

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

*JANUARY 15, 2026*

# *AGENDA*

**Meadow View at Twin Creeks  
Community Development District**  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
[www.meadowviewattwincreeksbdd.com](http://www.meadowviewattwincreeksbdd.com)

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January 8, 2026

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, January 15, 2026 at 6:00 p.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the December 18, 2025 Meeting
- IV. Staff Reports
  - A. Landscape
  - B. District Engineer – Proposals for Road Inspection
  - C. District Counsel
  - D. District Manager
  - E. Amenity Manager
  - F. Operations Manager
    1. Report
    2. Proposals for New Awnings
    3. Proposals for Refurbishing and Painting of Splash Park
- V. Discussion of Capital Projects for Fiscal Year 2026
  - A. Proposals for Soccer Field Enhancement

B. Proposal for Fitness Equipment

C. Gym Flooring

VI. Financial Reports

A. Financial Statements as of November 30, 2025

B. Assessment Receipts Schedule

C. Check Register

D. Construction Funding Request Nos. 8 and 20 (Phase 4)

VII. Other Business

VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meetings – February 19, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

X. Adjournment

# *MINUTES*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, December 18, 2025 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Frank Arias	Chairman
Blaz Kovacic	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
Christian Birol	Operations Manager
Jim Oliver	GMS

The following is a summary of the discussions and actions taken at the December 18, 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**

Stephanie Hughes asked if the paving is finished.

Mr. Birol responded that the final striping in Phase 4 still needs to be completed.

A resident asked if the extension road will be striped up to Beacon Lake Parkway.

Mr. Oliver responded that staff would find out.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the November 20,  
2025 Meeting**

A copy of the minutes of the November 20, 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 November 20, 2025 meeting minutes were approved as presented.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Engineer**

- 1. Proposal for Road Inspection**
- 2. Proposal for Pond Gauges**

Mr. Lockwood presented a proposal from ECS to evaluate groundwater conditions by through the use of piezometers for a total of \$6,000. No proposal was provided for pond gauges at this time.

The Board directed Mr. Lockwood to get more quotes for comparison at the next meeting.

**B. District Counsel**

There being nothing to report, the next item followed.

**C. District Manager**

Mr. Biagetti reminded the board members to complete four hours of ethics training by December 31<sup>st</sup>.

**D. Amenity Manager**

Ms. Erickson provided an overview of past and future community events. She also informed the Board that the previous vendor for Charlie’s Grill will not be returning, so she will be looking to fill that spot.

**E. Operations Manager**

- 1. Report**

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

**2. Proposal for Relocating Windemere Fence**

Mr. Birol presented a proposal from Sterling Specialties to relocate the fence constructed on Windemere and to add a gate for a total of \$2,782. He does not believe the additional 13 feet of fencing proposed is necessary, which would reduce the cost by \$600.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Sterling Specialties to relocate the Windemere fence was approved.

**3. Proposal for New Awnings**

Mr. Birol presented a proposal to recover four canopies in the pool area for a total of \$17,600. It was noted a white color should be avoided, so blue was suggested.

The Board requested an additional quote. This item was tabled.

**4. Proposal for Refurbishing and Painting of Splash Park**

Mr. Birol presented a proposal from Tito’s Painting Company to repaint the splash park for a total of \$6,876.

The Board requested additional quotes. This item was tabled.

**FIFTH ORDER OF BUSINESS**

**Discussion of Capital Projects for Fiscal Year 2026**

Mr. Arias stated that is Mr. Birol is working on getting estimates for gym improvements, one of which being new cardio equipment. Mr. Birol stated that a 60-month term for new cardio equipment should be around \$1,600 per month.

Mr. Berman stated that while the gym should be the first priority, it is important to address Phase 3B as a whole project. Windemere could be addressed in multiple stages, with the first stage being installing boulders between the sidewalk and the road for around \$4,000 to prevent vehicles from driving or parking in that area.

Ms. Brown asked if adding a parking lot on Windemere would be beneficial, however there was no interest among the other board members.

Proposals for Phase 3B with and without irrigation will be brought to the next meeting for consideration.

Mr. McNamee asked that the field be made a priority as well. Mr. Arias asked to see estimates for St. Augustine grass and a fence for the field.

**SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-02,  
Adding Matt Biagetti as an Officer of the  
District**

Mr. Biagetti presented resolution 2026-02 to add himself as an officer of the District for document signing purposes. The remaining officers would stay the same. Mr. Biagetti was designated as the Secretary while Mr. Oliver remained the Treasurer.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor Resolution 2026-02, designating Mr. Biagetti as the Secretary was approved.

**SEVENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of October 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 for fiscal year 2026 were 5% collected.

**C. Check Register**

A copy of the check register totaling \$261,229.92 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.

**D. Consideration of Construction Funding Request Nos. 19 (Phase 4 – Dream Finders) and 63 (Phase 3B – BBX)**

Mr. Biagetti presented construction funding requests number 19 totaling \$34,434 and number 63 totaling \$31,848.

On MOTION by Mr. Kovacic seconded by Mr. Arias with all in favor construction funding request numbers 19 and 63 were approved.

**EIGHTH ORDER OF BUSINESS                      Other Business**

There being none the next item followed.

**NINTH ORDER OF BUSINESS                      Supervisors’ Requests and Audience Comments**

Mr. McNamee suggested increasing the monitor staffing hours from Monday through Saturday from 6:00 p.m. to 9:00p.m., which would increase the hours from 14 hours per week to 18 hours per week. He also suggested doing away with staff hours on Sundays.

This will be discussed further at the next meeting.

Stephanie Hughes suggested sharing the proposed design for Phase 3B improvements with the residents. Next, Ms. Hughes asked why the paving work on Trophy Lake stopped before the main drag and why the skirts by the school didn’t get paved.

Regarding the skirt areas by the school, Mr. Birol responded that he was told by Duval asphalt that they cannot put a second layer of pavement on the edges because the pavement cannot be higher than the curb. Mr. Berman added that the area Ms. Hughes asked about on Trophy Lake is not owned by the CDD. The staff and board members recommended any concerned residents contact the county as the area not paved is owned by the county.

A resident asked for later meeting times.

Mr. Berman stated that four meetings per year are held at 6pm and they are no more attended than the 10am meetings.

**TENTH ORDER OF BUSINESS                      Next Scheduled Meeting – January 15, 2026 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095**

**ELVENTH ORDER OF BUSINESS                      Adjournment**

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

*FOURTH ORDER OF BUSINESS*

*B.*



## AUTHORIZATION FOR PROFESSIONAL SERVICES

ECS Florida, LLC (“ECS”) is pleased to provide the professional services outlined in the scope of services below. The parties executing this agreement on behalf of ECS and Client respectively, hereby represent and warrant to the other party that they have full authority to execute this Agreement. By signing below, Client confirms Client’s authorization for the services requested, and Client’s agreement to the incorporated Terms and Conditions under which the services will be provided, a copy of which are attached hereto and incorporated herein by reference.

### PROJECT INFORMATION

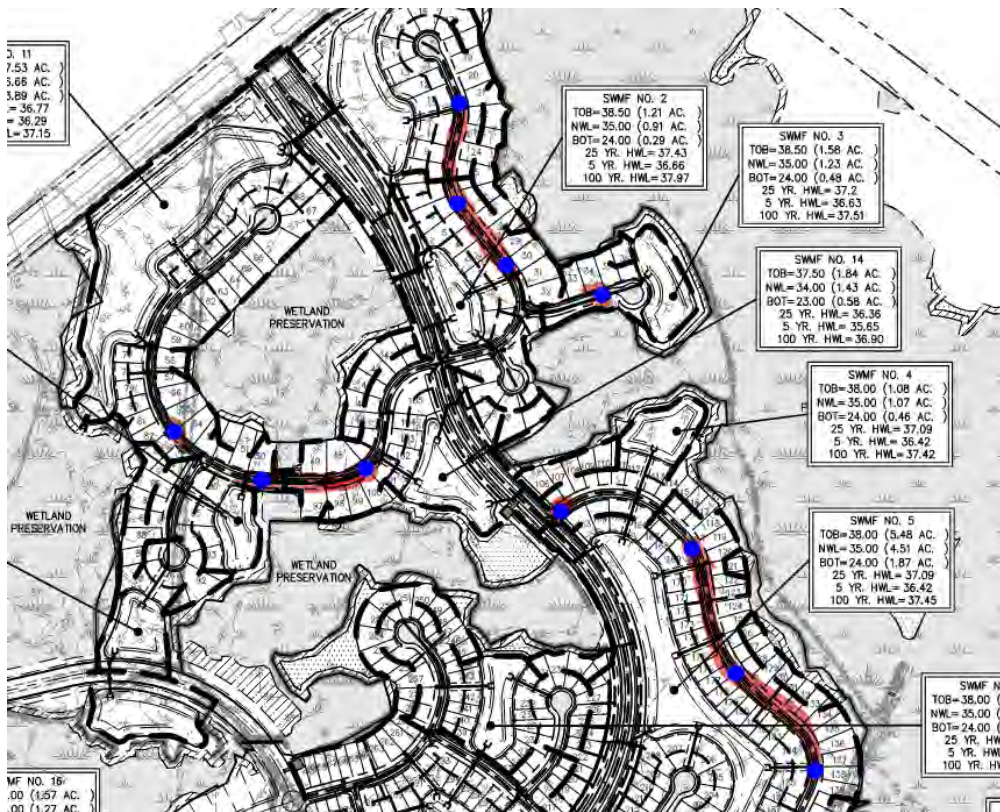
Project Name:	Meadow View	ECS Proposal No:	35:24387-GP
Street Address:	Beacon Lake Pkwy		
City, State:	St. Johns, St. Johns, Florida		

### CLIENT INVOICE INFORMATION

Client Firm/Entity:	Meadow View CDD	C/O	Mr. Scott Lockwood
Address:	475 West Town Place, Suite 114	City, State Zip code:	St. Augustine, FL 32092

### PROPOSED SCOPE OF SERVICES

As requested by Mr. Scott Lockwood from ETM, we have prepared a proposal to evaluate the groundwater conditions along the requested portions of roadway shown below. Based on this request, we will perform the following scope:



- Install 11 piezometers adjacent to the existing roadways and perform 11 roadway cores to a depth of 2 feet below top of pavement. The cored asphalt locations will be patched with asphalt cold patch upon completion.
- Monitor the groundwater levels on up to 3 subsequent dates after installation of the piezometers.

- Provide our findings and recommendations for installation of underdrain, as needed, to mitigate the noted groundwater infiltration in a letter report.

**ESTIMATED FEE/LUMP SUM FEE**

ECS will provide the services outlined in this proposal for a lump sum fee of \$ 6,000.

If additional services are required, we will contact you for verbal and written authorization to proceed.

**SCHEDULE**

We will begin work immediately upon written approval and we anticipate that our proposed scope of work will be completed in 20 working days.

**WORK AUTHORIZED BY:**

Signature:		Date:	
Print Name:		Title:	
Firm:			

**Signatory warrants his/her authority to bind the entity represented**

**ECS FLORIDA, LLC:**

	December 9, 2025		December 9, 2025
	Date		Date
Jared Pitts, P.E.		Chris Egan, P.E.	
Geotechnical Department Manager		Assistant Office Manager, Principal	



## ECS FLORIDA, LLC

### TERMS AND CONDITIONS OF SERVICE

The professional services ("Services") to be provided by ECS Florida, LLC ("ECS") pursuant to the Proposal shall be provided in accordance with these Terms and Conditions of Service ("Terms"), including any addenda as may be incorporated or referenced in writing and shall form the Agreement between ECS and CLIENT.

**1.0 INDEPENDENT CONSULTANT STATUS** - ECS shall serve as an independent professional consultant to CLIENT for Services on the Project and shall have control over, and responsibility for, the means and methods for providing the Services identified in the Proposal, including the retention of Subcontractors and Subconsultants

**2.0 SCOPE OF SERVICES** - It is understood that the fees, reimbursable expenses and time schedule defined in the Proposal are based on information provided by CLIENT and/or CLIENT'S agents, contractors and consultants ("Contractors"). CLIENT acknowledges that if this information is not current, is incomplete or inaccurate, if conditions are discovered that could not be reasonably foreseen, or if CLIENT orders additional services, the scope of services will change, even while the Services are in progress.

#### **3.0 STANDARD OF CARE**

**3.1 In fulfilling its obligations and responsibilities enumerated in the Proposal, ECS shall be expected to comply with and its performance evaluated in light of the standard of care expected of professionals in the industry performing similar services on projects of like size and complexity at that time in the region (the "Standard of Care"). Nothing contained in the Proposal, the agreed-upon scope of Services, these Terms or any ECS report, opinion, plan or other document prepared by ECS shall constitute a warranty or guarantee of any nature whatsoever.**

**3.2** CLIENT understands and agrees that ECS will rely on the facts learned from data gathered during performance of Services as well as those facts provided by the CLIENT and/or CLIENT'S contractors and consultants. CLIENT acknowledges that such data collection is limited to specific areas that are sampled, bored, tested, observed and/or evaluated. Consequently, CLIENT waives any and all claims based upon erroneous facts provided by the CLIENT, facts subsequently learned or regarding conditions in areas not specifically sampled, bored, tested, observed or evaluated by ECS.

**3.3** If a situation arises that causes ECS to believe compliance with CLIENT'S directives would be contrary to sound engineering practices, would violate applicable laws, regulations or codes, or will expose ECS to legal claims or charges, ECS shall so advise CLIENT. If ECS' professional judgment is rejected, ECS shall have the right to terminate its Services in accordance with the provisions of Section 25.0, below.

**3.4** If CLIENT decides to disregard ECS' recommendations with respect to complying with applicable laws or regulations, ECS shall determine if applicable law requires ECS to notify the appropriate public officials. CLIENT agrees that such determinations are ECS' sole right to make.

#### **4.0 CLIENT DISCLOSURES**

**4.1** Where the Services requires ECS to penetrate a surface, CLIENT shall furnish and/or shall direct CLIENT'S or CLIENT'S Contractors to furnish ECS information identifying the type and location of utility lines and other man-made objects known, suspected, or assumed to be located beneath or behind the Site's surface. ECS shall be entitled to rely on such information for completeness and accuracy without further investigation, analysis, or evaluation.

**4.2** "Hazardous Materials" shall include but not be limited to any substance that poses or may pose a present or potential hazard to human health or the environment whether contained in a product, material, by-product, waste, or sample, and whether it exists in a solid, liquid, semi-solid or gaseous form. CLIENT shall notify ECS of any known, assumed, or suspected regulated, contaminated, or other similar Hazardous Materials that may exist at the Site prior to ECS mobilizing to the Site.

**4.3** If any Hazardous Materials are discovered, or are reasonably suspected by ECS after its Services begin, ECS shall be entitled to amend the scope of Services and adjust its fees or fee schedule to reflect any additional work or personal protective equipment and/or safety precautions required by the existence of such Hazardous Materials.

**5.0 INFORMATION PROVIDED BY OTHERS** - CLIENT waives, releases and discharges ECS from and against any claim for damage, injury or loss allegedly arising out of or in connection with errors, omissions, or inaccuracies in documents and other information in any form provided to ECS by CLIENT or CLIENT'S Contractors, including such information that becomes incorporated into ECS documents.

**6.0 CONCEALED RISKS** - CLIENT acknowledges that special risks are inherent in sampling, testing and/or evaluating concealed conditions that are hidden from view and/or neither readily apparent nor easily accessible, e.g., subsurface conditions, conditions behind a wall, beneath a floor, or above a ceiling. Such circumstances require that certain assumptions be made regarding existing conditions, which may not be verifiable without expending additional sums of money or destroying otherwise adequate or serviceable portions of a building or component thereof. Accordingly, ECS shall not be responsible for the verification of such conditions unless verification can be made by simple visual observation. CLIENT agrees to bear any and all costs, losses, damages and expenses (including, but not limited to, the cost of ECS' additional services) in any way arising from or in connection with the existence or discovery of such concealed or unknown conditions.

#### **7.0 RIGHT OF ENTRY/DAMAGE RESULTING FROM SERVICES**

**7.1** CLIENT warrants that it possesses the authority to grant ECS right of entry to the site for the performance of Services. CLIENT hereby grants ECS and its agents, subcontractors and/or subconsultants ("Subconsultants"), the right to enter from time to time onto the property in order for ECS to perform its Services. CLIENT agrees to indemnify and hold ECS and its Subconsultants harmless from any claims arising from allegations that ECS trespassed or lacked authority to access the Site.

**7.2** CLIENT warrants that it possesses all necessary permits, licenses and/or utility clearances for the Services to be provided by ECS except where ECS' Proposal explicitly states that ECS will obtain such permits, licenses, and/or utility clearances.

**7.3** ECS will take reasonable precautions to limit damage to the Site and its improvements during the performance of its Services. CLIENT understands that the use of exploration, boring, sampling, or testing equipment may cause damage to the Site. The correction and restoration of such common damage is CLIENT'S responsibility unless specifically included in ECS' Proposal.

**7.4** CLIENT agrees that it will not bring any claims for liability or for injury or loss against ECS arising from (i) procedures associated with the exploration, sampling or testing activities at the Site, (ii) discovery of Hazardous Materials or suspected Hazardous Materials, or (iii) ECS' findings, conclusions, opinions, recommendations, plans, and/or specifications related to discovery of contamination.

#### **8.0 UNDERGROUND UTILITIES**

**8.1** ECS shall exercise the Standard of Care in evaluating client-furnished information as well as information readily and customarily available from public utility locating services (the "Underground Utility Information") in its effort to identify underground utilities. The extent of such evaluations shall be at ECS' sole discretion.

**8.2** CLIENT recognizes that the Underground Utility Information provided to or obtained by ECS may contain errors or be incomplete. CLIENT understands that ECS may be unable to identify the locations of all subsurface utility lines and man-made features.

**8.3** CLIENT waives, releases, and discharges ECS from and against any claim for damage, injury or loss allegedly arising from or related to subterranean structures (pipes, tanks, cables, or other utilities, etc.) which are not called to ECS' attention in writing by CLIENT, not correctly shown on the Underground Utility Information and/or not properly marked or located by the utility owners, governmental or quasi-governmental locators, or private utility locating services as a result of ECS' or ECS' Subconsultant's request for utility marking services made in accordance with local industry standards.

#### **9.0 SAMPLES**

**9.1** Soil, rock, water, building materials and/or other samples and sampling by-products obtained from the Site are and remain the property of CLIENT. Unless other arrangements are requested by CLIENT and mutually agreed upon by ECS in writing, ECS will retain samples not consumed in laboratory testing for up to sixty (60) calendar days after the first issuance of any document containing data obtained from such samples. Samples consumed by laboratory testing procedures will not be stored.

**9.2** Unless CLIENT directs otherwise, and excluding those issues covered in Section 10.0, CLIENT authorizes ECS to dispose of CLIENT'S non-hazardous samples and sampling or testing by-products in accordance with applicable laws and regulations.

#### **10.0 ENVIRONMENTAL RISKS**

**10.1** When Hazardous Materials are known, assumed, suspected to exist, or discovered at the Site, ECS will endeavor to protect its employees and address public health, safety, and environmental issues in accordance with the Standard of Care. CLIENT agrees to compensate ECS for such efforts.

**10.2** When Hazardous Materials are known, assumed, or suspected to exist, or discovered at the Site, ECS and/or ECS' subcontractors will exercise the Standard of Care in containerizing and labeling such Hazardous Materials in accordance with applicable laws and regulations, and will leave the containers on Site. CLIENT is responsible for the retrieval, removal, transport and disposal of such contaminated samples, and sampling process byproducts in accordance with applicable law and regulation.

**10.3** Unless explicitly stated in the Scope of Services, ECS will neither subcontract for nor arrange for the transport, disposal, or treatment of Hazardous Materials. At CLIENT'S written request, ECS may assist CLIENT in identifying appropriate alternatives for transport, off-site treatment, storage, or disposal of such substances, but CLIENT shall be solely responsible for the final selection of methods and firms to provide such services. CLIENT shall sign all manifests for the disposal of substances affected by contaminants and shall otherwise exercise prudence in arranging for lawful disposal.

**10.4** In those instances where ECS is expressly retained by CLIENT to assist CLIENT in the disposal of Hazardous Materials, samples, or wastes as part of the Proposal, ECS shall do so only as CLIENT'S agent (notwithstanding any other provision of this Agreement to the contrary). ECS will not assume the role of, nor be considered a generator, storer, transporter, or disposer of Hazardous Materials.

**10.5** Subsurface sampling may result in unavoidable cross-contamination of certain subsurface areas, as when a probe or excavation/boring device moves through a contaminated zone and links it to an aquifer, underground stream, pervious soil stratum, or other hydrous body not previously contaminated, or connects an uncontaminated zone with a contaminated zone. Because sampling is an essential element of the Services indicated herein, CLIENT agrees this risk cannot be eliminated. Provided such services were performed in accordance with the Standard of Care, CLIENT waives, releases and discharges ECS from and against any claim for damage, injury, or loss allegedly arising from or related to such cross-contamination.

**10.6** CLIENT understands that a Phase I Environmental Site Assessment (ESA) is conducted solely to permit ECS to render a professional opinion about the likelihood of the site having a Recognized Environmental Condition on, in, beneath, or near the Site at the time the Services are conducted. No matter how thorough a Phase I ESA study may be, findings derived from its conduct are highly limited and ECS cannot know or state for an absolute fact that the Site is unaffected or adversely affected by one or more Recognized Environmental Conditions. CLIENT represents and warrants that it understands the limitations associated with Phase I ESAs.

## **11.0 OWNERSHIP OF DOCUMENTS**

- 11.1 ECS shall be deemed the author and owner (or licensee) of all documents, technical reports, letters, photos, boring logs, field data, field notes, laboratory test data, calculations, designs, plans, specifications, reports, or similar documents and estimates of any kind furnished by it [the "Documents of Service"] and shall retain all common law, statutory and other reserved rights, including copyrights. CLIENT shall have a limited, non-exclusive license to use copies of the Documents of Service provided to it in connection with its Project for which the Documents of Service are provided until the completion of the Project.
- 11.2 ECS' Services are performed and Documents of Service are provided for the CLIENT'S sole use. CLIENT understands and agrees that any use of the Documents of Service by anyone other than the CLIENT and its Contractors is not permitted. CLIENT further agrees to indemnify and hold ECS harmless for any errors, omissions or damage resulting from its contractors' use of ECS' Documents of Service.
- 11.3 Without ECS' prior written consent, CLIENT agrees to not use ECS' Documents of Service for the Project if the Project is subsequently modified in scope, structure or purpose. Any reuse without ECS' written consent shall be at CLIENT'S sole risk and without liability to ECS or its Subconsultants. CLIENT agrees to indemnify and hold ECS harmless for any errors, omissions or Damage resulting from its use of ECS' Documents of Service after any modification in scope, structure or purpose.
- 11.4 CLIENT agrees to not make any modification to the Documents of Service without the prior written authorization of ECS. To the fullest extent permitted by law, CLIENT agrees to indemnify, defend, and hold ECS harmless from any damage, loss, claim, liability or cost (including reasonable attorneys' fees and defense costs) arising out of or in connection with any unauthorized modification of the Documents of Service by CLIENT or any person or entity that acquires or obtains the Documents of Service from or through CLIENT. CLIENT represents and warrants that the Documents of Service shall be used only as submitted by ECS.

## **12.0 SAFETY**

- 12.1 Unless expressly agreed to in writing in its Proposal, CLIENT agrees that ECS shall have no responsibility whatsoever for any aspect of site safety other than for its own employees. Nothing herein shall be construed to relieve CLIENT and/or its Contractors from their responsibility for site safety. CLIENT also represents and warrants that the General Contractor is solely responsible for Project site safety and that ECS personnel may rely on the safety measures provided by the General Contractor.
- 12.2 In the event ECS assumes in writing limited responsibility for specified safety issues, the acceptance of such responsibilities does not and shall not be deemed an acceptance of responsibility for any other non-specified safety issues, including, but not limited to those relating to excavating, fall protection, shoring, drilling, backfilling, blasting, or other construction activities.

## **13.0 CONSTRUCTION TESTING AND REMEDIATION SERVICES**

- 13.1 CLIENT understands that construction testing and observation services are provided in an effort to reduce, but cannot eliminate, the risk of problems arising during or after construction or remediation. CLIENT agrees that the provision of such Services does not create a warranty or guarantee of any type.
- 13.2 Monitoring and/or testing services provided by ECS shall not in any way relieve the CLIENT'S contractor(s) from their responsibilities and obligations for the quality or completeness of construction as well as their obligation to comply with applicable laws, codes, and regulations.
- 13.3 ECS has no responsibility whatsoever for the means, methods, techniques, sequencing or procedures of construction selected, for safety precautions and programs incidental to work or services provided by any contractor or other consultant. ECS does not and shall not have or accept authority to supervise, direct, control, or stop the work of any of CLIENT'S Contractors or any of their subcontractors.
- 13.4 ECS strongly recommends that CLIENT retain ECS to provide construction monitoring and testing services on a full time basis to lower the risk of defective or incomplete work being installed by CLIENT'S Contractors. If CLIENT elects to retain ECS on a part-time or on-call basis for any aspect of construction monitoring and/or testing, CLIENT accepts the risk that a lower level of construction quality may occur and that defective or incomplete work may result and not be detected by ECS' part time monitoring and testing in exchange for CLIENT'S receipt of an immediate cost savings. Unless the CLIENT can show that ECS' errors or omissions are contained in ECS' reports, CLIENT waives, releases and discharges ECS from and against any other claims for errors, omissions, damages, injuries, or loss alleged to arise from defective or incomplete work that was monitored or tested by ECS on a part-time or on-call basis. Except as set forth in the preceding sentence, CLIENT agrees to indemnify and hold ECS harmless from all Damages, costs, and attorneys' fees, for any claims alleging errors, omissions, damage, injury or loss allegedly resulting from work that was monitored or tested by ECS on a part-time or on-call basis.

- 14.0 CERTIFICATIONS** - CLIENT may request, or governing jurisdictions may require, ECS to provide a "certification" regarding the Services provided by ECS. Any "certification" required of ECS by the CLIENT or jurisdiction(s) having authority over some or all aspects of the Project shall consist of ECS' inferences and professional opinions based on the limited sampling, observations, tests, and/or analyses performed by ECS at discrete locations and times. Such "certifications" shall constitute ECS' professional opinion of a condition's existence, but ECS does not guarantee that such condition exists, nor does it relieve other parties of the responsibilities or obligations such parties have with respect to the possible existence of such a condition. CLIENT agrees it cannot make the resolution of any dispute with ECS or payment of any amount due to ECS contingent upon ECS signing any such "certification."

## **15.0 BILLINGS AND PAYMENTS**

- 15.1 Billings will be based on the unit rates, plus travel costs, and other reimbursable expenses as stated in the professional fees section of the Proposal. Any estimate of professional fees stated shall not be considered as a not-to-exceed or lump sum amount unless otherwise explicitly stated. CLIENT understands and agrees that even if ECS agrees to a lump sum or not-to-exceed amount, that amount shall be limited to number of hours, visits, trips, tests, borings, or samples stated in the Proposal.
- 15.2 CLIENT agrees that all professional fees and other unit rates may be adjusted annually to account for inflation based on the most recent 12-month average of the Consumer Price Index (CPI-U) for all items as established by www.bls.gov when the CPI-U exceeds an annual rate of 2.0%.
- 15.3 Should ECS identify a Changed Condition(s), ECS shall notify the CLIENT of the Changed Condition(s). ECS and CLIENT shall promptly and in good faith negotiate an amendment to the scope of Services, professional fees, and time schedule.
- 15.4 CLIENT recognizes that time is of the essence with respect to payment of ECS' invoices, and that timely payment is a material consideration for this Agreement. All payment shall be in U.S. funds drawn upon U.S. banks and in accordance with the rates and charges set forth in the professional Fees. Invoices are due and payable upon receipt.
- 15.5 If CLIENT disputes all or part of an invoice, CLIENT shall provide ECS with written notice stating in detail the facts of the dispute within fifteen (15) calendar days of the invoice date. CLIENT agrees to pay the undisputed amount of such invoice promptly.
- 15.6 ECS reserves the right to charge CLIENT an additional charge of one-and-one-half (1.5) percent (or the maximum percentage allowed by Law, whichever is lower) of the invoiced amount per month for any payment received by ECS more than thirty (30) calendar days from the date of the invoice, excepting any portion of the invoiced amount in dispute. All payments will be applied to accrued interest first and then to the unpaid principal amount. Payment of invoices shall not be subject to unilateral discounting or set-offs by CLIENT.
- 15.7 CLIENT agrees that its obligation to pay for the Services is not contingent upon CLIENT'S ability to obtain financing, zoning, approval of governmental or regulatory agencies, permits, final adjudication of a lawsuit, CLIENT'S successful completion of the Project, settlement of a real estate transaction, receipt of payment from CLIENT's client, or any other event unrelated to ECS provision of Services. Retainage shall not be withheld from any payment, nor shall any deduction be made from any invoice on account of penalty, liquidated damages, or other sums incurred by CLIENT. It is agreed that all costs and legal fees including actual attorney's fees, and expenses incurred by ECS in obtaining payment under this Agreement, in perfecting or obtaining a lien, recovery under a bond, collecting any delinquent amounts due, or executing judgments, shall be reimbursed by CLIENT.
- 15.8 Unless CLIENT has provided notice to ECS in accordance with Section 16.0 of these Terms, payment of any invoice by the CLIENT shall mean that the CLIENT is satisfied with ECS' Services and is not aware of any defects in those Services.

## **16.0 DEFECTS IN SERVICE**

- 16.1 CLIENT and CLIENT'S Contractors shall promptly inform ECS during active work on any project of any actual or suspected defects in the Services so to permit ECS to take such prompt, effective remedial measures that in ECS' opinion will reduce or eliminate the consequences of any such defective Services. The correction of defects attributable to ECS' failure to perform in accordance with the Standard of Care shall be provided at no cost to CLIENT. However, ECS shall not be responsible for the correction of any deficiency attributable to client-furnished information, the errors, omissions, defective materials, or improper installation of materials by CLIENT'S personnel, consultants or contractors, or work not observed by ECS. CLIENT shall compensate ECS for the costs of correcting such defects.
- 16.2 Modifications to reports, documents and plans required as a result of jurisdictional reviews or CLIENT requests shall not be considered to be defects. CLIENT shall compensate ECS for the provision of such Services.

- 17.0 INSURANCE** - ECS represents that it and its subcontractors and subconsultants maintain workers compensation insurance, and that ECS is covered by general liability, automobile and professional liability insurance policies in coverage amounts it deems reasonable and adequate. ECS shall furnish certificates of insurance upon request. The CLIENT is responsible for requesting specific inclusions or limits of coverage that are not present in ECS insurance package. The cost of such inclusions or coverage increases, if available, will be at the expense of the CLIENT.

## **18.0 LIMITATION OF LIABILITY**

- 18.1 CLIENT AGREES TO ALLOCATE CERTAIN RISKS ASSOCIATED WITH THE PROJECT BY LIMITING ECS' TOTAL LIABILITY TO CLIENT ARISING FROM ECS' PROFESSIONAL LIABILITY, I.E. PROFESSIONAL ACTS, ERRORS, OR OMISSIONS AND FOR ANY AND ALL CAUSES INCLUDING NEGLIGENCE, STRICT LIABILITY, BREACH OF CONTRACT, OR BREACH OF WARRANTY, INJURIES, DAMAGES, CLAIMS, LOSSES, EXPENSES, OR CLAIM EXPENSES (INCLUDING REASONABLE ATTORNEY'S FEES) RELATING TO PROFESSIONAL SERVICES PROVIDED UNDER THIS AGREEMENT TO THE FULLEST EXTENT PERMITTED BY LAW. THE ALLOCATION IS AS FOLLOWS.**
- 18.1.1 If the proposed fees are \$10,000 or less, ECS' total aggregate liability to CLIENT shall not exceed \$20,000, or the total fee received for the services rendered, whichever is greater.
- 18.1.2 If the proposed fees are in excess of \$10,000, ECS' total aggregate liability to CLIENT shall not exceed \$50,000, or the total fee for the services rendered, whichever is greater.
- 18.2 CLIENT agrees that ECS shall not be responsible for any injury, loss or damage of any nature, including bodily injury and property damage, arising directly or indirectly, in whole or in part, from acts or omissions by the CLIENT, its employees, agents, staff, consultants, contractors, or subcontractors to the extent such injury, damage, or loss is caused by acts or omissions of CLIENT, its employees, agents, staff, consultants, contractors, subcontractors or person/entities for whom CLIENT is legally liable.
- 18.3 CLIENT agrees that ECS' liability for all non-professional liability arising out of this Agreement or the services provided as a result of the Proposal be limited to \$500,000.

## **19.0 INDEMNIFICATION**

- 19.1 Subject to Section 18.0, ECS agrees to hold harmless and indemnify CLIENT from and against damages arising from ECS' negligent performance of its Services, but only to the extent that such damages are found to be caused by ECS' negligent acts, errors or omissions, (specifically excluding any damages caused by any third party or by the CLIENT.)
- 19.2 To the fullest extent permitted by law, CLIENT agrees to indemnify, and hold ECS harmless from and against any and all liability, claims, damages, demands, fines, penalties, costs and expenditures (including reasonable attorneys' fees and costs of litigation defense and/or settlement) ("Damages") caused in whole or in part by the acts, errors, or omissions of the CLIENT or CLIENT's employees, agents, staff, contractors, subcontractors, consultants, and clients, provided such Damages are attributable to: (a) the bodily injury, personal injury, sickness, disease and/or death of any person; (b) the injury to or loss of value to tangible personal property; or (c) a breach of these Terms. The foregoing indemnification shall not apply to the extent such Damage is found to be caused by the sole negligence, errors, omissions or willful misconduct of ECS.
- 19.3 It is specifically understood and agreed that in no case shall ECS be required to pay an amount of Damages disproportional to ECS' culpability. **IF CLIENT IS A HOMEOWNER, HOMEOWNERS' ASSOCIATION, CONDOMINIUM OWNER, CONDOMINIUM OWNER'S ASSOCIATION, OR SIMILAR RESIDENTIAL OWNER, ECS RECOMMENDS THAT CLIENT RETAIN LEGAL COUNSEL BEFORE ENTERING INTO THIS AGREEMENT TO EXPLAIN CLIENT'S RIGHTS AND OBLIGATIONS HEREUNDER, AND THE LIMITATIONS, AND RESTRICTIONS IMPOSED BY THIS AGREEMENT. CLIENT AGREES THAT FAILURE OF CLIENT TO RETAIN SUCH COUNSEL SHALL BE A KNOWING WAIVER OF LEGAL COUNSEL AND SHALL NOT BE ALLOWED ON GROUNDS OF AVOIDING ANY PROVISION OF THIS AGREEMENT.**
- 19.4 **IF CLIENT IS A RESIDENTIAL BUILDER OR RESIDENTIAL DEVELOPER, CLIENT SHALL INDEMNIFY AND HOLD HARMLESS ECS AGAINST ANY AND ALL CLAIMS OR DEMANDS DUE TO INJURY OR LOSS INITIATED BY ONE OR MORE HOMEOWNERS, UNIT-OWNERS, OR THEIR HOMEOWNER'S ASSOCIATION, COOPERATIVE BOARD, OR SIMILAR GOVERNING ENTITY AGAINST CLIENT WHICH RESULTS IN ECS BEING BROUGHT INTO THE DISPUTE.**
- 19.5 **IN NO EVENT SHALL THE DUTY TO INDEMNIFY AND HOLD ANOTHER PARTY HARMLESS UNDER THIS SECTION 19.0 INCLUDE THE DUTY TO DEFEND.**

## **20.0 CONSEQUENTIAL DAMAGES**

- 20.1 CLIENT shall not be liable to ECS and ECS shall not be liable to CLIENT for any consequential damages incurred by either due to the fault of the other or their employees, consultants, agents, contractors or subcontractors, regardless of the nature of the fault or whether such liability arises in breach of contract or warranty, tort, statute, or any other cause of action. Consequential damages include, but are not limited to, loss of use and loss of profit.
- 20.2 ECS shall not be liable to CLIENT, or any entity engaged directly or indirectly by CLIENT, for any liquidated damages due to any fault, or failure to act, in part or in total by ECS, its employees, agents, or subcontractors.

## **21.0 SOURCES OF RECOVERY**

- 21.1 All claims for damages related to the Services provided under this Agreement shall be made against the ECS entity contracting with the CLIENT for the Services, and no other person or entity. CLIENT agrees that it shall not name any affiliated entity including parent, peer, or subsidiary entity or any individual officer, director, or employee of ECS.
- 21.2 In the event of any dispute or claim between CLIENT and ECS arising out of in connection with the Project and/or the Services, CLIENT and ECS agree that they will look solely to each other for the satisfaction of any such dispute or claim. Moreover, notwithstanding anything to the contrary contained in any other provision herein, CLIENT and ECS' agree that their respective shareholders, principals, partners, members, agents, directors, officers, employees, and/or owners shall have no liability whatsoever arising out of or in connection with the Project and/or Services provided hereunder. In the event CLIENT brings a claim against an affiliated entity, parent entity, subsidiary entity, or individual officer, director or employee in contravention of this Section 21, CLIENT agrees to hold ECS harmless from and against all damages, costs, awards, or fees (including attorneys' fees) attributable to such act.

21.3 For projects located in Florida, the parties agree that **PURSUANT TO FLA. STAT. SECTIONS 558.002 AND 558.0035, CLIENT AGREES THAT AN INDIVIDUAL EMPLOYEE OR AGENT OF ECS MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE FOR ACTS OR OMISSIONS ARISING OUT OF THE SERVICES.**

**22.0 THIRD PARTY CLAIMS EXCLUSION** - CLIENT and ECS agree that the Services are performed solely for the benefit of the CLIENT and are not intended by either CLIENT or ECS to benefit any other person or entity. To the extent that any other person or entity is benefited by the Services, such benefit is purely incidental and such other person or entity shall not be deemed a third party beneficiary to the Agreement. No third-party shall have the right to rely on ECS' opinions rendered in connection with ECS' Services without written consent from both CLIENT and ECS, which shall include, at a minimum, the third-party's agreement to be bound to the same Terms and Conditions contained herein and third-party's agreement that ECS' Scope of Services performed is adequate.

## **23.0 DISPUTE RESOLUTION**

- 23.1 In the event any claims, disputes, and other matters in question arising out of or relating to these Terms or breach thereof (collectively referred to as "Disputes"), the parties shall promptly attempt to resolve all such Disputes through executive negotiation between senior representatives of both parties familiar with the Project. The parties shall arrange a mutually convenient time for the senior representative of each party to meet. Such meeting shall occur within fifteen calendar (15) days of either party's written request for executive negotiation or as otherwise mutually agreed. Should this meeting fail to result in a mutually agreeable plan for resolution of the Dispute, CLIENT and ECS agree that either party may bring litigation.
- 23.2 CLIENT shall make no claim (whether directly or in the form of a third-party claim) against ECS unless CLIENT shall have first provided ECS with a written certification executed by an independent engineer licensed in the jurisdiction in which the Project is located, reasonably specifying each and every act or omission which the certifier contends constitutes a violation of the Standard of Care. Such certificate shall be a precondition to the institution of any judicial proceeding and shall be provided to ECS thirty (30) days prior to the institution of such judicial proceedings.
- 23.3 Litigation shall be instituted in a court of competent jurisdiction in the county or district in which ECS' office contracting with the CLIENT is located. The parties agree that the law applicable to these Terms and the Services provided pursuant to the Proposal shall be the laws of the Commonwealth of Virginia, but excluding its choice of law rules. Unless otherwise mutually agreed to in writing by both parties, CLIENT waives the right to remove any litigation action to any other jurisdiction. Both parties agree to waive any demand for a trial by jury.

## **24.0 CURING A BREACH**

- 24.1 A party that believes the other has materially breached these Terms shall issue a written cure notice identifying its alleged grounds for termination. Both parties shall promptly and in good faith attempt to identify a cure for the alleged breach or present facts showing the absence of such breach. If a cure can be agreed to or the matter otherwise resolved within thirty (30) calendar days from the date of the termination notice, the parties shall commit their understandings to writing and termination shall not occur.
- 24.2 Either party may waive any right provided by these Terms in curing an actual or alleged breach; however, such waiver shall not affect future application of such provision or any other provision.

## **25.0 TERMINATION**

- 25.1 CLIENT or ECS may terminate this Agreement for breach, non-payment, or a failure to cooperate. In the event of termination, the effecting party shall so notify the other party in writing and termination shall become effective fourteen (14) calendar days after receipt of the termination notice.
- 25.2 Irrespective of which party shall effect termination, or the cause therefore, ECS shall promptly render to CLIENT a final invoice and CLIENT shall immediately compensate ECS for Services rendered and costs incurred including those Services associated with termination itself, including without limitation, demobilizing, modifying schedules, and reassigning personnel.
- 26.0 TIME BAR TO LEGAL ACTION** - Unless prohibited by law, and notwithstanding any Statute that may provide additional protection, CLIENT and ECS agree that a lawsuit by either party alleging a breach of this Agreement, violation of the Standard of Care, non-payment of invoices, or arising out of the Services provided hereunder, must be initiated in a court of competent jurisdiction no more than two (2) years from the time the party knew, or should have known, of the facts and conditions giving rise to its claim, and shall under no circumstances shall such lawsuit be initiated more than three (3) years from the date of substantial completion of ECS' Services.

**27.0 ASSIGNMENT** - CLIENT and ECS respectively bind themselves, their successors, assigns, heirs, and legal representatives to the other party and the successors, assigns, heirs and legal representatives of such other party with respect to all covenants of these Terms. Neither CLIENT nor ECS shall assign these Terms, any rights thereunder, or any cause of action arising therefrom, in whole or in part, without the written consent of the other. Any purported assignment or transfer, except as permitted above, shall be deemed null, void and invalid, the purported assignee shall acquire no rights as a result of the purported assignment or transfer and the non-assigning party shall not recognize any such purported assignment or transfer.

**28.0 SEVERABILITY** - Any provision of these Terms later held to violate any law, statute, or regulation, shall be deemed void, and all remaining provisions shall continue in full force and effect. CLIENT and ECS shall endeavor to quickly replace a voided provision with a valid substitute that expresses the intent of the issues covered by the original provision.

**29.0 SURVIVAL** - All obligations arising prior to the termination of the agreement represented by these Terms and all provisions allocating responsibility or liability between the CLIENT and ECS shall survive the substantial completion of Services and the termination of the Agreement.

## **30.0 TITLES; ENTIRE AGREEMENT**

- 30.1 The titles used herein are for general reference only and are not part of the Terms.
- 30.2 These Terms together with the Proposal, including all exhibits, appendixes, and other documents appended to it, constitute the entire agreement between CLIENT and ECS ("Agreement"). CLIENT acknowledges that all prior understandings and negotiations are superseded by this Agreement.
- 30.3 CLIENT and ECS agree that subsequent modifications to the Agreement shall not be binding unless made in writing and signed by authorized representatives of both parties.
- 30.4 All preprinted terms and conditions on CLIENT'S purchase order, Work Authorization, or other service acknowledgement forms, are inapplicable and superseded by these Terms and Conditions of Service.
- 30.5 CLIENT's execution of a Work Authorization, the submission of a start work authorization (oral or written) or issuance of a purchase order constitutes CLIENT's acceptance of this Proposal and these Terms and their agreement to be fully bound to them. If CLIENT fails to provide ECS with a signed copy of these Terms or the attached Work Authorization, CLIENT agrees that by authorizing and accepting the services of ECS, it will be fully bound by these Terms as if they had been signed by CLIENT

**UES Professional Solutions, LLC (UES)**

**WORK AUTHORIZATION / PROPOSAL ACCEPTANCE FORM**

UES is pleased to provide the services described below. The purpose of this document is to describe the terms under which the services will be provided and to obtain authorization.

<b>PROJECT NAME:</b>	Meadow View at Twin Creek Pavement Evaluation		
<b>PROJECT LOCATION:</b>	St. Johns County, Florida		
	Meadow View at Twin Creek CDD c/o		
	Governmental Management Services, LLC		
<b>CLIENT NAME:</b>	Mr. Jim Oliver	<b>DATE:</b>	January 14, 2026
<b>CLIENT ADDRESS:</b>	475 West Town Place, Suite 114	<b>PHONE NO.:</b>	904-940-5850
	St. Augustine, Florida 32092	<b>EMAIL:</b>	joliver@gmsnf.com

**I. Scope of Services and Understanding of Project**  
**UES Proposal No. 2161686**  
**UES Opportunity #: A26141.00072.000**

Mobilization of drill crew and equipment. Perform 10 pavement cores and auger borings to depths of three feet below the pavement surface. Perform index and classification testing on representative samples obtained from the borings. Patch pavement upon completion. Transmit a report with a description of the field and laboratory test procedures, the test results, an evaluation of the conditions encountered with respect to the pavement distress noted, and recommendations for pavement remediation options as warranted. Can mobilize within two weeks of authorization with a report available within four weeks.

**Lump Sum Fee - \$4,800.00**

**II. Contract Documents. The following documents form part of this Agreement and are incorporated herein by referral:**

- A. UES General Terms and Conditions
- B. UES Proposal Dated: **January 14, 2026**
- C. Plans, reports, specifications and other documents provided by the Client prior to this Agreement date.
- D. Other exhibits marked and described as follows:

In the event of any inconsistency or conflict among the Contract Documents, the provision in the Contract Document first listed above shall govern.

**III. Authority to proceed and for payment. (To be completed by Client)**

If the above invoice is to be mailed for approval to someone other than the account charged, please indicate where below:

Firm:	_____	Social Security No. or Federal Identification #:	_____
Address:	_____		
Attention:	_____	Title:	_____

IN WITNESS WHEREOF, the parties have caused this agreement to be executed by their duly authorized representatives

CLIENT	_____	<b>UES Professional Solutions, LLC</b>
BY (Signature)	_____	BY (Signature) _____
PRINTED NAME	_____	PRINTED NAME <u>Stephen R. Weaver</u>
TITLE	_____	TITLE <u>Geotechnical Services Manager</u>
DATE	_____	DATE <u>January 14, 2026</u>

RETURN EXECUTED COPIES TO  
UNIVERSAL ENGINEERING SCIENCES, LLC.  
5561 FLORIDA MINING BOULEVARD SOUTH,  
JACKSONVILLE, FLORIDA 32257-3648  
TELEPHONE: 904.296.0757  
sweaver@teamues.com

## GENERAL TERMS AND CONDITIONS

### SECTION 1: BINDING AGREEMENT

1.1 By accepting the Proposal, Client accepts and agrees to be bound by all terms set forth in the Proposal and these General Terms and Conditions and any applicable addendum attached hereto. Client acknowledges and agrees that these General Terms and Conditions include certain state-specific terms and conditions that are applicable based on the location where the Services (as hereinafter defined) are to be performed. Attached hereto are State-Specific Addenda, each corresponding to a particular state or region.

1.2 If the Services are performed in Florida, Texas, California, Nevada, Oregon, Washington or Arizona, the State-Specific Addendum attached hereto is incorporated into and made a part of these General Terms and Conditions.

1.3 In the event of any conflict between these General Terms and Conditions and the terms of the applicable State-Specific Addendum, the terms of the State-Specific Addendum shall govern and control for Services performed in that state or region.

1.4 The Proposal and these General Terms and Conditions (collectively, the "Agreement") represent and contain the entire and only agreement and understanding among UES Professional Solutions, LLC, a Florida limited liability company and its affiliates (the "Company") and Client with respect to the subject matter of this Agreement and supersede any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties.

### SECTION 2: SERVICES

2.1 The Company is responsible for providing the services described under the Scope of Services ("Services") of the Proposal to which these General Terms and Conditions form a part. The term "the Company" as used herein includes all the Company's agents, employees, professional staff, and subcontractors.

2.2 The Company shall provide revised or additional services, including changes to the Services necessary due to changed or unforeseen conditions, only in accordance with a written addendum or change order (collectively, "Change Order") to the Agreement agreed to by the Company and Client, and only to the extent set forth in that Change Order.

2.3 The Company shall not be responsible for any delays, fees or costs associated with adverse or unusual weather conditions that prevent the Services from being safely conducted.

2.4 The Company shall provide the personnel, equipment, Level D personal protective equipment (as defined by the Occupational Safety and Health Administration ("OSHA")), and other materials necessary to provide the Services. The Company, at its sole discretion, may retain subcontractors or other third parties to assist it in the provision of the Services.

2.5 The terms "Project" and "Site" as used interchangeably in these General Terms and Conditions refer to the land and/or construction project on which or to which the Company is to provide Services under this Agreement.

2.6 The Company shall perform all Services hereunder as an independent contractor, and nothing contained herein shall be deemed to create any association, partnership, joint venture, or relationship of principal and agent or master and servant, or employer and employee between the parties hereto or any affiliates or subsidiaries thereof, or to provide either party with the right, power or authority, whether express or implied, to create any such duty or obligation on behalf of the other party.

### SECTION 3: PROFESSIONAL STANDARD OF CARE

3.1 The Company will provide its Services under this Agreement in a manner consistent with the level of professional care and skill ordinarily exercised by similar professionals practicing contemporaneously under similar conditions in the locality of the Project. NO OTHER WARRANTY CONCERNING THE SERVICES THE COMPANY PROVIDES UNDER THE AGREEMENT OR ANY ADDENDUM OR CHANGE ORDER, EXPRESS OR IMPLIED, IS MADE, AND ALL OTHER WARRANTIES, INCLUDING THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED TO THE FULL EXTENT PERMITTED BY APPLICABLE LAW.

3.2 Client understands that subsurface investigations may involve drilling, boring, excavating or sampling through varied subsurface soil and water strata which, consistent with the prevailing standard of professional care, may result in the unavoidable or inadvertent cross-mingling of soil and water and any hazardous substances or constituents contained in them, and that this risk cannot be eliminated despite the exercise of professional care. IF SUBSURFACE INVESTIGATIONS ARE PART OF THE SERVICES, CLIENT WAIVES ANY CLAIM AGAINST THE COMPANY, AND SHALL INDEMNIFY, DEFEND, AND HOLD THE COMPANY HARMLESS FROM ANY CLAIM OR LIABILITY FOR INJURY OR LOSS ARISING FROM CROSS-CONTAMINATION RELATED TO SUCH SUBSURFACE EXPLORATIONS.

3.3 The Company will take reasonable precautions to minimize damage to the Site, but it is understood by Client that, in the normal course of the provision of the Services, including sampling or drilling, some damage to, or alteration of the Site is possible. The repair of such damage shall not be part of the Services unless explicitly specified in writing in the Agreement.

3.4 Execution and delivery of this Agreement by the Company is not a representation that the Company has visited the site, become generally familiar with local conditions under which the work is to be performed, or correlated personal observations with the requirements of the Scope of Services.

3.5 Client's payment in full of the amount owed for Services rendered shall be taken to mean that Client is satisfied with and has accepted the Company's Services.

### SECTION 4: RESPONSIBILITIES

4.1 Client is responsible for providing the Company with a clear understanding of the project's nature and scope. Client shall supply the Company with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys, plans and specifications, and designs, to allow the Company to properly complete the Services. Client assumes all liability for information not provided to the Company that may affect the quality or sufficiency of the Services.

4.2 Client acknowledges that the Company's responsibilities in providing the Services is limited to those services described in the Proposal, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those Services. Such duties may include, but are not limited to, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for the Company's provision of the Services.

### SECTION 5: SITE ACCESS AND SITE CONDITION

5.1 Client will grant or obtain at its expense lawful and safe access to the Site as needed for the Company to perform the Services and will notify all affected persons and entities in writing of the Company's presence. The access shall be adequate to allow the Company to conduct the Services, including bringing and storing equipment and tools on the Site and any necessary access to exterior and interior areas. The Company shall not be responsible for any delays, fees or costs caused by delayed or restricted access that prevents or slows the delivery of the Services. If the Site is not owned or operated by Client or the Client does not otherwise have the authority to grant the Company lawful access, Client shall be responsible for obtaining, at its own expense, an access agreement for the Site and any facilities located thereon and are necessary to perform the Services. The Company reserves the right to delay, without penalty, any Site visit and the provision of Services if a site access agreement, in the Company's reasonable judgment and discretion, would impose conditions, liabilities or risks on the Company in excess of those set forth in these General Terms and Conditions or the Agreement. IF THE SITE IS NOT OWNED BY CLIENT, CLIENT AGREES TO DEFEND, RELEASE, AND HOLD THE COMPANY, INCLUDING ITS OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, AGENTS, AFFILIATES AND SUCCESSORS (THE "COMPANY INDEMNITEES") HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ALLEGED BY THE SITE OWNER OR THE SITE OWNER'S EMPLOYEES, AGENTS, CONTRACTORS OR OTHER PERSONS OR ENTITIES ARISING FROM THE COMPANY'S PERFORMANCE OF SERVICES AT SUCH SITE.

5.2 Client shall be responsible for the safety of the Site where the Project is conducted and for providing a safe environment for the Company to provide the Services. The Company shall be responsible for the safe and compliant conduct of its personnel at the Site and shall also comply with the reasonable and lawful work rules for the Site. As required by applicable laws, the Company will prepare a site-specific Health and Safety Plan (HASP) applicable to its personnel for the Services provided at the Site. The Company shall not be responsible for the safety of other personnel at the Site, nor shall it be responsible for ensuring that the Site complies with environmental, health and safety laws, or reporting any unsafe conduct or non-compliance that it may observe. If the Company encounters conditions at the Site that are unsafe for its personnel, it reserves the right at its sole discretion to suspend or halt work until such conditions are cured. The Company shall not be responsible for any fees, costs or damages associated with any safety-related delays. Unless otherwise provided for in the Agreement, the Company shall not work in conditions that require personal protective equipment beyond that classified as Level D by OSHA, unless otherwise identified in the Proposal.

5.3 Client is responsible for accurately identifying to the Company in writing the existence and location of all subterranean structures and utilities on or affecting the Site and the Services. The Company will take reasonable precautions to avoid affecting subterranean structures and utilities disclosed to it in writing by Client. If included in the Agreement, Client may authorize the Company to conduct applicable private utility identification and clearance requirements on behalf of Client.

5.4 Unless otherwise stated in the Proposal, any soil or groundwater monitoring activities that are included in the Services are based on the assumption that soil borings and monitoring wells can be installed using standard truck-mounted drilling equipment, the locations are accessible to such equipment, and that surface conditions at each location consists of non-reinforced asphalt or concrete not exceeding six (6) inches in thickness and no concrete or asphalt cutting will be required. If the Company encounters materially different conditions at the Site, the Company shall inform Client, and a Change Order shall be agreed to that addresses any changes in schedule, fees or costs associated with the changed conditions.

#### SECTION 6: HAZARDOUS SUBSTANCES AND ENVIRONMENTAL CONDITIONS

6.1 Client represents it has informed the Company of all known or suspected Hazardous Substances on, under or near the Site of which it is aware, and that it has provided the Company with all studies, reports, investigations, or similar documents in its possession about the environmental conditions at the Site, including any documents and correspondence involving Federal, State or local environmental, health or safety regulatory notifications.

6.2 For purposes of the Agreement and these General Terms and Conditions, the term "Hazardous Substances" includes materials defined or regulated as hazardous substances, hazardous materials, hazardous wastes, hazardous constituents, solid wastes, pollutants, or toxic substances under any Federal, State or local environmental, health, safety or natural resources law, statute, regulation or ordinance, including but not limited to petroleum products, polychlorinated biphenyls, per- and polyfluoroalkyl substances, asbestos, and any other material or substance listed or identified by the United States Environmental Protection Agency or any similar State or local agency as presenting a potential danger to health, safety or the environment.

6.3 Except to the extent required by law, the Company shall not be responsible for making any disclosures to governmental agencies or the Site owner regarding the presence or release of Hazardous Substances on, under, from or around a Site.

6.4 **FOR ENVIRONMENTAL INVESTIGATION, GEOTECHNICAL AND REMEDIATION PROJECTS**, the discovery of Hazardous Substances or other environmental conditions on, under or near the Site not contemplated within the Services may constitute a changed condition, necessitating a Change Order. Although unlikely, Client acknowledges that such a discovery of Hazardous Substances may make it necessary for the Company to take immediate measures to protect the health and safety of its employees and other persons, or to arrange for others to do so, including and up to delaying or terminating work. Client agrees to compensate the Company for all expenses incurred or caused by the discovery of unanticipated Hazardous Substances or environmental conditions encountered at the Site, including but not limited to those related to worker protection and exposure, emergency response actions and equipment decontamination.

6.5 **FOR ENVIRONMENTAL INVESTIGATION AND REMEDIATION PROJECTS**, all substances on, in, or under Site, or obtained from Site as samples or as byproducts of the sampling process, shall be Client's property. The Company shall not be required to sign or certify a waste manifest, disposal ticket, or similar document relating to the transportation or disposal of wastes or Hazardous Substances. The Company may serve as Agent for Client if requested under a separate agreement and authorization. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances and shall not be so identified on any document.

**FOR GEOTECHNICAL PROJECTS**, all substances on, in, or under the Site, or obtained from the Site as samples or as byproducts of the sampling process, shall be Client's property. Unless otherwise expressly specified in the Agreement or the Services, the characterization, management and disposition of substances, including Hazardous Substances, generated during the Services (including, but not limited to, wastes, samples, produced soils or fluids, cuttings, or protective gear or equipment, etc.) is the sole responsibility of Client. Client shall be considered the "generator" of any hazardous or other wastes, as that term is defined in the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq. and agrees that it shall assume all duties as "generator" of any waste material associated with the Services. Further, Client agrees that the Company is not and shall not be identified as a generator, storer, treater, transporter, arranger, or disposer of wastes or Hazardous Substances on any document. Unless specifically provided for in the Agreement, the Company shall not have any responsibilities with respect to the storage or preservation of samples, and Client agrees that the Company is not responsible or liable to Client for any loss of samples that are shipped to a testing facility or retained in storage.

6.6 The Company shall not have custody of any monitoring wells or permanent sampling locations installed as part of the Project, and shall not be responsible for proper maintenance, repair, or closure of such wells, unless otherwise provided for in the Agreement.

6.7 CLIENT AGREES TO DEFEND, INDEMNIFY, RELEASE, AND HOLD THE COMPANY INDEMNITEES HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES (INCLUDING ATTORNEY'S FEES AND CONSULTANTS' FEES, COSTS OF DELAY OF THE SERVICES, AND ANY COSTS ASSOCIATED WITH POSSIBLE REDUCTION TO THE VALUE OF THE PROJECT OR THE SITE IN WHICH IT IS SITUATED) ARISING FROM (I) THE COMPANY'S DISCOVERY OF OR ITS EMPLOYEES' OR SUBCONTRACTORS' EXPOSURE TO HAZARDOUS SUBSTANCES OR SUSPECTED SUBSTANCES RELATED TO THE SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE ACTS, OMISSIONS OR WILLFUL MISCONDUCT; (II) ANY DISCLOSURES THE COMPANY IS REQUIRED TO MAKE BY LAW REGARDING HAZARDOUS SUBSTANCES OR ENVIRONMENTAL CONDITIONS AT A SITE; (III) ANY CLAIMS MADE ALLEGING THAT (A) THE COMPANY IS AN OWNER OR OPERATOR OF THE SITE AT WHICH THE SERVICES ARE RENDERED; (B) THE COMPANY IS THE GENERATOR, STORER OR TREATER OF HAZARDOUS SUBSTANCES AT SUCH SITE; OR (C) THAT THE COMPANY ARRANGED FOR THE TRANSPORTATION OR DISPOSAL OF ANY HAZARDOUS SUBSTANCES FROM THE SITE; (IV) ANY VIOLATION BY CLIENT OF ANY FEDERAL, STATE OR LOCAL LAW, REGULATION, ORDER, DECREE OR ORDINANCE RELATED TO HAZARDOUS SUBSTANCES; OR (V) ANY CLAIMS MADE BY THIRD-PARTIES WITH RESPECT TO ALLEGED EXPOSURES TO OR DAMAGES CAUSED BY HAZARDOUS SUBSTANCES AT OR FROM THE SITE OR DURING OR RELATED TO ANY PROJECT OR THE PROVISION OF SERVICES, TO THE EXTENT CAUSED BY CLIENT'S NEGLIGENCE OR WILLFUL MISCONDUCT.

#### SECTION 7: REVIEWS, INSPECTIONS, TESTING, AND OBSERVATIONS

7.1 If the Services include oversight, monitoring or observation of work being conducted by third parties (other than the Company subcontractors), such Services shall be conducted solely to determine that the work being overseen, monitored, or observed is in general conformity to the contractual requirements between Client and such third parties. Client shall have sole responsibility and authority to reject, suspend or stop the work of such third parties, or modify or terminate any agreement between Client and such third parties.

7.2 The Company shall not have the responsibility or authority to stop, suspend, or modify the work of such third parties, and does not guarantee that work it inspects conforms in all respects to the design, or to applicable laws, statutes, regulations, rules or codes, and it shall have no liability for design or construction defects, or the failure of Client's designers or contractors to comply with their contractual obligations.

7.3 Neither the activities of the Company pursuant to this Agreement, nor the presence of the Company or its employees, representatives, or subcontractors on the Project Site, shall be construed to impose upon the Company any responsibility for means or methods of work performance, superintendence, sequencing of construction, or safety or environmental conditions or compliance at the Project Site. Client acknowledges that Client or its contractor is solely responsible for Project jobsite safety and compliance with environmental, health and safety laws.

7.4 Client is responsible for scheduling all inspections and construction materials testing ("CMT") activities of the Company. The Company will not be responsible for tests and inspections that it does not perform due to Client's failure to timely schedule work. Client shall at the time of execution of the Agreement provide the Company with a proposed schedule for tests and inspections the Company shall perform. Client will give reasonable notice of all changes to that schedule. The Company shall not be required to conduct any tests or inspections on less than 72 hours written notice, nor after normal business hours or on weekends or holidays.

#### SECTION 8: BILLING AND PAYMENT

8.1 The Company will submit invoices to Client monthly or upon completion of Services. Invoices will show charges for different personnel and expense classifications. Partially completed items of work for which a fee has been specified may be billed based upon the percentage of completion as estimated by the Company. Reimbursable expenses, those outside of the scope of the proposed Services, will be charged to the Client at cost plus an applicable fee. Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of the lesser of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts. If the Company incurs any expenses to collect overdue billings on invoices, the sums paid by the Company for reasonable attorneys' fees, court costs, the Company's time, the Company's expenses, and interest will be

due and owing by the Client. Client agrees that the Company may refuse to release to Client any reports, findings, data, and other work product until it has been paid in full for Services rendered.

#### **SECTION 9: OWNERSHIP AND USE OF DOCUMENTS; INTELLECTUAL PROPERTY**

**9.1** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, as instruments of service, shall remain the property of the Company. Neither Client nor any other entity shall change or modify the Company's instruments of service. The Company disclaims any and all responsibility and liability for problems that may occur during implementation of the Company's plans, specifications, or recommendations when Company is not retained to observe such implementation. The Company will retain all pertinent records relating to the Services for a period of "five years or such longer period" of time required by applicable accrediting agency, unless specified in the Scope of Services following submission of the report or completion of the Services, during which period the records will be made available to the Client in a reasonable time and manner, subject to payment of a reasonable fee for the time of the Company's employees to assemble and transmit those documents.

**9.2** All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by the Company, are prepared for the sole and exclusive use of Client, and may not be given to any other entity, or used or relied upon by any other entity, without the express written consent of the Company. Such written consent may take the form of a "reliance letter" which must be agreed to by such other person or entity to whom the Services and instruments of service may be disclosed, and for which a separate fee will be charged. The Company shall be entitled to injunctive relief preventing/prohibiting any disclosure, reliance or attribution prohibited hereunder, and CLIENT SHALL RELEASE, INDEMNIFY, DEFEND, AND HOLD HARMLESS THE COMPANY FROM ANY LOSSES ARISING FROM OR RELATED TO SUCH UNAUTHORIZED DISCLOSURE, ATTRIBUTION OR RELIANCE. Client is the only entity to which the Company owes any duty or duties, in contract or tort, pursuant to or under this Agreement.

**9.3** The Company shall retain sole and exclusive ownership of all ideas, concepts, theories, improvements, designs, original works of authorship, formulas, processes, models, software, algorithms, inventions, know-how, techniques, compositions of matter and any other information owned by the Company prior to the date of this Agreement or created or modified by the Company during the provision of the Services.

**9.4** Each party may disclose to the other party certain information that it considers to be confidential ("Confidential Information") provided such information is disclosed in writing and clearly marked or, if orally disclosed, promptly thereafter reduced to writing and clearly marked "Confidential." In no event shall Confidential Information include information that: (a) is or becomes publicly available other than through a breach of the Agreement; (b) is known to the party receiving such information prior to disclosure or is independently developed by such party subsequent to such disclosure without reference to Confidential Information provided hereunder; or (c) is subsequently lawfully obtained by the party receiving such information from a third party without obligations of confidentiality. Each party agrees that it (a) will not disclose or divulge the other party's Confidential Information to any person, (b) will not use the other party's Confidential Information for its own benefit or the benefit of others, (c) will employ at least the same degree of care in protecting Confidential Information as it employs in protecting its own confidential information, and (d) will, upon termination of the Agreement, or at any time at the request of the other party, return to the other party or destroy all copies of the other party's Confidential Information. Notwithstanding the foregoing, each party may disclose the other party's Confidential Information to its employees, subcontractors and authorized agents who have a need to know such confidential information to fulfill its obligations under this Agreement. In the event a party receives a subpoena or other validly issued administrative or judicial process requesting the disclosure of the other party's Confidential Information, such party will promptly notify the other party and tender to it the defense of such demand and will cooperate (at the other party's expense) with the defense of such demand. Unless the demand shall have been timely quashed or extended, the party receiving the demand shall thereafter be entitled to comply with such demand when and to the extent required by law.

#### **SECTION 10: RISK ALLOCATION AND INDEMNIFICATION**

**10.1** CLIENT AGREES THAT THE COMPANY'S LIABILITY FOR ANY DAMAGE ON ACCOUNT OF ANY BREACH OF CONTRACT, ERROR, OMISSION, OR PROFESSIONAL NEGLIGENCE WILL BE LIMITED TO A SUM NOT TO EXCEED THE GREATER OF \$50,000 OR THE COMPANY'S FEE. If Client prefers to have higher limits on contractual or professional liability, the Company agrees to increase the limits up to a maximum of (i) \$1,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of five percent of the total fee for Services or \$1,000.00, or (ii) \$2,000,000.00 upon Client's written request at the time of accepting the Proposal provided that Client agrees to pay an additional consideration of the greater of ten percent of the total fee for Services or \$2,000.00. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional contractual or professional liability insurance.

**10.2** CLIENT SHALL NOT BE LIABLE TO THE COMPANY AND THE COMPANY SHALL NOT BE LIABLE TO CLIENT FOR ANY PUNITIVE, INCIDENTAL, SPECIAL, OR CONSEQUENTIAL DAMAGES (INCLUDING LOST PROFITS, LOSS OF USE, AND LOST SAVINGS) INCURRED BY EITHER PARTY DUE TO THE FAULT OF THE OTHER, REGARDLESS OF THE NATURE OF THE FAULT, OR WHETHER IT WAS COMMITTED BY CLIENT OR THE COMPANY, THEIR EMPLOYEES, AGENTS, OR SUBCONTRACTORS; OR WHETHER SUCH LIABILITY ARISES IN BREACH OF CONTRACT OR WARRANTY, TORT (INCLUDING NEGLIGENCE), STATUTORY, OR ANY OTHER CAUSE OF ACTION.

**10.3** As used in this Agreement, the terms "claim" or "claims" mean any claim in contract, tort, or statute alleging negligence, errors, omissions, strict liability, statutory liability, breach of contract, breach of warranty, negligent misrepresentation, or any other act giving rise to liability.

**10.4** Subject to the provisions of the limitation of liability described in this Section, Client and the Company each agree to indemnify and hold harmless the other party and the other party's affiliated companies, officers, directors, partners, employees, and representatives, from and against losses, damages, and judgments, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are legally determined to be caused by a negligent act, error, or omission of the indemnifying party or any of the indemnifying party's officers, directors, members, partners, agents, employees, or subconsultants in the performance of Services. If claims, losses, damages, and judgments are legally determined to be caused by the joint or concurrent negligence of Client and the Company, they shall be borne by each party in proportion to its negligence.

**10.5** Notwithstanding any other term or provision in this Agreement, in recognition of the relative risks, rewards and benefits of the work being performed by the Company to both the Client and the Company, the risks have been allocated such that the Client agrees and acknowledged that, to the fullest extent permitted by law, the total liability of the Company to the Client for any and all injuries, claims, losses, expenses, damages or claim expenses arising out of this Agreement from any cause or causes of action whatsoever, whether arising out of contract, negligence, strict liability in tort, or warranty, shall not exceed the amount specified in Section 10 of the General Terms and Conditions.

#### **SECTION 11: INSURANCE**

**11.1** The Company represents it has Worker's Compensation insurance in force, that it has commercial general liability coverage in the amount of \$1,000,000.00 per occurrence and has professional liability insurance in the amount of \$1,000,000.00 per claim.

**11.2** Client shall maintain such insurance as is necessary to fully underwrite Client's defense and indemnity obligations set forth herein, and shall, upon request by the Company, provide proof to the Company to verify such insurance.

#### **SECTION 12: DISPUTE RESOLUTION**

**12.1** All claims, disputes, and other matters in controversy between the Company and Client arising out of or in any way related to this Agreement or any Addendum or Change Order shall be decided by binding arbitration in accordance with the Construction Industry Rules of the American Arbitration Association then obtaining, and judgment on the award rendered by the arbitrator(s) may be entered in any court having jurisdiction thereof. Notwithstanding the foregoing, the Company shall not be required to arbitrate any legal and/or equitable claims (including statutory and equitable liens) for collection of monies due. The successful party in any such action will be entitled to recover its reasonable attorneys' fees, expert witness fees, and other claim-related expenses and court costs incurred, and also the time value at prevailing rates of its employees reasonably incurred in prosecuting or defending the claims, with any claims against the Company subject to the limitations in Section 10. For the purposes hereof, "successful party" shall mean a party who receives an award greater than fifty (50%) percent of its claimed amount.

**12.2** The sole and exclusive venue for any dispute resolution proceeding shall be the location in which the Company office performing the Services is located. This Agreement shall be governed by and construed in accordance with the laws of the jurisdiction in which the Company office performing the Services is located.

**12.3** Notwithstanding the foregoing, all claims, including for negligence or any other cause whatsoever that the Client has or claims to have against the Company, shall be deemed waived unless (i) Client notifies the Company of the claim or claims within thirty (30) days of discovery thereof, and (ii) if the Client contends that a claim exists against the Company for negligence

or another violation of a standard of care owed by the Company, Client has first provided the Company with a written certification executed by an independent design professional currently practicing in the same discipline as the Company. The certification shall: a) identify the name of the professional; b) specify each and every act or omission that the certifier contends is a violation of the standard of care identified in this Agreement; and c) state in complete detail the basis for the certifier's opinion that each such act or omission constitutes such a violation. This certificate shall be provided to the Company not less than thirty (30) calendar days prior to the institution of any arbitration or judicial proceeding.

**12.4** NOTWITHSTANDING THE FOREGOING, THE COMPANY SHALL HAVE NO LIABILITY FOR ANY CLAIM DISCOVERED BY CLIENT MORE THAN ONE YEAR AFTER DELIVERY OF THE LAST ISSUED REPORT BY THE COMPANY FOR THE SERVICES. THE PARTIES AGREE THAT THIS PROVISION IS MATERIAL TO THE DECISION OF THE COMPANY TO ENTER INTO THIS AGREEMENT, THAT IT IS A REASONABLE MEASURE TO ALLOCATE AND INSURE AGAINST RISK, AND THAT IT DOES NOT VIOLATE PUBLIC POLICY.

#### SECTION 13: TERMINATION

**13.1** This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or in the case of a force majeure event such as terrorism, act of war, public health or other emergency. Such termination shall not be effective if such substantial failure or force majeure has been remedied before expiration of the period specified in the written notice. In the event of termination, the Company shall be paid for services performed to the termination notice date plus reasonable out of pocket termination expenses incurred or paid by the Company in connection with such termination and the winding down of its operations.

**13.2** In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by this Agreement, the Company may complete such analyses and records as are necessary to complete its files and may also complete a report on the Services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct out of pocket costs incurred or paid by the Company in completing such analyses, records, and reports.

#### SECTION 14: SOLICITATION OF EMPLOYEES

**14.1** Client agrees that during the term of the Agreement, and for a period of one (1) year after the last date on which the Company has provided Services, Client shall not, directly or indirectly, solicit or attempt to solicit for employment, or contract directly or indirectly with, any employee of the Company except as authorized in writing by the Company.

#### SECTION 15: ASSIGNS

**15.1** Neither Client nor the Company may assign this Agreement or assign or delegate any of its rights or obligations without the prior written consent of the other party.

#### SECTION 16: SURVIVAL

If any of the provisions of this Agreement is held by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired and will survive. Limitations of liability and indemnities will survive termination of this Agreement for the period of all applicable statutes of limitations to which they relate.

#### SECTION 17: MISCELLANEOUS

**17.1** This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

**17.2** Failure by either party at any time to enforce any obligation by the other party, to claim a breach of any term of the Agreement or to exercise any power agreed to hereunder will not be construed as a waiver of any right, power or obligation under the Agreement, will not affect any subsequent breach, and will not prejudice either party as regards any subsequent action.

**17.3** The headings in these General Terms and Conditions are for reference only and are not intended to form part of the Agreement between the Parties.

**17.4** It is agreed that this Agreement is entered into by the parties for the sole benefit of the parties to the Agreement, and that nothing in the Agreement shall be construed to create a right or benefit for any third party.

**17.5** To the extent that a statute of limitations for any cause of action against the Company arising from this Agreement can be modified contractually in accordance with law, and the relevant statute of limitations for any claim arising of or relating to this Agreement, or the Services provided by Company r, is greater than two (2) years, the relevant statute of limitations shall be two (2) years from the date Company last provided Services. The parties agree that this provision is material to the decision of Company to enter into this agreement, that it is a reasonable measure to allocate and insure against risk, and that it does not violate public policy. This section shall not be construed as an agreement to increase the statute of limitations for any causes of action that are otherwise barred by law.

**17.6** All future services rendered by the Company at Client's request for the Project described in the Proposal (whether by Change Order, Addendum, or amendment to this Agreement) shall be conducted under the terms of this Agreement.

#### CLIENT APPROVAL

In the event the Client authorizes work without returning a signed copy of the Proposal, the Client agrees to be bound by the General Terms and Conditions as stated herein. The Proposal presented has been read, understood, and accepted by the Client effective as of the date that the executed Proposal is returned to the Company.

## STATE-SPECIFIC ADDENDUM – FLORIDA

### SECTION 1: ADDENDUM TO AGREEMENT

**1.1** This Florida addendum (this “Addendum”) is made and entered into by and between the Company and Client and is effective as of the date of execution of the Agreement if the Services are performed in the State of Florida, and this Addendum is incorporated into and made a part of the General Terms and Conditions solely with respect to the Services covered by this Addendum.

### SECTION 2: INDEMNITY

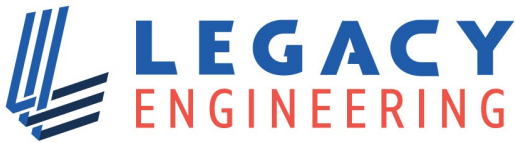
**2.1** IN **ADDITION TO AND NOTWITHSTANDING ANY OTHER PROVISION IN THIS AGREEMENT**, CLIENT AGREES, TO THE FULLEST EXTENT PROVIDED BY LAW, TO RELEASE, DEFEND (WITH COUNSEL REASONABLY ACCEPTABLE TO THE COMPANY ), INDEMNIFY, AND HOLD THE COMPANY INDEMNITEES HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES FROM OR BY ANY PERSON OR ENTITY ARISING FROM (1) ACTS OR OMISSIONS BY CLIENT, CLIENT’S AGENTS, STAFF, AND OTHERS EMPLOYED BY OR CONTRACTED TO CLIENT, INCLUDING ARCHITECTS, ENGINEERS, CONTRACTORS, SUBCONTRACTORS, AND CONSULTANTS, WHETHER OR NOT THE COMPANY IS RESPONSIBLE IN PART FOR THE ACTS OR OMISSIONS FOR WHICH CLIENT IS INDEMNIFYING THE COMPANY AND (2) THE PROVISION OF THE SERVICES BY THE COMPANY EXCEPT TO THE EXTENT CAUSED BY THE COMPANY’S GROSS NEGLIGENCE OR WILLFUL MISCONDUCT, SUCH EXCEPTION SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

**2.2** THE COMPANY AGREES TO INDEMNIFY, AND HOLD CLIENT HARMLESS FOR ANY AND ALL CLAIMS, LOSSES, DAMAGES OR LIABILITIES ARISING TO THE EXTENT SOLELY FROM THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT BY THE COMPANY IN THE PROVISION OF THE SERVICES, SUBJECT TO THE LIMITS SET FORTH IN SECTION 10 OF THE GENERAL TERMS AND CONDITIONS.

**2.3** To the extent either party’s damages are covered by available insurance, Client and the Company waive all rights of subrogation against each other and against the contractors, subcontractors, consultants, agents, and employees of the other, except such rights as they may have to the proceeds of such insurance.

### SECTION 3: INDIVIDUAL LIABILITY (5 POINTS LARGER THAN ADJACENT TEXT)

**3.1** **PURSUANT TO FLORIDA STAT. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT OF THE COMPANY MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**



6415 Greenland Road  
Jacksonville, FL 32258  
904-721-1100 Office  
904-735-1100 Dispatch  
[www.legacyengineering.com](http://www.legacyengineering.com)

January 15, 2026

Mr. Scott Lockwood, P.E.  
England, Thims & Miller, Inc.  
14775 Old St. Augustine Road  
Jacksonville, Florida 32258

RE: Proposal to Provide Pavement Inspection  
Meadow View at Twin Creeks CDD  
Twin Creeks Phase I  
St. Johns, Florida  
Legacy Proposal #26-1001.1

Dear Scott:

Thank you for allowing Legacy Engineering, Inc. the opportunity to provide this proposal for the pavement inspection for the Beacon Lake subdivision project. Based on the request, we have prepared a proposal containing our proposed scope of work and charges for this project.

#### **PROJECT INFORMATION**

Project information has been provided to us in our discussions with you and our review of the project plan (Master Drainage Plan for Beacon Lake - Phase 1 for Heartwood 23, LLC). The plan had been marked to indicate the areas within the subdivision that were observed to have been experience some pavement issues. The sections of the roadway in question include portions of Fresnel Lane, Hutchinson Lane, Lens Court, and Convex Lane. The main project roadway (Beacon Lake Parkway) appears to have been recently milled and resurfaced.

The roadway sections in question consist of a curb and gutter section, with stabilized subgrade, base and an asphalt wearing surface. The surface water is collected via inlets along the roadways and deposited into the onsite stormwater management facilities (ponds). We visited the site on January 14, 2026 to observe the existing project conditions.

It is our understanding that the purpose of this inspection is to help determine the reasons as to why the pavement areas in question have been observed to have cracking present, and to provide recommendations for repairs to these affected areas.

#### **SCOPE OF SERVICES**

The scope of services included in this proposal includes the analysis of the roadway sections in question to help determine the cause(s) of the pavement cracking and to provide recommendations to repair the affected areas.

The scope of our services and field work will include the following:

- Site visit to observe existing project roadway conditions
- Review roadway paving and drainage plans
- Perform auger borings adjacent to both sides of the existing roadway section to determine the soil types and existing groundwater levels.
- Install piezometers at various locations to monitor groundwater levels
- Perform full-depth pavement cores (asphalt, base and stabilized subgrade thicknesses and types) and to determine if any unsuitable soils are present within the upper 4 feet of the finished pavement grades.
- Review existing pavement section and subsurface soils information, groundwater level information and determine seasonal groundwater levels
- Provide written report with findings and recommendations

### **COMPENSATION**

Based on our review of the project plans and our understanding of the scope of the project, we have provided an estimate of our proposed charges for the requested work. A summary of our proposed charges is listed below, with an actual breakdown attached. We are proposing to provide the requested field work and analysis for a lump sum fee of \$5,300.00.

### **CLOSING**

In closing, thank you again for allowing Legacy Engineering, Inc. the opportunity to provide this proposal for the Beacon Lake project. We truly believe that our firm has what it takes to provide you with the best services possible. No other engineering firm in the area can match our experience with regards to testing and inspection experience.

If you should have any questions and/or comments regarding this proposal, please contact me at (904) 219-5086.

Respectfully submitted,  
**LEGACY ENGINEERING, INC.**

John E. Ellis, II, P.E.  
CEO

JEE/mh  
w/attachments

**PROPOSED CHARGES TO PROVIDE TESTING AND INSPECTION SERVICES  
BEACON LAKES  
ST. JOHNS, FLORIDA  
LEGACY PROPOSAL #26-1001.1**

**I. FIELD SERVICES**

A. Full-depth Pavement Cores and Auger Borings - 8 @ \$185.00/each =	\$1,480.00
B Auger Borings on Outside of Pavement Areas - 8 locations @ \$90/each =	\$ 720.00
C. Install 5-foot deep (flush with ground surface) piezometers - 6 locations @ \$100.00/each =	\$ 600.00
D. Remove and backfill piezometer locations upon completion - Lump	\$ 300.00

**II. ENGINEERING**

To review plans, pavement cores, auger boring logs and soil samples, groundwater levels, site visits, groundwater level monitoring (3 trips), evaluation and report - Lump Sum	\$2,200.00
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**TOTAL PROPOSED CHARGES TO PROVIDE SERVICES \$5,300.00**

*F.*

*1.*

# Meadow View at Twin Creeks

1/16/2026

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  
January 16, 2026

To: Board of Supervisors

From: Christian Birol  
Field Operations Manager

Jennifer Erickson  
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – January 16, 2026

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



## Events

- Food truck schedules are planned through December 2025. We have three food trucks at Food Truck Alley every Friday night 5pm – 8pm
- Chick fil-A – 2<sup>nd</sup> and 4<sup>th</sup> Thursday monthly
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2<sup>nd</sup> Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 2<sup>nd</sup> Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Canasta – 2<sup>nd</sup> Thursday monthly
- Wine Club 4<sup>th</sup> Thursday each month 7pm – revamped name – Ladies Night Out
- Upcoming – Kid's Bingo – January 20<sup>th</sup>
- Upcoming – Vendor Village – February 7<sup>th</sup>
- Upcoming – Murder Mystery – February 21<sup>st</sup>

## 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

- 2 Men Concrete completed new sidewalk from Beacon Lake PKWY to the Amenities parking lot behind the dumpster
- Sterling Fence has completed the relocation of the new fence at the end of Windermere.
- 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 hinges for both the entrance and exit side pedestrian gates at the Landings.
- RMS pressure washed sitting area on Fresnal.
- 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.

## Conclusion

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



2.

# SPROJECT PROPOSAL



## Advanced Awning & Design, LLC

2155 Corporate Square Blvd. Suite 100 • Jacksonville, Florida 32216

Office: (904) 724-5567 • Fax: (904) 724-1323

Web: [www.advanced-awning.com](http://www.advanced-awning.com) • E-mail: [estimating@advanced-awning.com](mailto:estimating@advanced-awning.com)

State License Number: **CGC 1510068**

Estimator: **Jackie M. Smith / Martin A. Prinzi**

<b>Submitted To:</b> RMS Riverside Management	<b>Date:</b> December 10, 2025
<b>Street Number:</b> 850 Beacon Lake Parkway	<b>Project:</b> Pool and Playground Shade Structure
<b>City, State, Zip:</b> St. Augustine, FL 32095	<b>Street Number:</b> Same
<b>Contact:</b> Christian Birol	<b>City, State, Zip:</b> Same
<b>Contact Phone:</b> O (904)234-1977	<b>Email:</b> <a href="mailto:cbirol@rmsnf.com">cbirol@rmsnf.com</a>

**Advanced Awning & Design** hereby proposes to furnish material and labor, complete in accordance with the following specifications:

<ul style="list-style-type: none"> <li>• <b>Fabric:</b> Standard Acrylic or Vinyl – Fabric Reinforcements in all Corners for Added Strength (Special Collection Fabrics are Additional)</li> <li>• <b>Fabric Warranty:</b> 5 – 10 Years by Manufacturer</li> <li>• <b>Seams:</b> R.F. Heat Sealed Seams</li> <li>• <b>Thread:</b> 100% Continuous Filament Polyester w/Enhanced UV and Fade Protection and a Non-Wicking Finish</li> <li>• <b>Valance Style:</b> Choice or Standard</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Grommets:</b> Nickel Spur Type to Prevent Tarnishing – 3 Ply w/Rope for Added Reinforcement</li> <li>• <b>Hardware:</b> All Stainless Steel</li> <li>• <b>Framing:</b> Existing</li> <li>• <b>Workmanship Warranty:</b> 2 Years</li> <li>• <b>Engineering:</b> Extra if Required</li> <li>• <b>Permitting:</b> Extra if Required</li> <li>• <b>Sales Tax:</b> Not Applicable</li> </ul>
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**RECOVER (4) EXISTING AWNINGS WITH NEW FABRIC APPROX. 24' WIDE X 14'TALL**

**\*ANY MAJOR FRAME REPAIR NOT INCLUDED**

**\$5,400.00 each**

INSTALLATION TIME: 2 <b>-3 WEEKS</b> UPON RECEIPT OF FULLY SIGNED/DATED PROPOSAL AND RECEIPT OF 50% DEPOSIT AND PERMIT ACQUISITION IF APPLICABLE.	<b>*Job Price:</b>	\$21,600.00
	<b>Sales Tax:</b>	n/a
* Due to the consistent rising material cost, price <b>VOID</b> after <b>30 DAYS</b> – Thank you for your understanding.	<b>Installation:</b>	INCLUDED
* Any <b>ENGINEERING</b> , <b>PERMITTING</b> , or additional required <b>INSURANCE</b> (certificate of coverage attached) will be at an additional cost.	<b>**Credit Card Fee:</b>	3.5% if app.
** <b>3.5% Fee</b> will apply for credit card transactions	<b>Total Job:</b>	\$21,600.00
	<b>50% Deposit:</b>	\$10,800.00
	<b>Due at Completion:</b>	\$10,800.00

**PAYMENT TERMS:** Payments of Contract Price shall be made as follows: **50% DEPOSIT - BALANCE DUE UPON DELIVERY AND/OR INSTALLATION** - CASH, CHECK, VISA, MASTERCARD, AMERICAN EXPRESS AND DISCOVER ACCEPTED (a finance charge of 1.5% per month shall be applied to accounts not paid within 10 days after completion of all work invoiced) **ALL WORK IS CUSTOM – MADE TO ORDER, THEREFORE DEPOSIT IS NON-REFUNDABLE.**

**TERMS AND CONDITIONS:** All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. The owner is to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workmen's compensation insurance.

**ACCEPTANCE OF PROPOSAL:** The above specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

\_\_\_\_\_  
Buyer/Authorized Signature

\_\_\_\_\_  
Date of Acceptance

# Proposal

CBC 1255294 state certified contractor

## BOREE CANVAS UNLIMITED, INC.

4635 Highway Avenue, Jacksonville, FL 32254  
 (904) 388-8770 \* (904) 387-0174 Fax \* (800) 396-6770  
 Web: www.boreecanvas.com, E-mail: jessica@boreecanvas.com

Submitted To: Beacon Lake Community	Date: Dec. 8, 2025
Street: 850 Beacon Lake Parkway	Phone: 904.234.1977 Email: cbirol@rmsnf.com
City, State, Zip: St. Augustine, FL 32095	Job Name/Location: 4 Pool Canopy Recovers
Salesman: Donnie	Contact: Christian Birol

We hereby submit specifications and estimates for:

Recover (4) large pool area canopies.

Fabric: TBD

Fabric Color: TBD

Wrap under

Field-to measurements required

**Please note: this is a binding contract for custom work. All deposits are non-refundable.**

- **Permitting &/or engineering are not included unless specified above. These services are available at an add'l charge.**

ELECTRONICALLY SEALED SEAMS WHERE APPLICABLE.  
 HEAVY DUTY THREAD TO MATCH SELECTED FABRIC COLOR WHERE SEWING IS NECESSARY  
 COVER LACED ON DRUM TIGHT WITH GROMMETS INSTALLED  
 3-PLY THICK MATERIAL WITH ROPE SEWN IN FOR REINFORCING GROMMETS

**Due to steady increase costs of goods, prices are good for 30 days.**

**A convenience fee of 4% will be added for electronic payment. i.e. credit card, etc.**

ALL FIRST QUALITY GOODS.	Tax	EXEMPT
10-YEAR MANUFACTURERS WARRANTY FOR SUNBRELLA	Total Job	\$17,600.00
1-YEAR WORKMANSHIP WARRANTY	Down Payment Info: 50% required before job moves forward.	50% Deposit \$8,800.00
LICENSED – BONDED – INSURED		Due @ Completion \$8,800.00

We Propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:            /100 DOLLARS.

Payment to be made as follows: Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra charge over and above the estimated. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's compensation Insurance. In the event of a breach of this agreement, the breaching party shall pay all reasonable attorneys' collection fees and costs of the other party incident to any action brought to enforce this agreement. Items stated in this contract will remain the property of Boree Canvas Unlimited, Inc. until paid for in full.

Salesman's Signature: *Donnie Boree*

**PLEASE SIGN PROPOSAL:** \_\_\_\_\_ (Buyers Signature) \_\_\_\_\_ (Date)

3.

# INVOICE

**TITO'S PAINTING CO. LLC**  
10309 Scott Mill Rd  
Jacksonville, FL 32257-6226

Titopaintingco@gmail.com  
+1 (904) 343-9992  
<https://www.facebook.com/Titopaintingco>



**Bill to**  
Meadow View at Twin Creeks  
850 Beacon Lake Pkwy  
Saint Augustine FL 32259

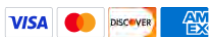
## Invoice details

Invoice date: 01/05/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Services - Ext</b>	Exterior: Painting of community kids pool area. Slide, railings, all metal posts. Application is of Paint is PPG two part.		\$7,345.00	\$7,345.00
2.		<b>Materiales</b>	Quote includes labor, materials & Paint - Paint Brand: Paint is PPG two part		\$0.00	\$0.00
3.		<b>Initial payment</b>	50% of balance due by day 1 of job. Then, final balance at completion of job. NO PERSONAL CHECKS		\$0.00	\$0.00
4.		<b>Acceptable payment options</b>	Payment accepted: CashApp, Cashier Checks, Cash & Credit cards (Fee associated). NO PERSONAL CHECKS!		\$0.00	\$0.00
5.		<b>Taxes (Only if pymt with Credit card)</b>	If payment with Credit card, taxes will be applied and a new invoice will be sent.		\$0.00	\$0.00

**Total** **\$7,345.00**

## Ways to pay



## Note to customer

Thank you for your business.

[View and pay](#)



January 12, 2026

**Essential Painting, Inc.**  
**50 North Laura Street**  
**STE 2564 Jacksonville FL 32202**

**Kevin Hughes 904-864-8212**

**Bid#25KH041**

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

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

**Scope of Work:** Provide labor, materials, equipment, and supervision required to prepare and repaint existing splash pad play features and associated equipment using a PPG two-component industrial coating system designed for high-moisture, UV-exposed, and chemically treated aquatic environments. *EXTERIOR OF TUBE YELLOW SLIDE*

- Protect/Cover substrates not receiving a coating.
- Pressure wash all designated surfaces to remove dirt, mildew, sunscreen residue, chalking, and loose or failing coatings
- Primer (As Required): Apply PPG two-part epoxy or urethane primer compatible with substrate and finish coat.
- Primer selection based on surface material and existing coating condition.
- Finish Coat: Apply two (2) coats of PPG two-component polyurethane or epoxy finish designed for: Constant moisture exposure, UV resistance, Chlorinated and chemically treated water environments
- Allow coatings to cure fully per PPG specifications before exposure to water.

**Project Total:            \$9,550**

**Exclusions**

- Removal of the rope feature or Faux coatings
- Removal or reinstallation of splash equipment

**General Conditions:**

- All OSHA safety guidelines will be followed.
- EPI Project Manager to work with owner-representatives for all phases of the project.
- EPI will maintain a clean work area throughout the project.
- Job performed Monday through Friday during business & non-business hours.

**Approved By Print Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Approved By Signature:** \_\_\_\_\_

*FIFTH ORDER OF BUSINESS*

*A.*



Proposal #: 626760

Date: 1/13/2026

From: Travis Arnold

Landscape Enhancement Proposal for Meadow View at Twin Creeks CDD

Christian Birol
Government Management Services
475 West Town Place
Ste 114
St Augustine, FL 32092
cbirol@rmsnf.com

LOCATION OF PROPERTY
850 Beacon Lake Pkwy
St. Augustine , FL 32095

St. Augustine Turf Installation around Amenities

Table with 4 columns: DESCRIPTION, QTY, UNIT PRICE, AMOUNT. Row 1: St. Augustine Turf Installation, 53,000, \$0.76, \$40,280.00

Spray and Kill off all Bahia areas from Dog Park/Tennis Courts to Oak Trees and existing St. Augustine turf line.

Install St. Augustine Turf over all Bahia areas. Roughly 53,000 SF

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

Summary table with 2 columns: Item, Amount. Subtotal \$40,280.00, Sales Tax \$0.00, Proposal Total \$40,280.00

THIS IS NOT AN INVOICE

*B.*



PREPARED FOR:

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

## Estimate

True Tax Lease

Date: 12/17/2025

**Equipment:**

**Supplier:** Intenza Fitness North America LLC

**Equipment Cost: \$71,701.00**

**OPTION 1: 36 months**

THE BIG PICTURE	»	Term (Months)	36	DUE AT SIGNING	»	Advance Payment*	\$2,315.52
		Monthly Payments*	1 @ \$2,315.52 35 @ \$2,315.52			Security Deposit*	\$2,315.52
						Documentation Fee	\$599.00
		Yearly Write-off†	\$27,786.24			Total Due Upfront*	<b>\$5,230.04</b>
		Tax Savings†	\$9,725.18 / year				
		Purchase Option	FMV/10% (\$7,170.10)				

**OPTION 2: 48 months**

THE BIG PICTURE	»	Term (Months)	48	DUE AT SIGNING	»	Advance Payment*	\$1,880.66
		Monthly Payments*	1 @ \$1,880.66 47 @ \$1,880.66			Security Deposit*	\$1,880.66
						Documentation Fee	\$599.00
		Yearly Write-off†	\$22,567.92			Total Due Upfront*	<b>\$4,360.32</b>
		Tax Savings†	\$7,898.77 / year				
		Purchase Option	FMV/10% (\$7,170.10)				

**OPTION 3: 60 months**

THE BIG PICTURE	»	Term (Months)	60	DUE AT SIGNING	»	Advance Payment*	\$1,623.81
		Monthly Payments*	1 @ \$1,623.81 59 @ \$1,623.81			Security Deposit*	\$1,623.81
						Documentation Fee	\$599.00
		Yearly Write-off†	\$19,485.72			Total Due Upfront*	<b>\$3,846.62</b>
		Tax Savings†	\$6,820.00 / year				
		Purchase Option	FMV/10% (\$7,170.10)				

Quotation is valid for 7 days and is contingent upon credit approval and equipment review.

\*Payments & Deposits: Actual numbers will vary based on credit and individual financial situations. All amounts are listed without sales tax. If applicable, sales tax will be added to the final amounts due.

†Potential Tax Savings: With a true tax lease, you may have the ability to write off the entire monthly payment as a business expense. "Yearly Write-off" is calculated by taking the base payment x 12. Assuming a 35% tax bracket, "Tax Savings" reflects a possible amount of reduction in your tax liability each year. All tax examples provided herein are for illustrative purposes only and will vary. Geneva Capital recommends each customer review their own unique situation with their tax advisor.

‡Potential Tax Savings: All tax examples provided herein are for illustrative purposes only and will vary. Geneva Capital recommends each customer review their own unique situation with their tax advisor.



# QUOTATION/PROPOSAL

Date: 1/13/2026

Prepared By:

Marco Ramazio  
561-213-2858  
marcoramazio@gmail.com

Prepared for **Meadow View at Twin Creeks CDD**

Thank you for giving us the opportunity to provide leasing proposal for your future equipment acquisition. If you have not already completed our credit application, please complete the attached application and scan and email back to us as soon as possible.

We are pleased to offer you the following lease option(s) for your Equipment from **Commercial Fitness Products**

Lease Option: \$1.00/EFA

EQUIPMENT COST: **\$97,643.56**

Term:	36 Month term	Monthly Payment: \$3,159
	\$1.00/EFA Residual	
	48 Month term	Monthly Payment: \$2,460
	\$1.00/EFA Residual	
	60 Month term	Monthly Payment: \$2,058
	\$1.00/EFA Residual	

Lease Option: 10%/FMV

EQUIPMENT COST: **\$97,643.56**

Term:	36 Month term	Monthly Payment: \$2,920
	10%/FMV Residual	
	48 Month term	Monthly Payment: \$2,291
	10%/FMV Residual	
	60 Month term	Monthly Payment: \$1,932
	10%/FMV Residual	

The proposal is subject to credit approval and execution of standard documentation. Approvals will typically require one or two advance payments. Payments may not include applicable sales tax. Payments based on a company having at least two years time in business. Additional financial information such as tax returns, financial statements, etc. may be requested by credit if available information determined by the information provided on the application does not suffice.

By signing below, I/we acknowledge that we are interested in option \_\_\_\_\_ listed above.

X \_\_\_\_\_

Sincerely,

**Marco Ramazio**

561-213-2858  
marcoramazio@gmail.com



**PREPARED BY:**

**Insight Capital Finance, LLC**  
2030 Main Street, Suite 1400  
Irvine, CA 92614  
Victoria Grillo, Sr. Account Executive  
[vgrillo@insightcapitalfinance.com](mailto:vgrillo@insightcapitalfinance.com)  
M: 631-275-7458 O: 929-384-8188

**PREPARED FOR:**

**BEACON LAKE ST. JOHNS COUNTY**  
850 BEACON LAKE PARKWAY  
ST. AUGUSTINE FL 32095  
  
Jennifer Clark - Erickson  
[beaconmanager@rmsnf.com](mailto:beaconmanager@rmsnf.com)

**VENDOR PARTNER:**

Technogym USA Corp.  
Jessica Belani  
[jbelani@technogym.com](mailto:jbelani@technogym.com)

**Prepared:** January 6, 2026  
**Expires:** February 6, 2026

Insight Capital Finance, LLC ("ICF" or "Lessor") is pleased to present the following leasing options for your consideration. The options presented are intended to provide flexibility and clarity as you evaluate your leasing needs:

EQUIPMENT LEASE PROPOSAL				
<b>Equipment:</b>	Q-00748093 Cardio 5000		Q-00748093 Cardio 5000	
<b>Lease Amount:</b>	\$115,608.07	(pretax)	\$115,608.07	(pretax)
<b>Term/Monthly Payment*:</b>				
60 months:	\$2,428.84	<input type="checkbox"/>	\$2,284.15	<input type="checkbox"/>
<b>Technogym Services**:</b>	+\$69.00/mo.		+\$69.00/mo.	
<b>First Payment:</b>	In Arrears		In Arrears	
<b>Purchase Option:</b>	\$101.00		Fair Market Value	

EQUIPMENT LEASE PROPOSAL				
<b>Equipment:</b>	Q-00748112 Cardio 7000		Q-00748112 Cardio 7000	
<b>Lease Amount:</b>	\$128,801.67	(pretax)	\$128,801.67	(pretax)
<b>Term/Monthly Payment*:</b>				
60 months:	\$2,706.03	<input type="checkbox"/>	\$2,542.04	<input type="checkbox"/>
<b>Technogym Services**:</b>	+\$69.00/mo.		+\$69.00/mo.	
<b>First Payment:</b>	In Arrears		In Arrears	
<b>Purchase Option:</b>	\$101.00		Fair Market Value	

\*Applicable taxes will be added to the payments quoted above.

\*\*Technogym Services will be collected with each payment and passed thru to Technogym on your behalf for the selected Term

**\$101.00 Purchase Option:** At the end of the Lease, Lessee may own the equipment for /\$101.00.

**Fair Market Value Purchase Option:** At the end of the Lease, Lessee may (i) Purchase the Equipment for the then Fair Market Value (ii) Extend the Lease for a fixed term (iii) Extend the lease month-to-month (iv) Refresh the Equipment under a new lease agreement (v) Return the Equipment at Lessee's expense for extraction and shipping.

The lease solutions presented in this proposal are subject to final credit approval and satisfaction of the conditions outlined in the Conditional Commitment for Equipment Lease Terms and Conditions (the "Conditional Commitment Letter").

We appreciate the opportunity to provide you with lease options and to support your financial strategy. Your confirmation of the terms and conditions set forth herein will be evidenced by signing the Conditional Commitment Letter and returning an executed copy to us. Upon receipt of your signed acceptance, we will initiate the next steps required to proceed toward approval, issuance of the Purchase Order, and final closing upon delivery and acceptance of the equipment.

We look forward to the opportunity to serve your financial needs. Please do not hesitate to call me at 631-275-7458 if you have any questions.

Sincerely,  
Victoria Grillo  
Sr. Account Executive  
631-275-7458  
[vgrillo@insightcapitalfinance.com](mailto:vgrillo@insightcapitalfinance.com)



QUOTE

Intenza Fitness

11900 NE 95th St Suite 420, Vancouver, WA 98682, United States

**Model**

	MSRP	Discount Price	Savings Amount	Quantity	SubTotal
<b>Arcadia Max</b>	\$2,699.99	\$2,399.00	\$300.99	1	\$2,399.00
<b>AB-5200 2.0 Adjustable Bench - Metallic Black</b>	\$549.99	\$475.00	\$74.99	1	\$475.00
				<b>SubTotal</b>	<b>\$2,874.00</b>
				<b>Shipping Fee</b>	<b>\$350.00</b>
				<b>Installation Fee</b>	<b>\$749.00</b>
				<b>Tax</b>	<b>0 %</b>
				<b>Total taxes</b>	<b>\$0.00</b>
				<b>Total Savings</b>	<b>\$0,375.98</b>
				<b>Grand Total</b>	<b>\$3,973.00</b>

**Payment Term:** 50% deposit, balance due at installation

**Expected Installation Date:** 2026-03-31

**Remarks:**

Meadow View at Twin Lakes  
Christian Birol

*This is a draft quote and not a contract - Subject to management approval*



# PROPOSAL

5034 N Hiatus Road, Sunrise, FL 33351

Office:

Cell: 904- 562-8318

Email: mark@commfitnessproducts.co

Fax: 239-938-1462

PROPOSAL # F98736867M

Date: Jan 13, 2026

Expiration Date: 2/13/2026

**BILL**

TO: Beacon Lake  
850 Beacon Lake Parkway  
St. Augustine, FL

**SHIP**

TO: Beacon Lake  
850 Beacon Lake Parkway  
St. Augustine, FL

ATN Christian Birol  
Phone 904-217-3052  
Email cbirol@rmsnf.com

ATN Christian Birol  
Phone 904-217-3052  
Email cbirol@rmsnf.com

Prepared By	P.O. Number	Ship Via	F.O.B. Point	Payment Terms	Install Date
Mark Smilek	Will Advise	Best Way	Origin	50% Deposit, 50% COD	

QTY	MODEL	DESCRIPTION	UNIT PRICE	LINE TOTAL
		<i>MATRIX VERSA DUAL - LAT PULLDOWN/MID ROW - PLUS PACKAGE</i>		
1	VS-S331-02B3	Matrix Versa Duals Lat Row STD Stack, Plus	\$3,996.55	\$3,996.55
		<b>SubTotal</b>		<b>\$3,996.55</b>
1	Delivery/Install	Inside Delivery, Assembly & Installation - 1st Floor, No Stairs, Elevator or Long Carry Distance (additional fees apply for stairs or elevator)	\$285.00	\$285.00
		<i>TAX EXEMPT - MUST PROVIDE DOCUMENTATION</i>		

<i>Frame Color</i>	Standard Silver	<b>Subtotal</b>	\$4,281.55
<i>Upholstery Color</i>	Standard Black	<b>State Tax</b>	\$0.00
<i>Notes</i>	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.	<b>Freight</b>	\$399.40
		<b>Grand Total</b>	\$4,680.95

### Lead Times

Due to global supply chain disruption, lead times may be extended. For current lead times, contact your CFP representative.

### For Delivery Staff

Date:	Amount Collected:	Check No.:
Received By: (Print Name and Sign)		

Terms and Conditions

Acceptance of Proposal

The stated prices, specifications, and conditions are satisfactory and are hereby accepted by the undersigned. This proposal becomes a binding contract when signed. Commercial Fitness Products is authorized to provide the materials as specified. Payment will be made as outlined above, if not finance charges may apply. Special Orders require a 50% Non-Refundable Deposit. Restocking charge fee is 25% on all cancelled orders. Changes in

Scheduled Installations

CFP will make every effort to deliver & install on Purchaser's required date.

Should Purchaser be unable to accept delivery after confirmed Ship Date or scheduled Installation Date, due to - readiness of the site, availability of payment, electrical connections, flooring installation, or other such issues, Redelivery & Storage Charges will apply. Fees will be assessed from volume of equipment, site location, and length of storage.

Confidentiality

Purchaser will keep all of the pricing terms and conditions of this Agreement confidential and Purchaser will neither disclose the existence of this Agreement nor the terms of this Agreement to any third Party except to those employees of Purchaser who need to know such terms for the purpose of effecting the transaction.

Additional Terms of Sale

Prices are guaranteed for 30 Days only. Product and Freight pricing based upon purchase of the total package. Until products are paid for in full ownership of products remains as CFP. Customer grants to, and Commercial Fitness Products, Inc. shall retain, a security interest in and lien on all Products sold to Customer. Per industry safety standards CFP hereby notifies Purchaser of the need to locate treadmills with a 2-meter-long clear zone behind each treadmill.

Purchaser shall indemnify CFP against any and all losses, liabilities, damages and expenses which may incur as a

Technology

Purchaser is responsible for providing power & technology requirements, as stated below. Failure to have any or all

Power Requirements - treadmills require a dedicated 20amp circuit with non-looped ground & neutral wires with a NEMA 5-20R receptacle. Bikes, Ellipticals ClimbMills & Steppers can be "daisy-chained" with up to four (4) units on a single receptacle.

TV Signal - unencrypted digital via RG6 COAX Cable. Each TV requires an RG6 patch cable with F-Type compression fitting. OPTV requirements vary - please check with A/V Technician & Cable/SAT provider.

Network - Hardline connection preferred, and required for some incidents - please check with A/V Technician & Internet provider. WiFi, 5Mbps per console MAX download usage -No Splash Page or Secondary Authentication

Warranties

Matrix CV Warranty: Frame & Drive Motor - 7 Yrs, Parts & Labor - 3 Yrs. Bikes & Ellipticals: Frame Construction (excludes finish) - 10 Yrs, Brake & Drive System - 3 Yrs, Flywheel Assembly - 3 Years. Service provided by

Matrix Strength (Ultra, Versa, Aura, Magnum, Varsity, Connexus) Warranty:Frame - 10 Yrs, Parts - 5 Yrs., Labor - 3Yrs., Upholstery/Cables/Springs/ Grips - 1Yr.

Matrix Strength (G1 Strength): Warranty:Frame - 10 Yrs, Parts - 1 Yrs., Labor - 1Yrs., Upholstery/Cables/Springs/ Circle Fitness Cardio of 3 yrs parts and 1 yr labor.

InFlight Fitness: Lifetime warranty on the frame and welds. One year warranty on cables, pulleys and moving parts.

BodyCraft Treadmills & Ellipticals: 10 year- Frame, 5 year- Parts.1 Year - Labor

BodyCraft Upright & Recumbent Bikes: 10 year- Frame . 5 year- Parts , 2 Year - Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor



Please initial that you acknowledge and accept the 'Terms and Conditions' of this proposal.

Make payments to the order of:  
Commercial Fitness Products, Inc.  
Fed-Ex, UPS, USPS etc.  
Commercial Fitness Products, Inc.  
5034 N Hiatus Rd  
Sunrise, FL 33351  
  
Wire Transfer Bank Information Available  
Upon Request.

Proposal # : F98736867M  
Proposal Amount: \$4,680.95  
Payment Terms: 50% Deposit, 50% COD  
Deposit Amount: \$2,340.48  
Balance: \$2,340.47  
Signature \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Facility Name: \_\_\_\_\_  
Date of Acceptance: \_\_\_\_\_

*C.*

# MoveFit

12167 Big Band Ct  
Jacksonville FL 32224  
330-209-4869

# QUOTE

F01142601M

Submitted on 01/14/2025

(Quotes Valid for 30 Days)

### Customer

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

### Payable to

MoveFit

### Invoice #

### Terms

100% Prepaid

### Project

9mm Interlocking Tiles

	Qty	Unit price	Total price
9mm Interlocking Rubber Tile - 20% Fleck (Fleck and Board Style TBT)	378	\$13.50	\$5,103.00
378 tiles = 1512sqft			
Discount - \$1.25 (\$12.25 per sqft)	378	-\$1.25	-\$472.50

### Optional Services -

Installation - No Glue - \$1.25 sqft (1512 sqft x \$1.25 = \$1890)

Installation Glued - \$1.75 sqft (1512 sqft x \$1.75 = \$2646)

Trim - Pricing Varies

Trim Installation - \$1 linear ft.

Equipment Moving - TBT

### Notes:

Shipping directly to 850 Beacon Lake Pkwy, St. Augustine, FL 32095 with liftgate to CDD Amenity Center. 3250 Freight -Residential Community With a Lift gate For Curbside / Ground only with a Call For Appointment with ABF Freight

FQ # 36795750/11972396(C785P00A848) Freight Quote Good For 2 Weeks Then Recheck Freight

Subtotal \$4,630.50

Sales Tax

Freight \$848.69

**Total \$5,479.19**

**Grand Total \$5,479.19**

MoveFit is a Sole Proprietorship

Legal Disclaimer: Signed Quote required before work can be completed. MoveFit requires a signed "Floor Mounting Waiver" before any floor or wall mounting can be completed.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

*SIXTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***November 30, 2025***



# Table of Contents

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

# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

November 30, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b><u>Cash:</u></b>					
Operating Account	\$ 174,142	\$ -	\$ -	\$ 6,100	\$ 180,242
Due from Other	4,921	-	-	-	4,921
Due from Capital Reserve	-	-	-	-	-
<b><u>Investments:</u></b>					
General Fund Custody	194,726	-	-	-	194,726
State Board of Administration (SBA)-GF	439,676	-	-	-	439,676
State Board of Administration (SBA)-Fence Easement	97,537	-	-	-	97,537
State Board of Administration (SBA)-Capital Reserve	-	-	-	23,517	23,517
<b><u>Series 2016</u></b>					
Reserve	-	152,899	-	-	152,899
Revenue	-	117,159	-	-	117,159
<b><u>Series 2018</u></b>					
Reserve A1	-	210,723	-	-	210,723
Revenue A1	-	128,408	-	-	128,408
Reserve A2	-	-	-	-	-
Revenue A2	-	3,128	-	-	3,128
Prepayment A 2	-	1	-	-	1
<b><u>Series 2019</u></b>					
Reserve	-	88,687	-	-	88,687
Revenue	-	51,962	-	-	51,962
<b><u>Series 2020</u></b>					
Reserve A1	-	43,124	-	-	43,124
Revenue A1	-	29,664	-	-	29,664
Prepayment A1	-	1,023	-	-	1,023
Revenue A2	-	1,927	-	-	1,927
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
<b><u>Series 2021 Ph3B</u></b>					
Reserve	-	139,932	-	-	139,932
Revenue	-	38,478	-	-	38,478
Prepayment	-	6	-	-	6
Construction	-	-	20,492	-	20,492
<b><u>Series 2021 Ph4</u></b>					
Reserve	-	211,100	-	-	211,100
Interest	-	-	-	-	-
Revenue	-	39,010	-	-	39,010
Construction	-	-	30,036	-	30,036
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	1,200	-	-	-	1,200
Deposits	3,760	-	-	-	3,760
<b>Total Assets</b>	<b>\$ 915,962</b>	<b>\$ 1,257,231</b>	<b>\$ 50,528</b>	<b>\$ 29,617</b>	<b>\$ 2,253,337</b>

## Meadow View at Twin Creeks

### Community Development District

#### Combined Balance Sheet

November 30, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Liabilities:</b>					
Accounts Payable	\$ 31,847	\$ -	\$ -	\$ 4,325	\$ 36,172
Accrued Expenses	1,172	-	-	-	1,172
FICA Payable	122	-	-	-	122
<b>Total Liabilities</b>	<b>\$ 33,141</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,325</b>	<b>\$ 37,466</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 1,200	\$ -	\$ -	\$ -	\$ 1,200
Deposits	3,760	-	-	-	3,760
Restricted for:					
Debt Service	-	1,257,231	-	-	1,257,231
Capital Project	-	-	50,528	-	50,528
Assigned for:					
Capital Reserve Fund	-	-	-	25,292	25,292
Unassigned	877,861	-	-	-	877,861
<b>Total Fund Balances</b>	<b>\$ 882,821</b>	<b>\$ 1,257,231</b>	<b>\$ 50,528</b>	<b>\$ 25,292</b>	<b>\$ 2,215,872</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 915,962</b>	<b>\$ 1,257,231</b>	<b>\$ 50,528</b>	<b>\$ 29,617</b>	<b>\$ 2,253,337</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 2,220,364	\$ 118,338	\$ 118,338	\$ -
Special Assessments - Gate Monitoring*	32,500	-	-	-
Interest/Miscellaneous Income	25,000	4,167	5,860	1,693
Restricted Easement Fence Fund	-	-	1,800	1,800
Facility Revenue	20,000	3,333	6,805	3,472
<b>Total Revenues</b>	<b>\$ 2,297,864</b>	<b>\$ 125,838</b>	<b>\$ 132,803</b>	<b>\$ 6,965</b>

#### **Expenditures:**

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

Supervisor Fees	\$ 9,600	\$ 1,600	\$ 800	\$ 800
PR-FICA	734	122	61	61
Engineering	36,000	6,000	10,102	(4,102)
Attorney	30,000	5,000	2,068	2,932
Annual Audit	7,700	-	-	-
Assessment Administration	11,573	11,573	11,573	-
Arbitrage Rebate	3,600	2,400	2,400	-
Dissemination Agent	14,466	2,411	2,411	-
Trustee Fees	24,241	4,234	4,234	-
Management Fees	60,289	10,048	10,048	-
Information Technology	1,865	311	311	-
Website Maintenance	1,336	223	223	-
Website Hosting	3,600	600	-	600
Telephone	700	117	83	34
Postage & Delivery	1,600	267	481	(214)
Insurance General Liability/Public Officials	9,824	9,824	9,256	568
Printing & Binding	2,300	383	62	322
Legal Advertising	1,500	250	193	57
Other Current Charges	1,600	267	256	11
Office Supplies	300	50	1	49
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 223,003</b>	<b>\$ 55,854</b>	<b>\$ 54,737</b>	<b>\$ 1,117</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Amenity Center Expenditures</b>				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 14,902	\$ 2,484	\$ 2,376	\$ 108
Electric	48,000	8,000	6,363	1,637
Water/Sewer/Irrigation	55,000	9,167	7,816	1,350
Gas	2,500	417	138	278
Trash Removal	9,860	1,643	1,964	(321)
<i>Security</i>				
Security Monitoring	1,440	240	222	18
Gate Monitoring	32,500	5,417	5,361	56
Gate Repairs	3,000	727	727	-
Access Cards	1,500	-	-	-
Contacted Security	30,000	5,000	2,588	2,412
<i>Management Contracts</i>				
Facility Management	104,652	17,442	17,442	0
Facility Attendant	41,498	6,916	6,121	795
Pool Attendants	61,479	-	-	-
Pool Monitors	6,000	-	-	-
Canoe Launch Attendant	2,000	-	-	-
Field Management / Admin	100,700	16,783	16,783	-
Pool Maintenance	21,000	3,500	2,726	774
Pool Chemicals	29,044	4,841	4,610	231
Janitorial	31,940	5,323	4,033	1,291
Facility Maintenance	103,200	17,200	14,375	2,825
Private Event Attendant	6,500	1,083	1,686	(603)
Repairs & Maintenance	62,800	10,467	8,250	2,216
Pressure Washing	10,000	1,667	-	1,667
Food Service License	600	100	-	100
Community Website Services	3,600	600	600	-
Subscriptions	4,000	667	379	287
Pest Control	2,878	480	466	14
Supplies	1,800	300	-	300
Furnitures, Fixtures & Equipment	5,000	-	-	-
Special Events	25,000	8,024	8,024	-
Holiday Decorations	20,000	20,000	27,262	(7,262)
Fitness Center Repairs/Supplies	5,500	917	-	917
Office Supplies	2,050	342	191	150
ACA++SCAP/BMI Licenses	800	133	-	133
Property Insurance	74,906	74,906	66,386	8,520
Permit and License	850	-	-	-
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 926,498.60</b>	<b>\$ 224,784</b>	<b>\$ 206,890</b>	<b>\$ 17,894</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b>Ground Maintenance Expenditures</b>				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	6,053	4,503	1,550
Landscape Maintenance	592,940	98,823	99,336	(512)
Mulching	73,664	-	-	-
Annuals Rotation	52,020	-	-	-
Landscape Contingency	74,000	6,840	6,840	-
Tree Removal	15,000	-	-	-
Lake Maintenance	31,118	5,186	5,186	-
Grounds Maintenance	41,400	6,900	8,203	(1,303)
Pump Repairs	15,000	-	-	-
Streetlighting	87,000	14,500	13,389	1,111
Streetlight Repairs	5,000	833	-	833
Irrigation Repairs	40,000	6,667	1,945	4,722
Miscellaneous	2,500	417	25	391
Contingency	26,000	4,333	1,259	3,075
Capital Reserve	50,000	-	-	-
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 1,148,362</b>	<b>\$ 150,553</b>	<b>\$ 140,687</b>	<b>\$ 9,866</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,074,861</b>	<b>\$ 375,337</b>	<b>\$ 347,577</b>	<b>\$ 27,761</b>
<b>Total Expenditures</b>	<b>\$ 2,297,864</b>	<b>\$ 431,191</b>	<b>\$ 402,313</b>	<b>\$ 28,878</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (269,511)</b>	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -		-	
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (269,511)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,152,332</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 882,821</b>	

(1) Includes special assessments for gate monitoring.

## Meadow View at Twin Creeks

### Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 118,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 118,338
Special Assessments - Gate Monitoring*	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	3,487	2,373	-	-	-	-	-	-	-	-	-	-	5,860
Restricted Easement Fence Fund	600	1,200	-	-	-	-	-	-	-	-	-	-	1,800
Facility Revenue	4,555	2,250	-	-	-	-	-	-	-	-	-	-	6,805
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 8,642</b>	<b>\$ 124,161</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 132,803</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
PR-FICA	61	-	-	-	-	-	-	-	-	-	-	-	61
Engineering	7,598	2,505	-	-	-	-	-	-	-	-	-	-	10,102
Attorney	2,068	-	-	-	-	-	-	-	-	-	-	-	2,068
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	11,573	-	-	-	-	-	-	-	-	-	-	-	11,573
Arbitrage Rebate	-	2,400	-	-	-	-	-	-	-	-	-	-	2,400
Dissemination Agent	1,206	1,206	-	-	-	-	-	-	-	-	-	-	2,411
Trustee Fees	4,234	-	-	-	-	-	-	-	-	-	-	-	4,234
Management Fees	5,024	5,024	-	-	-	-	-	-	-	-	-	-	10,048
Information Technology	155	155	-	-	-	-	-	-	-	-	-	-	311
Website Maintenance	111	111	-	-	-	-	-	-	-	-	-	-	223
Telephone	83	-	-	-	-	-	-	-	-	-	-	-	83
Postage & Delivery	63	418	-	-	-	-	-	-	-	-	-	-	481
Insurance General Liability/Public Officials	9,256	-	-	-	-	-	-	-	-	-	-	-	9,256
Printing & Binding	39	23	-	-	-	-	-	-	-	-	-	-	62
Legal Advertising	96	97	-	-	-	-	-	-	-	-	-	-	193
Other Current Charges	201	55	-	-	-	-	-	-	-	-	-	-	256
Office Supplies	1	1	-	-	-	-	-	-	-	-	-	-	1
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 42,742</b>	<b>\$ 11,995</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 54,737</b>

# Meadow View at Twin Creeks

## Community Development District

### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Amenity Center Expenditures</b>													
<b>Utilities</b>													
Telephone/Cable/Internet	\$ 1,226	\$ 1,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,376
Electric	3,431	2,932	-	-	-	-	-	-	-	-	-	-	6,363
Water/Sewer/Irrigation	4,691	3,125	-	-	-	-	-	-	-	-	-	-	7,816
Gas	124	14	-	-	-	-	-	-	-	-	-	-	138
Trash Removal	983	982	-	-	-	-	-	-	-	-	-	-	1,964
<b>Security</b>													
Security Monitoring	111	111	-	-	-	-	-	-	-	-	-	-	222
Gate Monitoring	2,665	2,697	-	-	-	-	-	-	-	-	-	-	5,361
Gate Repairs	727	-	-	-	-	-	-	-	-	-	-	-	727
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Contacted Security	1,286	1,302	-	-	-	-	-	-	-	-	-	-	2,588
<b>Management Contracts</b>													
Facility Management	8,721	8,721	-	-	-	-	-	-	-	-	-	-	17,442
Facility Attendant	3,321	2,801	-	-	-	-	-	-	-	-	-	-	6,121
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	8,392	8,392	-	-	-	-	-	-	-	-	-	-	16,783
Pool Maintenance	1,363	1,363	-	-	-	-	-	-	-	-	-	-	2,726
Pool Chemicals	2,305	2,305	-	-	-	-	-	-	-	-	-	-	4,610
Janitorial	2,089	1,944	-	-	-	-	-	-	-	-	-	-	4,033
Facility Maintenance	8,347	6,029	-	-	-	-	-	-	-	-	-	-	14,375
Private Event Attendant	630	1,056	-	-	-	-	-	-	-	-	-	-	1,686
Repairs & Maintenance	3,308	4,942	-	-	-	-	-	-	-	-	-	-	8,250
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Website Services	300	300	-	-	-	-	-	-	-	-	-	-	600
Subscriptions	309	70	-	-	-	-	-	-	-	-	-	-	379
Pest Control	233	233	-	-	-	-	-	-	-	-	-	-	466
Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Furnitures, Fixtures & Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-
Special Events	3,133	4,891	-	-	-	-	-	-	-	-	-	-	8,024
Holiday Decorations	27,262	-	-	-	-	-	-	-	-	-	-	-	27,262
Fitness Center Repairs/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	191	-	-	-	-	-	-	-	-	-	-	191
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	66,386	-	-	-	-	-	-	-	-	-	-	-	66,386
Permit and License	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 151,341</b>	<b>\$ 55,549</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>206,890</b>

## Meadow View at Twin Creeks

### Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Ground Maintenance Expenditures</b>													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	2,228	2,275	-	-	-	-	-	-	-	-	-	-	4,503
Landscape Maintenance	49,668	49,668	-	-	-	-	-	-	-	-	-	-	99,336
Landscape Contingency	375	6,465	-	-	-	-	-	-	-	-	-	-	6,840
Lake Maintenance	2,593	2,593	-	-	-	-	-	-	-	-	-	-	5,186
Grounds Maintenance	4,140	4,064	-	-	-	-	-	-	-	-	-	-	8,203
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlighting	6,695	6,695	-	-	-	-	-	-	-	-	-	-	13,389
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,945	-	-	-	-	-	-	-	-	-	-	-	1,945
Miscellaneous	25	-	-	-	-	-	-	-	-	-	-	-	25
Contingency	1,000	258	-	-	-	-	-	-	-	-	-	-	1,259
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 68,669</b>	<b>\$ 72,017</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 140,687</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 220,010</b>	<b>\$ 127,566</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 347,577</b>
<b>Total Expenditures</b>	<b>\$ 262,753</b>	<b>\$ 139,561</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 402,313</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (254,111)</b>	<b>\$ (15,400)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (269,511)</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (254,111)</b>	<b>\$ (15,400)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (269,511)</b>

# Meadow View at Twin Creeks

## Community Development District

### Capital Reserve Fund

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

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 50,000	\$ -	\$ -	\$ -
Interest	1,000	167	165	(2)
<b>Total Revenues</b>	<b>\$ 51,000</b>	<b>\$ 167</b>	<b>\$ 165</b>	<b>\$ (2)</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 15,000	\$ -	\$ -	\$ -
Repair and Replacement	-	-	4,325	(4,325)
Other Current Charges	-	-	-	-
<b>Total Expenditures</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ 4,325</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 36,000</b>		<b>\$ (4,160)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 36,000</b>		<b>\$ (4,160)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 29,307</b>		<b>\$ 29,452</b>	
<b>Fund Balance - Ending</b>	<b>\$ 65,307</b>		<b>\$ 25,292</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1

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

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 443,364	\$ 23,289	\$ 23,289	\$ -
Interest Income	12,000	2,000	2,638	638
<b>Total Revenues</b>	<b>\$ 455,364</b>	<b>\$ 25,289</b>	<b>\$ 25,927</b>	<b>\$ 638</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 150,113	\$ 150,113	\$ 150,113	\$ -
Interest - 5/1	150,113	-	-	-
Principal - 5/1	145,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 445,225</b>	<b>\$ 150,113</b>	<b>\$ 150,113</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,139</b>	<b>\$ (124,824)</b>	<b>\$ (124,186)</b>	<b>\$ 638</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,139</b>	<b>\$ (124,824)</b>	<b>\$ (124,186)</b>	<b>\$ 638</b>
<b>Fund Balance - Beginning</b>	<b>\$ 234,748</b>		<b>\$ 394,243</b>	
<b>Fund Balance - Ending</b>	<b>\$ 244,888</b>		<b>\$ 270,057</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A1/A2

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

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 612,533	\$ 32,175	\$ 32,175	\$ -
Interest Income	20,000	3,333	3,537	204
<b>Total Revenues</b>	<b>\$ 632,533</b>	<b>\$ 35,508</b>	<b>\$ 35,712</b>	<b>\$ 204</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 222,338	\$ 222,338	\$ 222,338	\$ -
Interest - 5/1	222,338	-	-	-
Principal - 5/1	170,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 614,675</b>	<b>\$ 222,338</b>	<b>\$ 222,338</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 17,858</b>	<b>\$ (186,829)</b>	<b>\$ (186,625)</b>	<b>\$ 204</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 17,858</b>	<b>\$ (186,829)</b>	<b>\$ (186,625)</b>	<b>\$ 204</b>
<b>Fund Balance - Beginning</b>	<b>\$ 309,007</b>		<b>\$ 528,885</b>	
<b>Fund Balance - Ending</b>	<b>\$ 326,865</b>		<b>\$ 342,260</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2019 A1/A2

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

For The Period Ending November 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/25	Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 255,335	\$ 13,412	\$ 13,412	\$ -
Interest Income	9,000	1,500	1,467	(33)
<b>Total Revenues</b>	<b>\$ 264,335</b>	<b>\$ 14,912</b>	<b>\$ 14,880</b>	<b>\$ (33)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 93,645	\$ 93,645	\$ 93,645	\$ -
Interest - 2/1	65,000	-	-	-
Principal - 5/1	93,645	-	-	-
<b>Total Expenditures</b>	<b>\$ 252,290</b>	<b>\$ 93,645</b>	<b>\$ 93,645</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 12,045</b>	<b>\$ (78,733)</b>	<b>\$ (78,765)</b>	<b>\$ (33)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 12,045</b>	<b>\$ (78,733)</b>	<b>\$ (78,765)</b>	<b>\$ (33)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 126,995</b>		<b>\$ 219,414</b>	
<b>Fund Balance - Ending</b>	<b>\$ 139,040</b>		<b>\$ 140,649</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2020 A1/A2

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

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 113,041	\$ 5,938	\$ 5,938	\$ -
Interest Income	5,000	833	736	(97)
<b>Total Revenues</b>	<b>\$ 118,041</b>	<b>\$ 6,771</b>	<b>\$ 6,674</b>	<b>\$ (97)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 40,909	\$ 40,909	\$ 40,909	\$ -
Interest - 5/1	40,909	-	-	-
Principal - 5/1	30,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 111,819</b>	<b>\$ 40,909</b>	<b>\$ 40,909</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,222</b>	<b>\$ (34,138)</b>	<b>\$ (34,235)</b>	<b>\$ (97)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,222</b>	<b>\$ (34,138)</b>	<b>\$ (34,235)</b>	<b>\$ (97)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 65,250</b>		<b>\$ 109,973</b>	
<b>Fund Balance - Ending</b>	<b>\$ 71,473</b>		<b>\$ 75,738</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 Phase 3B

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

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 277,963	\$ 14,596	\$ 14,596	\$ -
Interest Income	9,000	1,500	1,680	180
Prepayments	-	-	-	-
<b>Total Revenues</b>	<b>\$ 286,963</b>	<b>\$ 16,096</b>	<b>\$ 16,276</b>	<b>\$ 180</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 82,495	\$ 82,495	\$ 82,495	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	82,495	-	-	-
Principal - 5/1	110,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 274,990</b>	<b>\$ 82,495</b>	<b>\$ 87,495</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,973</b>	<b>\$ (66,399)</b>	<b>\$ (71,219)</b>	<b>\$ (4,820)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (1,508)	\$ (1,508)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,508)</b>	<b>\$ (1,508)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,973</b>	<b>\$ (66,399)</b>	<b>\$ (72,727)</b>	<b>\$ (6,328)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 106,534</b>		<b>\$ 251,143</b>	
<b>Fund Balance - Ending</b>	<b>\$ 118,506</b>		<b>\$ 178,416</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 Phase 4

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

For The Period Ending November 30, 2025

	Adopted Budget	Prorated Budget Thru 11/30/25	Actual Thru 11/30/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 422,200	\$ 22,189	\$ 22,189	\$ -
Interest Income	12,000	2,000	2,397	397
<b>Total Revenues</b>	<b>\$ 434,200</b>	<b>\$ 24,189</b>	<b>\$ 24,586</b>	<b>\$ 397</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 127,693	\$ 127,693	\$ 127,693	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	127,693	-	-	-
Principal - 5/1	165,000	-	-	-
<b>Total Expenditures</b>	<b>\$ 420,385</b>	<b>\$ 127,693</b>	<b>\$ 132,693</b>	<b>\$ (5,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 13,815</b>	<b>\$ (103,504)</b>	<b>\$ (108,106)</b>	<b>\$ (4,603)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (1,427)	\$ (1,427)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,427)</b>	<b>\$ (1,427)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 13,815</b>	<b>\$ (103,504)</b>	<b>\$ (109,533)</b>	<b>\$ (6,029)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 142,572</b>		<b>\$ 359,643</b>	
<b>Fund Balance - Ending</b>	<b>\$ 156,387</b>		<b>\$ 250,110</b>	

**Meadow View at Twin Creeks**  
**Community Development District**  
**Capital Projects Fund Series 2021 Phase 3B**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Actual
	Thru 11/30/25
<b>Revenues</b>	
Interest Income	\$ 128
Developer Contributions	-
<b>Total Revenues</b>	<b>\$ 128</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 128</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ 1,508
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 1,508</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,636</b>
<b>Fund Balance - Beginning</b>	<b>\$ 18,856</b>
<b>Fund Balance - Ending</b>	<b>\$ 20,492</b>

**Meadow View at Twin Creeks**  
**Community Development District**  
**Capital Projects Fund Series 2021 Phase 4**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending November 30, 2025**

	Actual
	Thru 11/30/25
<b>Revenues</b>	
Interest Income	\$ 194
Developer Contribution	-
<b>Total Revenues</b>	<b>\$ 194</b>
<b>Expenditures:</b>	
Capital Outlay	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 194</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ 1,427
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 1,427</b>
<b>Net Change in Fund Balance</b>	<b>\$ 1,621</b>
<b>Fund Balance - Beginning</b>	<b>\$ 28,415</b>
<b>Fund Balance - Ending</b>	<b>\$ 30,036</b>

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	5/1/2047
Reserve Fund Definition	30% of Max Annual Debt Service
Reserve Fund Requirement	\$132,765
Reserve Fund Balance	152,899
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)
<b>Current Bonds Outstanding</b>	<b>\$5,695,000</b>

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	210,723
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)
<b>Current Bonds Outstanding</b>	<b>\$8,085,000</b>

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$76,500
Reserve Fund Balance	88,687
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)
<b>Current Bonds Outstanding</b>	<b>\$3,285,000</b>

# 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	43,124
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)
<b>Current Bonds Outstanding</b>	<b>\$1,560,000</b>

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	139,932
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)
Less: November 1, 2025 - Special Call	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$4,765,000</b>

Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$211,100
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)
Less: November 1, 2025 - Special Call	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$7,105,000</b>

<b>TOTAL Bonds Outstanding</b>	<b>\$30,495,000</b>
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*B.*



*C.*

**Meadow View at Twin Creeks**  
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026  
Check Register

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
<b>General Fund</b>		
11/4/25	3172-3180	\$10,496.64
11/12/25	3181-3190	42,722.38
11/18/25	3191-3202	71,521.33
<b>TOTAL</b>		<b>\$124,740.35</b>
<b>Autopayments</b>		
11/4/25	Rollkall	\$130.20
11/6/25	Republic Services	981.67
11/12/25	Florida Natural Gas	14.10
11/18/25	St Johns County Utility Dept	3,124.98
11/19/25	AT&T	96.30
11/21/25	Comcast	1,053.32
11/28/26	WF Bus Credit Card Payment	4,964.79
11/28/25	FPL	11,901.28
<b>Total Paid Electronically</b>		<b>21,154.77</b>
<b>Total General Fund</b>		<b>\$145,895.12</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/04/25	00114	11/03/25	101680	202510	320	57200	45420		GATE/CAMERA(S) REPAIRS HIDDEN EYES LLC	*	727.00	727.00	003172
11/04/25	00114	11/03/25	761783	202511	320	57200	45410		GATE MONITORING DEC25 HIDDEN EYES LLC	*	2,664.54	2,664.54	003173
11/04/25	00045	10/30/25	92110	202510	320	53800	45005		OCT LAKE MAINTENANCE FUTURE HORIZONS INC	*	2,593.14	2,593.14	003174
11/04/25	00153	10/31/25	7405416	202510	310	51300	48000		NOTICE OF MEETING-10/16 GANNETT MEDIA CORP	*	95.84	95.84	003175
11/04/25	00186	11/01/25	261285	202511	320	57200	45507		NOV JANITORIAL SERVICES NEWVENTURE OF JACKSONVILLE INC	*	1,301.00	1,301.00	003176
11/04/25	00209	11/01/25	3348	202511	320	57200	44205		NOV WEB HOSTING/MAINT JENNIFER STEWART KJELLMAN	*	300.00	300.00	003177
11/04/25	00087	10/31/25	1265262	202510	320	57200	45508		ANNUAL FIRE BACKFLOW CERT WAYNE AUTOMATIC FIRE SPRINKLERS INC	*	105.00	105.00	003178
11/04/25	00040	10/28/25	1019745	202510	320	53800	45009		VALVE REPLMT NEAR 7-11 YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	1,945.12	1,945.12	003179
11/04/25	00040	11/03/25	1026477	202511	320	53800	45004		PALM REMOVALS/BACKFILL YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	765.00	765.00	003180
11/12/25	00215	11/01/25	260198	202510	320	57200	45505		OCT POOL MAINTENANCE COASTAL POOL CARE LLC	*	1,362.90	1,362.90	003181
11/12/25	00215	11/01/25	2580055	202510	320	57200	45506		OCT POOL CHEMICALS COASTAL POOL CARE LLC	*	2,305.10	2,305.10	003182
11/12/25	00005	11/03/25	222733	202510	310	51300	31100		OCT ENGINEERING SERVICES ENGLAND THIMS & MILLER INC	*	7,597.50	7,597.50	003183

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/12/25	00199	11/09/25	2055-12-4HR SNOW FOR 12/6 EVENT	202511	320	57200	49400			*	850.00		
		11/09/25	2055-12-4HR BASKETBALL PARTY-12/6	202511	320	57200	49400			*	500.00		
FIRST COAST FOAM PARTY LLC												1,350.00	003184
11/12/25	00001	11/01/25	132 NOV MANAGEMENT FEES	202511	310	51300	34000			*	5,024.08		
		11/01/25	132 NOV WEBSITE ADMIN	202511	310	51300	35300			*	111.33		
		11/01/25	132 NOV INFORMATION TECH	202511	310	51300	35100			*	155.42		
		11/01/25	132 NOV DISSEMINATION SVCS	202511	310	51300	31600			*	1,205.50		
		11/01/25	132 OFFICE SUPPLIES	202511	310	51300	51000			*	.75		
		11/01/25	132 POSTAGE	202511	310	51300	42000			*	39.54		
		11/01/25	132 COPIES	202511	310	51300	42500			*	23.25		
GOVERNMENTAL MANAGEMENT SERVICES												6,559.87	003185
11/12/25	00178	10/31/25	3644755 AUG GENERAL COUNSEL	202508	310	51300	31500			*	1,407.14		
		10/31/25	3644755 SEP GENERAL COUNSEL	202509	310	51300	31500			*	38.50		
KUTAK ROCK LLP												1,445.64	003186
11/12/25	00020	10/31/25	417 OCT PRIVATE EVT ATTENDANT	202510	320	57200	45509			*	630.00		
RIVERSIDE MANAGEMENT SERVICES												630.00	003187
11/12/25	00020	10/31/25	418 OCT SPECIAL EVT ASSISTANT	202510	320	57200	49400			*	1,038.00		
RIVERSIDE MANAGEMENT SERVICES												1,038.00	003188
11/12/25	00020	10/31/25	419 OCT FACILITY ATTENDANT	202510	320	57200	45510			*	3,320.70		
RIVERSIDE MANAGEMENT SERVICES												3,320.70	003189
11/12/25	00020	11/01/25	416 NOV FIELD MGMT/ADMIN	202511	320	57200	45504			*	8,391.67		
		11/01/25	416 NOV FACILITY MANAGEMENT	202511	320	57200	45500			*	8,721.00		
RIVERSIDE MANAGEMENT SERVICES												17,112.67	003190

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/18/25	00038	11/12/25	417130	202511	320	57200	44200		ATLANTIC SECURITY	*	168.75	168.75	003191
			ADDED BOX-P.BALL EXIT										
11/18/25	00114	11/14/25	762476	202511	320	57200	45410		HIDDEN EYES LLC	*	32.00	32.00	003192
			ADD RES AS OF 10/31/25										
11/18/25	00045	9/11/25	91370	202509	320	57200	44200		FUTURE HORIZONS INC	*	315.00	315.00	003193
			RMV/REINSTALL KASCO FOUNT										
11/18/25	00178	11/12/25	3655518	202509	310	51300	31500		KUTAK ROCK LLP	*	1,155.00	1,155.00	003194
			SEP GENERAL COUNSEL										
11/18/25	00206	11/10/25	9417243	202511	320	57200	45508		PREMIER GREASE INC	*	195.00	195.00	003195
			PUMP SOGAL GREASE TRAP										
11/18/25	00020	11/14/25	420	202510	320	57200	45508		RIVERSIDE MANAGEMENT SERVICES	*	5,500.00	5,500.00	003196
			FACILITY MAINTENANCE-OCT										
		11/14/25	420	202510	320	57200	44200		RIVERSIDE MANAGEMENT SERVICES	*	3,200.00	3,200.00	003197
			REPAIRS & MAINTENANCE-OCT										
		11/14/25	420	202510	320	53800	45006		RIVERSIDE MANAGEMENT SERVICES	*	2,201.00	2,201.00	003198
			GROUPS MAINTENANCE-OCT										
		11/14/25	420	202510	320	53800	45011		RIVERSIDE MANAGEMENT SERVICES	*	1,000.20	1,000.20	003199
			CONTINGENCY-OCT										
		11/14/25	420	202510	320	53800	45010		RIVERSIDE MANAGEMENT SERVICES	*	25.20	25.20	003200
			MISCELLANEOUS-OCT										
11/18/25	00018	11/17/25	11172025	202511	310	51300	42000		ST JOHNS COUNTY TAX COLLECTOR	*	378.48	378.48	003197
			2025 REAL ESTATE POSTAGE										
11/18/25	00210	11/14/25	600-019	202511	320	57200	49400		ENTERTAINMENT STRATEGIES INC	*	750.00	750.00	003198
			BEACON SHOW - DEC 20TH										
11/18/25	00046	11/17/25	62137662	202511	320	57200	45917		TURNER PEST CONTROL LLC	*	232.81	232.81	003199
			NOV PEST CONTROL SERVICES										
11/18/25	00040	11/01/25	1031045	202511	320	53800	45003		YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	49,667.89	49,667.89	003200
			NOV LANDSCAPE MAINTENANCE										

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
11/18/25	00040	11/12/25 1033629	202511 320-53800-45004	PLAYGROUND MULCH INSTALL YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	5,700.00	5,700.00 003201
11/18/25	00040	11/12/25 1033630	202511 320-57200-44200	DRAINAGE INSTALLATION YELLOWSTONE LANDSCAPE-SOUTHEAST LLC	*	1,000.00	1,000.00 003202
TOTAL FOR BANK A						124,740.35	
TOTAL FOR REGISTER						124,740.35	

MVTP MEADOW VIEW TP TLEE



APPROVED GATE REPAIRS  
57200.320.45420  
APPROVED CHRISTIAN BIROL

Invoice

**RECEIVED**  
*By Tara Lee at 12:48 pm, Nov 04, 2025*

Page	1/1
Date	11/3/2025
Reference	Completed 10/13/25
Invoice Number	101680

**Hidden Eyes LLC**  
**d/b/a Envera Systems**  
P.O. Box 2086  
Hicksville, NY 11802  
(941) 556-0743

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

**Site**  
Meadow View at Twin Creeks CDD  
850 Beacon Lake Pkwy  
St. Augustine, FL, 32095

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
002650	101680	SER	002650G	WOODSK	Completed 10/13/25	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
01-DIG-0012 4MP IP Bullet 2.8-12MM	2.00		241.00	0.00	0.00	482.00
SER-SC Service Labor	1.00	HOUR	185.00	0.00	0.00	185.00
SER-TR Trip Charge	1	Each	60.00	0.00	0.00	60.00
Beacon Lake - Main Stacking+Exit Cameras - Offline						
CAM: Rich Gray   (904) 759-8890 Community Approved: Replace Camera 3(Stacking) & Camera 4(Exit OA)						
Adjusted Camera(s);Replaced damaged camera(s);Contacted PM/CAM/BoD Member;Adjusted Camera;Adjusted programming of NVR/DVR;Adjusted programming of Camera(s)						

If terms permit, where paying by check  
Please make payable to Envera Systems  
Remit to: P.O. Box 2086 Hicksville, NY 11802

**Tax Summary**  
STJN 0.00

Services	245.00
Items	482.00
Subtotal	727.00
Less Discount	0.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
<b>Total Due (USD)</b>	<b>727.00</b>

Due Date: 12/3/2025

Terms: Net 30 Days

APPROVED GATE MONITORING  
 57200.320.45410  
 CHRISTIAN BIROL 11/04/2025

**Envera**

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

**RECEIVED**  
*By Tara Lee at 12:51 pm, Nov 04, 2025*

<h1>Invoice</h1>	
Invoice Number <b>761783</b>	Date <b>11/03/2025</b>
Customer Number <b>300380</b>	Due Date <b>12/01/2025</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		11/03/2025	12/01/2025

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 12/01/2025 - 12/31/2025	1.00	\$500.00	\$500.00
1.00	Data Management 12/01/2025 - 12/31/2025	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 12/01/2025 - 12/31/2025	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 12/01/2025 - 12/31/2025	1.00	\$1,680.00	\$1,680.00
<b>Subtotal:</b>				<b>\$2664.54</b>
				Tax \$0.00
				Payments/Credits Applied \$0.00
<b>Invoice Balance Due:</b>				<b>\$2664.54</b>

Date	Invoice #	Description	Amount	Balance Due
11/3/2025	761783	Monitoring Services	\$2664.54	\$2664.54

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

<h1>Invoice</h1>	
Invoice Number <b>761783</b>	Date <b>11/03/2025</b>
Customer Number <b>300380</b>	Due Date <b>12/01/2025</b>

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

APPROVED LAKE MAINTENANCE  
 53800.320.45005  
 CHRISTIAN BIROL 10/30/2025

**Future Horizons, Inc**

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

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

**INVOICE**

Invoice Number: 92110  
 Invoice Date: Oct 30, 2025  
 Page: 1

**RECEIVED**  
*By Tara Lee at 2:42 pm, Oct 30, 2025*

<b>Bill To:</b>
Meadow View at Twin Creeks CDD District Accountant 1408 Hamlin Avenue, Unit E Saint Cloud, FL 34771

<b>Ship to:</b>
Meadow View at Twin Creeks CDD District Accountant 1408 Hamlin Avenue, Unit E Saint Cloud, FL 34771

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Beacon02	Per Contract	Net 30 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
	Hand Deliver		11/29/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in October 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				
<b>TOTAL</b>				<b>2,593.14</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



<b>ACCOUNT NAME</b> Meadow View At Twin Creeks Cdd		<b>ACCOUNT #</b> 764130	<b>INV DATE</b> 10/31/25
<b>INVOICE #</b> 0007405416	<b>INVOICE PERIOD</b> Oct 1- Oct 31, 2025	<b>CURRENT INVOICE TOTAL</b> \$95.84	
<b>PREPAY (Memo Info)</b> \$0.00	<b>UNAPPLIED (included in amt due)</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$95.84	

<b>BILLING ACCOUNT NAME AND ADDRESS</b>  Meadow View At Twin Creeks Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649	<b>PAYMENT DUE DATE: NOVEMBER 30, 2025</b>  <b>Legal Entity:</b> Gannett Media Corp. <b>Terms and Conditions:</b> 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. <b>All funds payable in US dollars.</b>
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**BILLING INQUIRIES/ADDRESS CHANGES** 1-877-736-7612 or smb@ccc.gannett.com **FEDERAL ID** 47-2390983

Save A Tree! Gannett is going paperless. Enjoy the convenience of accessing your billing information anytime and pay online. To avoid missing an invoice, sign up today by going to <https://gcil.my.site.com/financialservicesportal/s/>.

Date	Description	Amount
10/1/25	Balance Forward	\$198.48
10/30/25	PAYMENT - THANK YOU	-\$198.48

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
10/7/25	11694653	SAG St Augustine Record	Oct 16th meeting		\$95.84

**RECEIVED**  
By Tara Lee at 12:36 pm, Nov 03, 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	\$95.84
Service Fee 3.99%	\$3.82
*Cash/Check/ACH Discount	-\$3.82
*Payment Amount by Cash/Check/ACH	\$95.84
Payment Amount by Credit Card	\$99.66

**PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT**

<b>ACCOUNT NAME</b> Meadow View At Twin Creeks Cdd		<b>ACCOUNT NUMBER</b> 764130		<b>INVOICE NUMBER</b> 0007405416		<b>AMOUNT PAID</b>
<b>CURRENT DUE</b> \$95.84	<b>30 DAYS PAST DUE</b> \$0.00	<b>60 DAYS PAST DUE</b> \$0.00	<b>90 DAYS PAST DUE</b> \$0.00	<b>120+ DAYS PAST DUE</b> \$0.00	<b>UNAPPLIED PAYMENTS</b> \$0.00	<b>TOTAL CASH AMT DUE*</b> \$95.84
<b>REMITTANCE ADDRESS (Include Account# &amp; Invoice# on check)</b>  Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				<b>TO PAY BY PHONE PLEASE CALL:</b> 1-877-736-7612		<b>TOTAL CREDIT CARD AMT DUE</b> \$99.66
To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>						

000076413000000000000000000074054160000958467172

# LOCALIQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

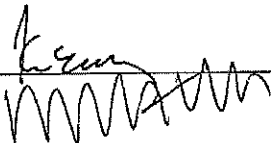
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns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

SAG St Augustine Record 10/07/2025  
SAG staugustine.com 10/07/2025

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 10/07/2025

Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$95.84  
Tax Amount: \$0.00  
Payment Cost: \$95.84  
Order No: 11694653 # of Copies:  
Customer No: 764130 1  
PO #:

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

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

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, October 16, 2025 at 6:00 p.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or [joliver@gmsnf.com](mailto:joliver@gmsnf.com) ("District Manager's Office") and is also expected to be available on the District's website, [www.meadowviewattwincreekscdd.com](http://www.meadowviewattwincreekscdd.com) at least seven days prior to the meeting.

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

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

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



# HIGH TECH

COMMERCIAL CLEANING

Invoice	
Date	Invoice #
11/1/2025	261285

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

**Please Remit Payment To:**

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

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

**TERMS: NET 10**

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Month of November 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 10.28.2025	1,301.00	1,301.00
<div style="border: 1px solid black; border-radius: 15px; padding: 5px; text-align: center;"> <p><b>RECEIVED</b> By Tara Lee at 3:48 pm, Oct 28, 2025</p> </div>			
Thank you for your business.		<b>Total</b>	\$1,301.00

**JSK Marketing, LLC**

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



**INVOICE**

**BILL TO**  
Jim Oliver  
Meadow View at Twins Creek CDD

**INVOICE** 3348  
**DATE** 11/01/2025  
**TERMS** Net 15  
**DUE DATE** 11/16/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Web Hosting		1	300.00	300.00

Thank you for your business! Feel free to pay electronically via card or ACH.  
Checks can be mailed to 3948 3rd Street South #379  
Jacksonville Beach, Florida 32250.

**BALANCE DUE**

**\$300.00**

[Pay invoice](#)

**RECEIVED**  
*By Tara Lee at 9:14 am, Oct 31, 2025*

APPROVED FACILITY MAINTENANCE  
57200.320.45508  
CHRISTIAN BIROL 11/04/2025



**INVOICE**  
1265262  
**INVOICE DATE**  
10/31/2025

**MINUTES  
MATTER®**

**SOLD TO:** Meadow View at Twin Creek  
850 Beacon Lake Parkway  
  
Saint Augustine, FL 32095

**SHIP TO:** Meadow View at Twin Creek  
850 Beacon Lake Parkway  
  
Saint Augustine, FL 32095

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
832893	MVA002		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
<b>COMMENTS</b>				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
2.00	Annual Fire Backflow Certification	\$35.00	\$70.00
1.00	Annual Domestic Backflow Certification	\$35.00	\$35.00

***Please reference invoice number on payment. Thank You!***

**ACH:** Routing #063104668; Acct #0330089824; email: accrec@waynefire.com

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

**Questions Regarding this invoice please contact:**

Name: Holly B Bartle  
Phone: (904) 268 3030  
Email: hbbartle@waynefire.com

SUBTOTAL:	\$105.00
SALES TAX:	\$0.00
<b>TOTAL:</b>	<b>\$105.00</b>

**Remit To:**

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

**RECEIVED**  
*By Tara Lee at 12:57 pm, Nov 04, 2025*

APPROVED IRRIGATION REPAIRS  
53800.320.45009  
CHRISTIAN BIROL 10/28/2025



**INVOICE**

INVOICE #	INVOICE DATE
1019745	10/28/2025
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:** November 27, 2025

**Invoice Amount:** \$1,945.12

Description	Current Amount
Valve replacement near 7-11	
Irrigation Repairs	\$1,945.12

**RECEIVED**

**By Tara Lee at 3:48 pm, Oct 28, 2025**

**Invoice Total** \$1,945.12

IN COMMERCIAL LANDSCAPING

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

CHRISTIAN BIROL 11/03/2025



**YELLOWSTONE**  
LANDSCAPE

INVOICE *Tara R. Lee*

**Bill To:**

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

INVOICE #	INVOICE DATE
1026477	11/3/2025
TERMS	PO NUMBER
Net 30	

**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:** December 3, 2025

**Invoice Amount:** \$765.00

Description	Current Amount
Palm Removals and Backfill	
Yellowstone to remove four dead palm trees at The Landings park	
One - Backfill and Sand	
Two- Backfill and Mulch	
Three & Four- Backfill and Turf Landscape Enhancement	\$765.00

**RECEIVED**  
*By Tara Lee at 12:57 pm, Nov 03, 2025*

**Invoice Total** \$765.00

IN COMMERCIAL LANDSCAPING

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

APPROVED POOL MAINTENANCE  
57200.320.45505  
CHRISTIAN BIROL 11/12/2025

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



**RECEIVED**  
**By Tara Lee at 9:48 am, Nov 12, 2025**

**INVOICE**

**BILL TO**  
MEADOW VIEW @ TWIN CREEKS Beacon Lakes  
Meadow View at Twin Creeks  
850 Beacon Lake Parkway  
St. Augustine, FL 32095

**INVOICE** 260198  
**DATE** 11/01/2025  
**TERMS** Due on receipt  
**DUE DATE** 12/01/2025

DATE	ACTIVITY	AMOUNT
	<p><b>Commercial Pool Service</b> Commercial pool service Oct - March 2x's a week, April - Sept 3x's a week. Service Schedule: Service Includes, cleaning pool surface, gutters, skimmers, vacuuming, brushing walls and steps, waterline tile cleaning, filtration system monitories, routine cleaning out the pump baskets, keeping o-ring lubricate, filters back washed and cleaned properly along with maintaining proper water chemistry. A logbook on site for DOH to verify dates of testing. Chemicals: Additional chemicals not included but available and billed in addition, algicide, metal out phosphate treatments, and black algea treatments. Due date is net 30. Late fees of \$70.00 apply after the due date and the 5-day grace period. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down. Repairs and additional services are due on a net 10. Service calls are billed at a rate of \$175.00 2 hour minimum. This rate applies to calls after 6pm, weekends, and holidays. We are closed the week of Thanksgiving and Christmas, however we guarantee at least 1 service during those weeks upon request</p>	1,362.90

THANK YOU FOR YOUR BUSINESS!

**BALANCE DUE**

**\$1,362.90**

COASTAL POOL CARE OFFERS WEEKLY CLEANING, REPAIRS,  
EQUIPMENT UPGRADES, POOL REMODELS, INSPECTIONS AND  
WARRANTY FOR JANDY AND PENTAIR.

LICENSED AND INSURED CPC1459939 LI45356

**Pay invoice**

APPROVED POOL CHEMICALS  
57200.320.45506  
CHRISTIAN BIROL 11/12/2025

**Coastal Pool Care**

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



**RECEIVED**  
**By Tara Lee at 9:50 am, Nov 12, 2025**

**INVOICE**

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

**INVOICE** 2580055  
**DATE** 11/01/2025  
**TERMS** 20th of Month (30 days)  
**DUE DATE** 11/20/2025

DATE	ACTIVITY	AMOUNT
	Commercial Pool Chemical Service Monthly Chemical, Chlorine, bi-carb, stabilizer and acid	2,305.10

THANK YOU FOR YOUR BUSINESS!

**BALANCE DUE**

**\$2,305.10**

COATAL POOL OFFERS WEEKLY CLEANING, REPAIRS, EQUIPMENT  
UPGRADES, POOL REMODELS, INSPECTIONS

LICENSED AND INSURED CPC1459939 LI45356



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

November 03, 2025

Invoice No: 222733

**Total This Invoice \$7,597.50**

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

**Professional Services rendered through October 25, 2025**

Phase 1. General Consulting Engineering Services  
Field review of Pavement repairs and meetings with contractor to discuss repairs  
Review Pay App 2  
CDD Meeting Online  
Townhome WMD Cert and Field review  
Review / Create and Update Storm Exhibits for Clogged Drainage issues

**Labor**

			Hours	Rate	Amount
CEI Project Manager					
Brooks, Jeffrey	10/18/2025		.50	225.00	112.50
CEI Sr. Inspector					
Brown, Corey	10/18/2025		4.00	180.00	720.00
Senior Engineer/Project Manager					
Lockwood, Scott	10/11/2025		3.75	255.00	956.25
Lockwood, Scott	10/18/2025		8.75	255.00	2,231.25
Lockwood, Scott	10/25/2025		.50	255.00	127.50
Engineer Intern					
Zierden, Ashley	10/11/2025		.25	150.00	37.50
Zierden, Ashley	10/18/2025		17.00	150.00	2,550.00
Zierden, Ashley	10/25/2025		5.75	150.00	862.50
Totals			40.50		7,597.50
<b>Total Labor</b>					<b>7,597.50</b>

Billing Limits	Current	Prior	To-Date
Total Billings	7,597.50	6,457.50	14,055.00
Limit			27,500.00
Remaining			13,445.00

**Total this Phase \$7,597.50**

Phase	XP.	Expenses	Total this Phase
			<b>0.00</b>

**Total This Invoice \$7,597.50**

**RECEIVED**  
**By Tara Lee at 10:03 am, Nov 10, 2025**

**INVOICE**

**First Coast Foam Party LLC**

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

Phone: +1 904-834-1311;  
firstcoastfoamparty@gmail.com; Website:  
www.Firstcoastfoamparty.com



**Invoice No#:** 2025-12-06-04  
**Invoice Date:** Nov 9, 2025  
**Due Date:** Dec 5, 2025



**\$1,350.00 USD**  
**AMOUNT DUE**

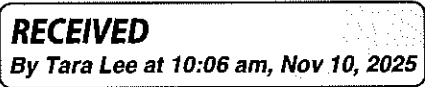
**BILL TO**

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

**SHIP TO**

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

#	ITEMS & DESCRIPTION	QTY/HRS	PRICE	AMOUNT(\$)
1	4 hours SNOW 12/06 2-4	1	\$850.00	\$850.00
2	4 hour Basketball party 12/06 2-6	1	\$500.00	\$500.00
			Subtotal	\$1,350.00
			<b>TOTAL</b>	<b>\$1,350.00 USD</b>



**NOTES TO CUSTOMER**

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

**TERMS AND CONDITIONS**

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

1 320 57200 49400 Special Events  
Approved Jen Erickson 11.10.2025

**Governmental Management Services, LLC**  
 475 West Town Place, Suite 114  
 St. Augustine, FL 32092

# Invoice

**Invoice #:** 132  
**Invoice Date:** 11/1/25  
**Due Date:** 11/1/25  
**Case:**  
**P.O. Number:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - November 2025		5,024.08	5,024.08
Website Administration - November 2025		111.33	111.33
Information Technology - November 2025		155.42	155.42
Dissemination Agent Services - November 2025		1,205.50	1,205.50
Office Supplies		0.75	0.75
Postage		39.54	39.54
Copies		23.25	23.25

**Total** \$6,559.87

**Payments/Credits** \$0.00

**Balance Due** \$6,559.87

**RECEIVED**  
 By Tara Lee at 11:25 am, Nov 06, 2025

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

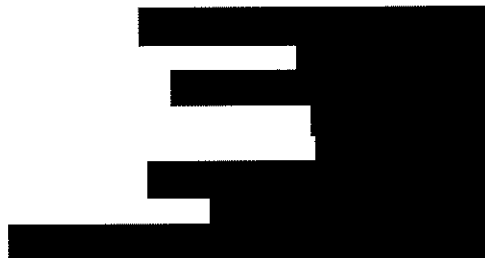
Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 31, 2025

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



**RECEIVED**  
*By Tara Lee at 1:50 pm, Nov 07, 2025*

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

Invoice No. 3644755  
35723-1

Re: General Counsel

**For Professional Legal Services Rendered**

08/02/25	M. Rigoni	0.10	30.50	Review applicability of worker's compensation statute to supervisors
08/05/25	K. Buchanan	0.20	70.00	Review resident concerns regarding parking policy
08/13/25	K. Buchanan	0.70	245.00	Prepare for and attend agenda call
08/21/25	K. Buchanan	0.30	105.00	Perform meeting follow up
08/21/25	K. Buchanan	2.00	700.00	Prepare for and attend board meeting
08/21/25	K. Haber	0.90	243.00	Prepare license agreement to access resident property for landscape maintenance; prepare correspondence to residents
09/06/25	L. Whelan	0.10	38.50	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
<b>TOTAL HOURS</b>		<b>4.30</b>		

**KUTAK ROCK LLP**

Meadow View at Twin Creeks CDD  
October 31, 2025  
Client Matter No. 35723-1  
Invoice No. 3644755  
Page 2

TOTAL FOR SERVICES RENDERED		\$1,432.00
DISBURSEMENTS		
Freight and Postage	13.64	
TOTAL DISBURSEMENTS		<u>13.64</u>
TOTAL CURRENT AMOUNT DUE		<u>\$1,445.64</u>

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

# Invoice

Invoice #: 417  
Invoice Date: 10/31/2025  
Due Date: 10/31/2025  
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 October 2025 1.320.57200.45509	21	30.00	630.00

*Alison Moring*  
11-7-25

<b>Total</b>	<b>\$630.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$630.00</b>

**RECEIVED**  
By Tara Lee at 12:01 pm, Nov 07, 2025

**MVTC CDD**

**PRIVATE EVENT ATTENDANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
21	Private Event Attendant Covers October 2025	\$ 30.00	\$ 630.00
	TOTAL DUE:		<u>\$ 630.00</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/11/25	4.13	J.W.	Private Event Attendant
10/19/25	3.84	J.W.	Private Event Attendant
10/25/25	5.75	C.B.	Private Event Attendant
10/26/25	7.28	C.B.	Private Event Attendant
<b>TOTAL</b>	<u>21</u>		

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

# Invoice

Invoice #: 418  
Invoice Date: 10/31/2025  
Due Date: 10/31/2025  
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 October 2025 1.320.57200.49400	34.6	30.00	1,038.00

*Alison Moring*  
11-7-25

<b>Total</b>	<b>\$1,038.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$1,038.00</b>

**RECEIVED**  
By Tara Lee at 12:01 pm, Nov 07, 2025

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
34.6	Special Event Assistant Covers October 2025	\$ 30.00	\$ 1,038.00
	TOTAL DUE:		<u>\$ 1,038.00</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/3/25	2.33	C.B.	Special Event - Food Truck Friday
10/10/25	3	C.B.	Special Event - Food Truck Friday
10/17/25	3	C.B.	Special Event - Food Truck Friday
10/18/25	2.85	C.B.	Special Event - Chef Demo
10/24/25	5.65	C.B.	Special Event - Halloween Event
10/24/25	4.87	J.W.	Special Event - Halloween Event/Food Trucks
10/24/25	5.65	E.W.	Special Event - Halloween Event
10/24/25	5.65	T.W.	Special Event - Halloween Event
10/31/25	1.6	J.W.	Special Event - Food Truck Friday
<b>TOTAL</b>	<u>34.6</u>		

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

# Invoice

Invoice #: 419  
Invoice Date: 10/31/2025  
Due Date: 10/31/2025  
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 October 2025 001.320.57200.45510	110.69	30.00	3,320.70
<i>Alison Moring</i> 11-7-25			

**Total** \$3,320.70

**Payments/Credits** \$0.00

**Balance Due** \$3,320.70

**RECEIVED**  
By Tara Lee at 12:01 pm, Nov 07, 2025

**MVTC CDD**

**FACILITY ATTENDANT INVOICE DETAIL**

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
110.69	Facility Attendant Covers October 2025	\$ 30.00	\$ 3,320.70
	<b>TOTAL DUE:</b>		<u>\$ 3,320.70</u>

Facility Management 001.320.57200.45510

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/25	3.32	C.B.	Facility Attendant
10/2/25	1.77	J.W.	Facility Attendant
10/3/25	5.23	C.B.	Facility Attendant
10/4/25	2.03	J.W.	Facility Attendant
10/5/25	2.1	J.W.	Facility Attendant
10/6/25	8.38	C.B.	Facility Attendant
10/7/25	2.6	L.A.	Facility Attendant
10/7/25	2	J.W.	Facility Attendant
10/8/25	3.97	C.B.	Facility Attendant
10/9/25	1.98	J.W.	Facility Attendant
10/10/25	3.1	C.B.	Facility Attendant
10/11/25	2.54	J.W.	Facility Attendant
10/12/25	1.85	J.W.	Facility Attendant
10/13/25	8.07	C.B.	Facility Attendant
10/14/25	1.53	J.W.	Facility Attendant
10/15/25	8.33	C.B.	Facility Attendant
10/16/25	3.15	C.B.	Facility Attendant
10/16/25	2.13	J.W.	Facility Attendant
10/17/25	3.87	C.B.	Facility Attendant
10/19/25	2.03	J.W.	Facility Attendant
10/21/25	8.4	C.B.	Facility Attendant
10/21/25	2	J.W.	Facility Attendant
10/22/25	8.72	C.B.	Facility Attendant
10/23/25	2.02	J.W.	Facility Attendant
10/23/25	1	J.R.	Facility Attendant
10/24/25	3.8	C.B.	Facility Attendant
10/25/25	2.17	J.W.	Facility Attendant
10/27/25	4.28	C.B.	Facility Attendant
10/28/25	2.02	J.W.	Facility Attendant
10/29/25	4.28	C.B.	Facility Attendant
10/30/25	2.02	J.W.	Facility Attendant
<b>TOTAL</b>	<u>110.69</u>		

**Riverside Management Services, Inc**

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

**Invoice**

**Invoice #:** 416  
**Invoice Date:** 11/1/2025  
**Due Date:** 11/1/2025  
**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 - November 2025 1.320.57200.45500 - Facility Management - Meadow View - November 2025		8,391.67 8,721.00	8,391.67 8,721.00
<i>Alison Moring</i> 11-7-25			

<b>Total</b>	<b>\$17,112.67</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$17,112.67</b>

**RECEIVED**  
By Tara Lee at 11:15 am, Nov 07, 2025

APPROVED REPAIRS AND MAINTENANCE  
 57200.320.44200  
 CHRISTIAN BIROL 11/13/2025

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



**RECEIVED**  
 By Tara Lee at 9:43 am, Nov 13, 2025

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/10/2025	\$168.75	11/12/2025

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

**INVOICE NO. 417130**

**Site:** 850 Beacon Lakes Pkwy St  
 Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
 St Augustine FL 32092  
**Job No.:** 89922  
**Job Name:**  
**Order No.:**

**Description**

If you have any further problems with your system please contact us. 12/11/2025 - Brent Touchet :

The job is complete.  
 Added box around request to exit button and turn down sensitivity due to people getting into the court by using stick  
**7AM - 3PM**  
 Customer would like a quote on moving the exit box on the pickleball court further away from the entry.

**Service - Security**

Discount	\$-18.75
<b>Sub-Total ex Tax</b>	<b>\$168.75</b>
<b>Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$168.75</b>

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

**IMPORTANT:** Please remember to test your system monthly.  
 Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

<b>Incl. Discount</b>	<b>\$-18.75</b>
<b>Sub-Total ex Tax</b>	<b>\$168.75</b>
<b>Tax</b>	<b>\$0.00</b>
<b>Total inc Tax</b>	<b>\$168.75</b>
<b>Amount Applied</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$168.75</b>

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



PLEASE PAY BY	AMOUNT	INVOICE DATE
12/10/2025	\$168.75	11/12/2025

**INVOICE NO. 417130**

## How To Pay

**INVOICE NO. 417130**



### 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:** 12/10/2025      **AMOUNT DUE:** \$168.75

(3) Please Reference: 417130

APPROVED GATE MONITORING  
57200.320.45410  
CHRISTIAN BIROL 11/17/2025

**Envera**

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

<b>Invoice</b>	
Invoice Number <b>762476</b>	Date <b>11/14/2025</b>
Customer Number <b>300380</b>	Due Date <b>01/01/2026</b>

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		11/14/2025	01/01/2026

Quantity	Description	Months	Rate	Amount
Meadow View at Twin Creeks CDD - 1.00	Add Res as of 10/31/25 11/01/2025 - 12/31/2025	2.00	\$16.00	\$32.00
			<b>Subtotal:</b>	<b>\$32.00</b>
	Tax			\$0.00
	Payments/Credits Applied			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$32.00</b>

MyEnvera Count as of 10/31/25. 1 additional homes @ \$16.00 each

**RECEIVED**  
**By Tara Lee at 8:10 am, Nov 17, 2025**

Date	Invoice #	Description	Amount	Balance Due
11/14/2025	762476	Monitoring Services	\$32.00	\$32.00

**Envera**

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

<b>Invoice</b>	
Invoice Number <b>762476</b>	Date <b>11/14/2025</b>
Customer Number <b>300380</b>	Due Date <b>01/01/2026</b>

Net Due: \$32.00

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

APPROVED REPAIRS AND MAINTENANCE  
 57200.320.44200  
 CHRISTIAN BIROL 11/17/2025

**Future Horizons, Inc**  
 403 N First Street  
 PO Box 1115  
 Hastings, FL 32145  
 USA

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

# INVOICE

Invoice Number: 91370  
 Invoice Date: Sep 11, 2025  
 Page: 1

**RECEIVED**  
*By Tara Lee at 9:16 am, Nov 17, 2025*

<b>Bill To:</b>
Meadow View at Twin Creeks CDD District Accountant 1408 Hamlin Avenue, Unit E Saint Cloud, FL 34771

<b>Ship to:</b>
Meadow View at Twin Creeks CDD District Accountant 1408 Hamlin Avenue, Unit E Saint Cloud, FL 34771

<b>Customer ID</b>	<b>Customer PO</b>	<b>Payment Terms</b>	
Beacon02	Verbal	Net 30 Days	
<b>Sales Rep ID</b>	<b>Shipping Method</b>	<b>Ship Date</b>	<b>Due Date</b>
Willoughby01	Hand Deliver	9/4/25	10/11/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service Call to remove and reinstall Kasco Fountain Serial # 2205J511532. Parts and bench labor covered under warranty Exit Pond	315.00	315.00
Subtotal				315.00
Sales Tax				
Freight				
Total Invoice Amount				315.00
Payment/Credit Applied				
<b>TOTAL</b>				<b>315.00</b>

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 12, 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

**RECEIVED**  
*By Tara Lee at 9:45 am, Nov 13, 2025*

Invoice No. 3655518  
35723-1

Re: General Counsel

For Professional Legal Services Rendered

09/02/25	K. Buchanan	0.20	70.00	Confer with counsel regarding court appearance requirement
09/04/25	K. Buchanan	0.80	280.00	Prepare for and attend agenda call
09/08/25	K. Buchanan	0.30	105.00	Confer with Walker regarding records request for security footage
09/18/25	K. Buchanan	1.70	595.00	Prepare for and attend board meeting
09/19/25	K. Buchanan	0.30	105.00	Review open items

TOTAL HOURS 3.30

TOTAL FOR SERVICES RENDERED \$1,155.00

TOTAL CURRENT AMOUNT DUE \$1,155.00



# Premier Grease Inc

P.O. Box 3535, Alpharetta, GA 30023  
Invoice #9417243 • Nov 10, 2025

APPROVED FACILITY MAINTENANCE  
57200.320.45508  
CHRISTIAN BIROL 11/12/2025

**RECEIVED**  
*By Tara Lee at 2:22 pm, Nov 12, 2025*

**Customer** Meadow View at Twin Creeks CDD

**Project** Meadow View at Twin Creeks CDD:Meadow View at Twin Creeks CDD

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

**Ship to** Meadow View at Twin Creeks CDD  
850 Beacon Lake Parkway  
St. Augustine, FL 32095

**Due** Nov 10, 2025 • **Past due 2d**

Description	Quantity	Price	Amount
4250 Pump Grease Trap- JAX	1	\$195.00	\$195.00
<b>Balance</b>			<b>\$195.00</b>

**Memo**  
Pump 50 Gallon Grease Trap

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

# Invoice

Invoice #: 420  
 Invoice Date: 11/14/2025  
 Due Date: 11/14/2025  
 Case:  
 P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Maintenance October 1- October 31, 2025	297.53	40.00	11,901.20
Maintenance Supplies		25.20	25.20
<p>APPROVED</p> <p>FACILITY MAINTENANCE - \$5500.00            57200.320.45508</p> <p>REPAIRS AND MAINTENANCE - \$3200.00            57200.320.44200</p> <p>GROUNDS MAINTENANCE - \$2201.00            53800.320.45006</p> <p>CONTINGENCY - \$1000.20            53800.320.45011</p> <p>MISCELLANEOUS - \$25.20            53800.320.45010</p>			

*[Signature]* 11-18-2025

<b>Total</b>	\$11,926.40
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$11,926.40

*Alison Mossing*  
 11-18-25

**RECEIVED**  
 By Tara Lee at 11:07 am, Nov 18, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/1/25	8	D.M.	Changed out all air fresheners in mall hall and gym bathrooms, fixed broken chair in main hall, removed debris around amenity center, pool deck, parking lot, kayak area, beach area and common areas, checked and changed trash receptacles
10/2/25	8.15	M.C.	Removed the white rails that separate the pools, scraped them down and started painting, greased the bucket ports and cleaned them up, straightened and organized all pool deck and patio chairs, tables and umbrellas, removed debris around amenity center and lake side park, straightened chairs at lake side park
10/2/25	8	D.M.	Took railing for left side of pool for sanding and paint repair, put grease in swinging bucket inside pool water park, removed debris around amenity center, pool deck and parking lot
10/3/25	7	M.C.	Straightened and organized pool deck and patio chairs, tables and umbrellas, straightened chairs at lake side park, removed debris around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/3/25	7.07	D.M.	Unplugged the deep freezer in kitchen, removed debris around pool area, amenity center and community, straightened and organized all furniture on pool deck and patio, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/6/25	8.13	M.C.	Started painting rails that separate the two pools, assisted sign guys collect crosswalk signs and stored them, tried to drill out screw that broke, straightened and organized pool deck chairs, tables and umbrellas, straightened patio furniture, removed debris in parking lot
10/6/25	8	D.M.	Took hay bins to dumpster and disposed of old plants that were on the front patio, collected street signs from trophy drive and place in storage, painted tails for pool, straightened and organized pool deck and patio furniture, removed debris around pool deck and amenity center
10/7/25	8.1	M.C.	Sanding and painting rails, mounting brackets, zip tied pickleball and tennis court windscreen, organized social room chairs, rehung pool rails, straightened and organized patio and pool deck chairs, tables and umbrellas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/7/25	8.03	D.M.	Finished painting the railing for left side of pool, fastened the windscreens on tennis courts with zip ties, removed debris around amenity center and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/8/25	5.65	P.S.	Started working on repairing gate, removed debris around amenity center, pool deck, field and parking lot
10/9/25	8	D.M.	Replaced hinges on swing gate at kayak dock, fixed broken bolts and fastened for pool railings, straightened and organized pool deck and patio furniture, removed debris around pool deck, amenity center, pool deck, courts and roadways, checked and changed trash receptacles
10/9/25	2.98	P.S.	Assisted in repairing fence
10/10/25	7.67	M.C.	Moved the restaurant items that were in the maintenance closet back into the kitchen, finished re-attaching pool rails and securing the tap cons, straightened and organized pool deck chairs, tables and umbrellas, checked and changed trash receptacles, removed debris around amenity center and pool deck
10/10/25	8	D.M.	Placed garage sale flags out at entrances for weekend sale, removed debris from roadways, entrances, courts, around amenity center, playground, pool deck and parking lot, took all kitchen equipment out of closet and put it in the kitchen, checked and changed trash receptacles
10/13/25	8	M.C.	Washed floor mats in kitchen with pressure washer, rehung tennis windscreens with zip ties, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around the parking lot and field, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/13/25	8	D.M.	Took down yard sale signs, picked up packages from the main office, reattached windscreens at tennis courts, removed debris around amenity center, parking lot, pool

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/14/25	8	M.C.	deck, soccer field, tennis courts and common areas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/14/25	8	M.C.	Removed pool rail at lap pool and sanded down, repainted and reinstalled, straightened and organized pool deck chairs, tables and umbrellas, straightened up lakeside park, removed debris from streets throughout community and lakes
10/14/25	8	D.M.	Took down railing for pool and sanded and repainted, reinstalled railing with new bolts, removed debris around community and ponds
10/15/25	8	D.M.	Started sanding and repainting pool railings, finished middle section of railing painting, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, field and parking lot, checked and changed trash receptacles
10/16/25	8.43	M.C.	Installed pool rail and sanded last rail, made sure all rails were reinstalled, began to break down phase three signs and poles, removed debris around amenity center, straightened and organized pool deck and patio chairs, tables and umbrellas
10/16/25	8	D.M.	Removed section of railing for pool to sand and repaint, broke down signs behind dumpster and removed sign from pole, straightened and organized all pool and patio furniture
10/17/25	6.55	M.C.	Fixed reception on overhead television for the upcoming cooking class, straightened and organized pool deck chairs, tables and umbrellas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/17/25	6	D.M.	Started breaking down old street signs and removing sign from pole, removed debris around amenity center, pool deck and community, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
10/20/25	8	D.M.	Disassembled street signs near dumpster, cleaned men's bathroom near gym, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, field and parking lot, checked and changed trash receptacles
10/21/25	8.25	M.C.	Straightened and organized pool deck and patio chairs, tables and umbrellas, straightened lake side park furniture, removed debris throughout community and courts, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
10/21/25	8	D.M.	Straightened and organized lake side park, removed debris on pool deck and common areas, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
10/22/25	8.17	M.C.	Assisted with Halloween decorations, blacked out all windows and storage areas, worked on lighting and other decorative Halloween items, straightened and organized pool deck and patio chairs, tables and umbrellas
10/22/25	8.05	D.M.	Straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, parking lot and courts, blacked out windows and door areas from social hall and changed out lighting fixtures for event
10/23/25	7.88	D.M.	Removed debris around amenity center and pool deck, straightened and organized pool deck and patio furniture, continued to work on social hall with amenity manager on setting up Halloween decorations
10/24/25	7.87	M.C.	Removed debris from playground, pickleball courts, tennis courts, food truck ally and kayak beach, checked and changed all trash receptacles, continued working on communities Halloween decorations and setting up stations, hanging mermaid and additional Halloween items
10/24/25	7.5	D.M.	Removed debris around pickleball courts and common areas, continued setting up social hall for Halloween event
10/27/25	8	D.M.	straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, field and parking lot, straightened and organized lake side park furniture, cleaned chalk off sidewalk, replaced light bulbs in main hall, checked and changed trash receptacles
10/28/25	8	D.M.	Took light covers for Halloween decorations down in front office, straightened and organized pool deck and patio furniture, removed debris around amenity center,

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
10/29/25	8.02	M.C.	pool deck, parking lot, courts and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/29/25	8	D.M.	Fixed side gate at landings with wedge, installed signs at both pedestrian gates, straightened and organized pool deck and patio chairs, tables and umbrellas, changed playground trash receptacles in phase four, set up a new dog pot near Whirlwind Place water station
10/30/25	8.05	M.C.	Replaced entire dog pot station in zone four, installed signs on gates at lakeside park and fixed crooked sign and fence post, removed debris next to dumpster, parking lot, around amenity center, pool deck and common areas
10/30/25	7.88	D.M.	Fixed volleyball net that was down and ratchet replaced as it was rusted, worked on installing new hinges at the landings exit small side doors and replaced the plastic ones for metal hinges, straightened and organized pool deck and patio chairs and tables
10/31/25	7.05	M.C.	Replaced all hinges on swing gates at lakeside park, fixed volleyball netting at lakeside park, removed debris around pool deck, amenity center and parking lot
10/31/25	7.05	D.M.	Put new trash can locked to the bicycle racks at food truck alley which has five trash receptacles, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around community and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
10/31/25	7.05	D.M.	Removed debris around playground, pickleball courts, food truck alley, around amenity center, pool deck, field and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles

TOTAL 297.53

MILES 0

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



November 17, 2025

Meadow View

## INVOICE

In accordance with Florida Statute 197.322(3): "Postage shall be paid out of the general fund of each local governing board, upon statement thereof by the tax collector".

Your share of the postage for the mailing of the 2025 Real Estate, Tangible Personal Property, Railroad and Non Ad Valorem notices is as follows:

**Postage Due:                      \$        378.48**

If you have any questions, please contact me or Christopher Swanson at 209-2251.

Sincerely,

Jennifer Ravan, C.F.C.  
St. Johns County Tax Collector

**RECEIVED**  
**By Tara Lee at 1:09 pm, Nov 17, 2025**



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



**TO**

Jennifer Erickson  
 Mewadow View at Twin  
 Creeks CDD

DATE  
 11/14/2025



DUE DATE  
 11/14/2025

DATE	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
11/14/2025	The Beacon show in Dec 20	1	750.00	750.00

TOTAL DUE

\$750.00

Pay invoice

THANK YOU.

1 320 57200 49400 Special Events  
 Approved n Erickson 11.14.2025

**RECEIVED**  
 By Tara Lee at 8:05 am, Nov 17, 2025

APPROVED PEST CONTROL  
 57200.320,45917  
 CHRISTIAN BIROL 11/18/2025

**Service Slip/Invoice**



**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

**INVOICE:** 621376620  
**DATE:** 11/17/2025  
**ORDER:** 621376620

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
11/17/2025	02:33 PM	MICE, RATS, ROACH, S		02:33 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	11/17/2025		03:00 PM

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

**RECEIVED**  
 By Tara Lee at 11:06 am, Nov 18, 2025

TECHNICIAN SIGNATURE

Devin  
 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.

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

PLEASE PAY FROM THIS INVOICE

APPROVED LANDSCAPE MAINTENANCE  
53800.320.45003  
CHRISTIAN BIROL 11/06/2025



**INVOICE**

INVOICE #	INVOICE DATE
1031045	11/1/2025
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

**Invoice Due Date:** December 1, 2025

**Invoice Amount:** \$49,667.89

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

**RECEIVED**  
*By Tara Lee at 12:27 pm, Nov 06, 2025*

**Invoice Total** \$49,667.89

INVOICE TOTAL \$49,667.89

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

APPROVED LANDSCAPE CONTINGENCY  
53800.320.45004  
CHRISTIAN BIROL 11/13/2025



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
1033629	11/12/2025
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:** December 12, 2025

**Invoice Amount:** \$5,700.00

Description	Current Amount
The Landings Playground Mulch Installation	
Mulch Install	\$5,700.00

**RECEIVED**  
*By Tara Lee at 9:31 am, Nov 13, 2025*

**Invoice Total** \$5,700.00

IN COMMERCIAL LANDSCAPE

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

APPROVED REPAIRS AND MAINTENANCE  
57200.320.44200  
CHRISTIAN BIROL 11/13/2025



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
1033630	11/12/2025
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:** December 12, 2025

**Invoice Amount:** \$1,000.00

Description	Current Amount
Drainage Installation along Beacon Lake Pkwy	
Landscape Enhancement	\$1,000.00

**RECEIVED**

**By Tara Lee at 9:34 am, Nov 13, 2025**

**Invoice Total \$1,000.00**

IN COMPLIANCE WITH FLORIDA STATUTES

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

*D.*

# Meadow View at Twin Creeks

Community Development District  
Construction Phase 4 - HEARTWOOD

Construction Funding Request #8  
December 17, 2025

Req. PAYEE

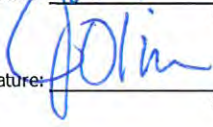
<b>Yellowstone Landscape</b> Phase 4 Decoder Installation Inv #1059769	\$	11,498.96
---------------------------------------------------------------------------	----	-----------

<b>Total Funding Request</b>	\$	<b>11,498.96</b>
------------------------------	----	------------------

Please make check payable to:

**Meadow View at Twin Creeks CDD**  
c/o GMS LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

Signature:  \_\_\_\_\_  
Chairman/Vice Chairman

Signature:  \_\_\_\_\_  
Secretary/Asst. Secretary



**INVOICE**

INVOICE #	INVOICE DATE
1059769	12/17/2025
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:** January 16, 2026

**Invoice Amount:** \$11,498.96

Description	Current Amount
Phase Four Decoder Installation	
Irrigation Repairs	\$11,498.96

**Invoice Total** \$11,498.96

*Excellence*  
IN COMMERCIAL LANDSCAPING

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

# Meadow View at Twin Creeks

Community Development District  
Construction Phase 4 - Dreamfinders

Construction Funding Request #20  
January 12, 2026

Req. PAYEE

<b>Lakeside Sign Company</b> Beacon Lake Phase 4 Signage- Invoice 27033	\$	32,715.00
<b>Total Funding Request</b>	\$	<b>32,715.00</b>

Please make check payable to:

**Meadow View at Twin Creeks CDD**  
c/o GMS LLC  
475 West Town Place  
Suite 114  
St. Augustine FL 32092

Signature:  \_\_\_\_\_  
Chairman/Vice Chairman

Signature:  \_\_\_\_\_  
Secretary/Asst. Secretary

**Lakeside Sign Company**

407 N Pilot Knob Rd  
Denver, NC 28037 US  
www.tsrfi.com



**INVOICE**

**BILL TO**  
MEADOW VIEW AT TWIN CREEKS COMMUNITY  
DEVELOPMENT DISTRICT  
475 W TOWN PL STE 114  
SAINT AUGUSTINE, FL  
32092-3649 US

**SHIP TO**  
Beacon Lake  
64 Beacon Lake Pkwy  
St. Johns, FL 32259

**INVOICE** 27033  
**DATE** 11/26/2025  
**TERMS** Net 30  
**DUE DATE** 12/26/2025

**SALES REP**  
RENNE PREY

QTY	DESCRIPTION	RATE	AMOUNT
1 Misc Signs	SIGN TYPE A/S-3: MANUFACTURE 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	10,446.00	10,446.00T
1 Install	INSTALL 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION. NOTE: QUOTE INCLUDES ANCHOR BOLTS AND BREAKAWAY BOLTS.	2,910.00	2,910.00T
7 Install	INSTALL 33" X 33" PEDESTRIAN CROSSWALK AHEAD SIGN.	615.00	4,305.00T
8 Install	INSTALL 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	615.00	4,920.00T
4 Install	INSTALL 2'-9" X 2'-3" SPEED LIMIT SIGN.	615.00	2,460.00T
7 Install	INSTALL 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	657.00	4,599.00T
2 Install	INSTALL 18" X 12" NO PARKING SIGN.	615.00	1,230.00T
3 Install	INSTALL 2'-9" X 2'-9" STOP/DO NOT ENTER SIGN.	615.00	1,845.00T

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SUBTOTAL	32,715.00
TAX (0%)	0.00
TOTAL	32,715.00
<hr/>	
BALANCE DUE	<b>\$32,715.00</b>