hall television that were down during paint of the walls, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center
8/5/25	8	M.C.	Rehung windscreen on pickleball courts, worked on toilet in men's bathroom not flushing, painted some more walls and trim with white paint, checked and changed trash receptacles. emptied and restocked dog waste receptacles, removed debris along side of road
8/6/25	8	M.C.	Fixing door at lake side park men's room, installed new door and made touch ups that were needed, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center, picked up supplies
8/6/25	8.37	P.S.	Removed broken door for men's bathroom at lake side park, replaced and fit with new door, removed debris from roadways, through out community, amenity center, playgrounds, courts, parking lot, amenity center and fields
8/7/25	8	M.C.	Painted lake side park men's bathroom door, took apart old door closer to use the parts needed to secure closer, put kayaks back on kayak rack, had to drain them to lift them, removed debris from around amenity center
8/7/25	8	J.S.	Put kayaks back on kayak rack that needed to be drained first, painted bathroom door at lake side park, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, lake side park, roadways and parking lot
8/8/25	6	M.C.	Organized office for easier work flow, fixed another broken adirondack chair at lake side park, removed debris around amenity center, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
8/8/25	8	J.S.	Fix chair at lake side park, straightened and organized pool deck and patio furniture, removed debris around pool area, tennis courts, pickleball courts, roadways, and parking lot, emptied and restocked dog waste receptacles, checked and changed trash receptacles
8/11/25	8	M.C.	Pressure washed benches around splash park, installed closer for men's restroom at lakeside park, checked and changed trash receptacles
8/11/25	8	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways and parking lot, fixed windscreens on pickleball courts one and two, checked and changed trash receptacles
8/12/25	8	M.C.	Put together a new lost and found box on patio, straightened and organized chairs at lake side park, removed debris from phase four and roadways, emptied and restocked dog waste receptacles
8/12/25	8	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways and parking lot, emptied and restocked dog waste receptacles, checked and changed trash receptacles, assisted in assembly of new lost and found box on pool deck
8/13/25	8	J.S.	Assisted with Install of three door hinges at men's bathroom door at lake side park, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways and parking lot, put ant killer on mounds on pool deck, checked and changed trash receptacles as needed
8/13/25	3.15	P.S.	Installed three self closing hinges on door at lake side park

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/14/25	5.5	M.C.	Fixed the leaking handicap lap pool chair, painting social hall trim
8/14/25	8	J.S.	Put ant killer on soccer field and event field, assisted in fixing handicap chair on pool deck, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways, playground and parking lot, checked and changed trash receptacles
8/15/25	8	M.C.	Painted social hall trim white, removed debris from parking lot
8/15/25	8	J.S.	Sprayed for weeds on pool deck, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, lake side park, basketball courts, roadways and parking lot, emptied and restocked dog waste receptacles, checked and changed trash receptacles
8/18/25	8.3	M.C.	Installed gate latch at kayak ramp, continued to paint trim in the social hall, removed debris around amenity center, removed debris around Ness Lake
8/18/25	8	J.S.	Assisted installing gate latch on kayak launch gate, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, basketball courts and parking lots, checked and changed all trash receptacles, removed debris around Ness Lake
8/19/25	8	M.C.	Painting social hall trim with semi gloss
8/19/25	8	J.S.	Treated for ants on phase four playground, put up downed windscreens on the tennis courts and pickleball courts, straightened and organized pool deck furniture, removed debris around pool deck, tennis courts, pickleball courts, lake side park, playgrounds, roadways and parking lots, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
8/20/25	8.5	M.C.	Continued to paint social hall trim, straightened and organized chairs, tables and umbrellas on pool deck
8/20/25	8	J.S.	Pressure washed splash park tables and chairs, pressure washed upper pool deck tables and chairs, pressure washed back patio furniture and building, pressure washed front patio furniture and building
8/21/25	8	J.S.	Set up social hall for board meeting, pressure washed three awnings, tables and chairs around lap pool, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, playgrounds, lake side park, basketball courts and parking lot, broke down social hall after meeting
8/22/25	6.75	M.C.	Unpacked and restocked maintenance closet, removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/22/25	8	J.S.	Straightened and organized pool deck furniture, unpacked all supplies and stocked in maintenance closet, removed debris around pool area, tennis courts, pickleball courts, playgrounds, lake side park, roadways and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
8/25/25	8.5	M.C.	Installed a new tennis net on court two, straightening back into shape all street signs in phase four, removed debris around amenity center, parking lot, connector roads and along 210 from one entrance to other entrance, straightened and organized pool deck and patio chairs, tables and umbrellas
8/25/25	5.67	J.S.	Assisted with install of tennis net on tennis court, removed debris around pool area, tennis courts, lake side park, roadways and parking lot
8/26/25	8	M.C.	Installed broken lap lane holder with a new type of holder, installed two downed signs in phase four with concrete - one speed limit sign and one crosswalk sign with ahead, organized maintenance closer and put out more items that can be used at dog park - water bowls, tennis balls, cards, bingo pads and pin wheel straws, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
8/26/25	8.32	J.S.	Installed lap lane, concreted in two street signs in phase four, straightened and organized pool deck furniture, removed debris around pool area, tennis courts, basketball courts, lake side park, roadways and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
8/27/25	10.35	J.S.	Reattached lap lane, put ant killer down at lake side park and event field, sprayed for weeds on pool deck, cleaned windows in social hall, straightened and organized pool deck and patio furniture, removed debris around seven eleven lake, around pool area, tennis courts, pickleball courts, lake side park, roadways and parking lot, checked and checked and changed trash receptacles
8/28/25	8	M.C.	Painted social hall trim and base boards, worked on shower valve near lap lane, reinstalled base plate on illuminated Convex Street sign
8/28/25	6.12	J.S.	Put ant killer on mounds by pool, installed shower valve on pool shower, installed cover for base of sign on Convex, straightened and organized pool deck and patio furniture, removed debris around pool area, tennis courts, lake side park, roadways, playgrounds, basketball courts and parking lots
8/29/25	7.3	M.C.	Removed debris from around amenity center and through out community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
8/29/25	8.85	J.S.	Straightened and organized pool deck furniture, removed debris around pool area, tennis courts, pickleball courts, lake side park, roadways and parking lots, checked and changed trash receptacles, emptied and restocked dog waste receptacles
TOTAL	<u><u>291.68</u></u>		
MILES	<u><u>0</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445



APPROVED SECURITY MONITORING
57200.320.45400
CHRISTIAN BIROL 09/29/2025

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

RECEIVED

By Tara Lee at 9:28 am, Sep 29, 2025

PLEASE PAY BY

10/06/2025

AMOUNT

\$110.95

INVOICE DATE

09/15/2025

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

INVOICE NO. 408988

Site: 850 Beacon Lakes Pkwy St
Augustine

Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092

Period: 10/01/2025 to 10/31/2025

Recurring No.: 17336

Job Name:

Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
10/06/2025	\$110.95	09/15/2025

INVOICE NO. 408988

How To Pay

INVOICE NO. 408988



Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

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Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 10/06/2025 **AMOUNT DUE:** \$110.95

Please Reference: **408988**

APPROVED POOL CHEMICALS
57200.320.45506
CHRISTIAN BIROL 09/29/2025

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

RECEIVED

By Tara Lee at 9:25 am, Sep 29, 2025



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

Invoice Number 6991-J3
Date of Issue 09/20/2025
Due Date 10/31/2025
Reference Monthly Chemicals
Amount Due (USD) \$2,305.10

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

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

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

RECEIVED

By Tara Lee at 9:18 am, Sep 29, 2025



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

Invoice Number 6991-J4
Date of Issue 09/20/2025
Due Date 10/31/2025
Reference Monthly Pool Service
Amount Due (USD) \$1,362.90

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

Pool Service

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

Service Schedule:

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

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

Service Includes:

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

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

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

algacides, metal out, and phosphate treatments.

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

Subtotal

1,362.90

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

Notes

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

Terms

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

September 24, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3627250
35723-1

Re: General Counsel

For Professional Legal Services Rendered

07/01/25	K. Buchanan	0.40	140.00	Review meeting minutes
07/02/25	K. Buchanan	0.20	70.00	Review tentative agenda and confer with district manager
07/03/25	K. Buchanan	0.30	105.00	Review court order regarding surveillance records; confer with district staff
07/07/25	K. Buchanan	1.90	665.00	Prepare for and attend agenda call; prepare letter to St. Johns Sheriff Officer regarding trespass; research process for release of surveillance video
07/15/25	K. Buchanan	0.30	105.00	Confer with operations manager regarding mowing issues
07/17/25	K. Buchanan	2.50	875.00	Prepare for and attend board meeting
07/18/25	K. Haber	0.20	54.00	Correspond with Hogge and Fulks regarding budget documents
TOTAL HOURS		5.80		

KUTAK ROCK LLP

Meadow View at Twin Creeks CDD

September 24, 2025

Client Matter No. 35723-1

Invoice No. 3627250

Page 2

TOTAL FOR SERVICES RENDERED	\$2,014.00
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TOTAL CURRENT AMOUNT DUE	<u>\$2,014.00</u>
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SOUTHEAST FITNESS REPAIR

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

APPROVED FITNESS REPAIRS
57200.320.44207
CHRISTIAN BIROL 09/29/2025

Invoice

DATE	09/16/2025
INVOICE#	2029
TERMS	NET 30
DUE DATE	10/16/2025

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	
106681	09/16/2025		Multiple cable machines down	
Completion Notes: Made cables and replaced damaged cables on life fitness row and pulldown				
Job Charges		Qty	Rate	Total
Flat Rate Labor		1.50	\$80.00	\$120.00
Travel <60 miles		1.00	\$95.00	\$95.00
Custom Cable		12.00	\$8.00	\$96.00
Job Subtotal				\$311.00
Tax 6.50			6.50%	\$0.00
Job Total				\$311.00

PRE-WORK SIGNATURE

POST-WORK SIGNATURE

09/16/2025 02:44 pm

Signed By:

Signed By:

Jennifer

CUSTOMER MESSAGE

Invoice Total:	\$311.00
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$311.00

RECEIVED

By Tara Lee at 9:35 am, Sep 29, 2025

APPROVED GATE REPAIRS
57200.320.45420
CHRISTIAN BIROL 09/30/2025



TGS

The Gate Store, Inc.
1230 N US Highway 1, Unit 11
Ormond Beach, FL 32174
thegatestoreinc@gmail.com
386-333-9375
www.tsgates.com
LIC# EST2002412

RECEIVED

By Tara Lee at 9:03 am, Sep 30, 2025

Invoice

DATE	INVOICE NO.
9/29/2025	31882

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	10/14/2025	ML	9/29/2025			
ITEM		DESCRIPTION			QTY	RATE	AMOUNT
Troubleshoot		To check and troubleshoot the exit gates reported as not working correctly. To identify the issue and perform necessary repairs. To observe and test operations. Service call complete on September 4 2025. 1.5 hrs			1	350.00	350.00
Thank You For Being Our Customer					Subtotal \$350.00		

Sales Tax () \$0.00

Total \$350.00

Payments/Credits \$0.00

Balance Due \$350.00



YELLOWSTONE
LANDSCAPE

INVOICE

INVOICE #	INVOICE DATE
996853	9/19/2025
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: October 19, 2025

Invoice Amount: \$3,800.00

Description	Current Amount
Playground Mulching Hutchinson Park	
Mulch Install	\$3,800.00

RECEIVED

By Tara Lee at 9:12 am, Sep 29, 2025

Invoice Total **\$3,800.00**

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