

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

FEBRUARY 19, 2026

AGENDA

**Meadow View at Twin Creeks
Community Development District**
475 West Town Place, Suite 114
St. Augustine, Florida 32092
www.meadowviewattwincreekscdd.com

February 12, 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, February 19, 2026 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the January 15, 2026 Meeting
- IV. Staff Reports
 - A. Landscape
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. Amenity Manager
 - F. Operations Manager – Report
- V. Consideration of Proposals
 - A. Soccer Field Turf, Windemere Boulders and Landscaping, Phase 3B Landscaping, and Spring Annuals
 - B. Janitorial Services
 - C. Phase 4 Playground Fence Repairs

- D. Pressure Washing Curbing and Drainage Along Main Road
- E. Splash Park Panels and Nets
- VI. Consideration of Resolution 2026-03, Instructing the St. Johns County Supervisor of Elections to Conduct the District's 2026 General Election
- VII. Financial Reports
 - A. Financial Statements as of December 31, 2025
 - B. Assessment Receipts Schedule
 - C. Check Register
- VIII. Other Business
- IX. Supervisors' Requests and Audience Comments
- X. Next Scheduled Meetings – March 19, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XI. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, January 15, 2026 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Frank Arias	Chairman
Blaz Kovacic <i>by phone</i>	Vice Chairman
Jessica Brown	Supervisor
Daryl Berman <i>by phone</i>	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
Travis Arnold	Yellowstone
Mark Smilek	Commercial Fitness

The following is a summary of the discussions and actions taken at the January 15, 2026 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

Susan Koss commented that she was present to hear an update on the landscaping plan.

THIRD ORDER OF BUSINESS

Approval of Minutes of the December 18, 2025 Meeting

A copy of the minutes of the December 18, 2025 meeting was included in the agenda package for the Board's review.

On MOTION by Ms. Brown seconded by Mr. McNamee with all in favor the December 18, 2025 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Mr. Arnold stated that Yellowstone is working on ornamental grasses, elevating the tree canopies, and trimming the viburnum.

Susan Koss commented on the inconsistency amongst all entrances of the community in regard to landscaping, particularly why the entrance near Publix is not full.

Mr. Birol stated that there are a couple ideas staff are looking at but they could not be executed until spring. Mr. Arias added that the plan is fill in any gaps and to remove the Knock Out Roses and replace them with plants that can last year-round.

Mr. McNamee stated that he's received comments regarding lack of quality control recently. He gave an example of the sod being used to fill in ruts due to truck damage not being laid correctly.

Mr. Arias asked Mr. Arnold to get a quote together for irrigation for the bend on Windemere.

B. District Engineer – Proposals for Road Inspection

Mr. Lockwood presented proposals from ECS totaling \$4,800 and Legacy Engineering totaling \$5,300 to test core samples of the roadways. He noted the proposal from Universal did not piezometers, and he does not feel a good result can be given without them.

Ms. Brown asked that Mr. Lockwood confirm the core sample will be deep enough.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Legacy Engineering totaling \$5,300 for roadway core samples and testing was approved.

Mr. Biagetti asked Mr. Lockwood what the typical process and cost may be to install speed humps as there have been some speeding complaints.

Mr. Lockwood stated that speed humps would require a traffic study, which could cost around \$5,000 and county approval.

B. District Counsel

There being nothing to report, the next item followed.

C. District Manager

There being nothing further to report, the next item followed.

D. Amenity Manager

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

E. Operations Manager

1. Report

A copy of the operations report was included in the agenda package for the Board's review. Mr. Birol reported that the Landings kiosk repair remains on schedule with completion expected no later than January 23rd. He noted the gate would remain open until it is fixed. FPL confirmed the connector road lighting project will be finalized by February 6th. The Phase 4 playground fence is in the process of being repaired.

2. Proposals for New Awnings

Mr. Birol presented two proposals to replace the awnings at the pool deck and playground adjacent to the pool deck totaling \$17,600 and \$21,600. He recommended going with Sunbrella as it is the lower cost, better product and comes with a 10-year warranty.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor the proposal for the Sunbrella awnings totaling \$17,600 was approved.

3. Proposals for Refurbishing and Painting of Splash Park

Mr. Birol presented two proposals to repaint the splash park totaling \$6,876 and \$9,550. He noted Tito's can start the week following the meeting. He also noted he's looking at replacing the rope around the pool deck. The first estimate he's received was \$10,000.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Tito's to repaint the splash park for a total of \$6,876 was approved.

FIFTH ORDER OF BUSINESS**Discussion of Capital Projects for Fiscal Year 2026****A. Proposals for Soccer Field Enhancement**

Mr. Birol stated that refurbishing the soccer field would be around \$40,000 for roughly 53,000 square feet of turf. Yellowstone believes St. Augustine turf would be much stronger than Bahia and would last longer.

There was no action taken on this item.

B. Proposal for Fitness Equipment

Mr. Birol presented three proposals for leasing cardio equipment, noting a treadmill would be added as they're being used frequently. Mr. Smilek add that for Commercial Fitness, the cardio equipment would be warrantied for three years for both parts and labor. He recommended a quarterly maintenance plan be put in place from day one, which Commercial Fitness would cover for the first year.

The Board asked that the preventative maintenance offer be extended to two years.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor leasing cardio equipment for a period of three years with Commercial Fitness was approved subject to two years' worth of preventative maintenance and a \$1 buyout.

Mr. Birol presented options for replacing the cable machine totaling \$3,973 and \$4,680.95.

On MOTION by Mr. McNamee seconded by Mr. Arias with all in favor purchasing the Matrix Versa Duals LAT pulldown machine through Commercial Fitness for a total of \$4,680.95 was approved.

C. Gym Flooring

Mr. Birol presented a proposal for rubber tile flooring for a total of \$5,479.19.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor the proposal from MoveFit totaling \$5,479.19 for blue rubber tile flooring was approved.

SIXTH ORDER OF BUSINESS **Financial Reports**

A. Financial Statements as of November 30, 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 93.7% collected.

C. Check Register

A copy of the check register totaling \$145,895.12 was included in the agenda package for the Board's review.

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

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

Mr. Biagetti presented construction funding requests number 8 totaling \$11,498.96 payable to Yellowstone and number 20 totaling \$32,715 payable to Lakeside Sign Company.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor construction funding request numbers 8 and 20 were approved.

SEVENTH ORDER OF BUSINESS **Other Business**

There being none the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors' Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

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

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

E.

Meadow View at Twin Creeks

2/19/2026

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
February 19, 2026

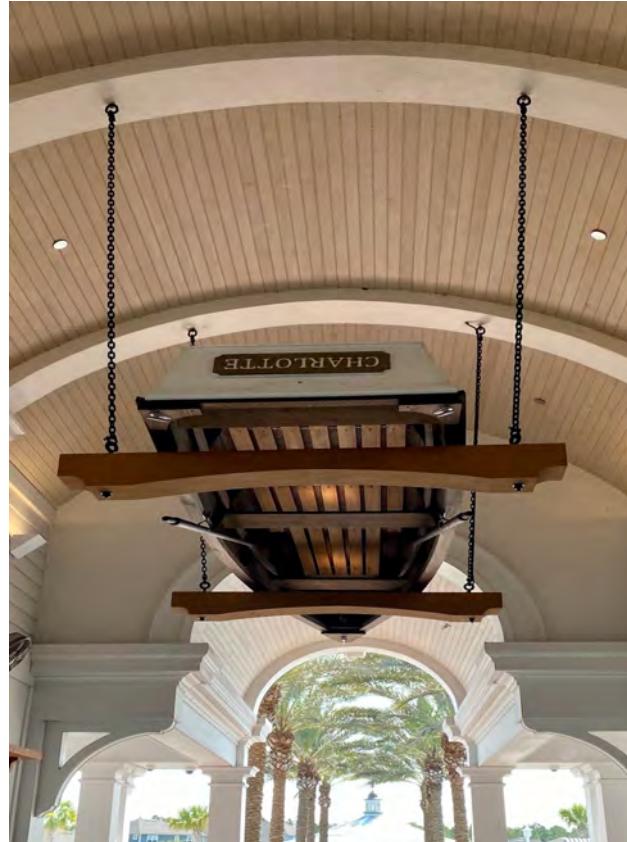
To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – February 19, 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 – 2nd and 4th Thursday monthly
- Pilates Yoga Fusion classes are offered every Tuesday morning by a certified fitness instructor.
- Beacon Lake Bunco – 2nd Tuesday Monthly
- Mexican Train Dominoes – Last Wednesday Monthly
- Book Club - 2nd Wednesday monthly.
- Whiskey Club – The last Friday each month 7pm
- Canasta – 2nd Thursday monthly
- Ladies Night Out 4th Thursday each month 7pm
- Kid's Bingo – January 20th – went really well, we are expanding to include a kid's game night quarterly
- Vendor Village – February 7th – well received, lots of residents came out to enjoy the day
- Upcoming – Murder Mystery – February 21st
- Upcoming – Easter Event – March 28th

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

- Saint Johns County has completed the reclaim water project for residents.
- All Star Electric has completed repairing all the Amenities parking lot lights and surrounding area lights that needed repairs as well as the Main Entrance.
- Yellowstone repaired a main line irrigation break on Concave
- Sterling Fence completed the fence project at the end of Windermere.
- RMS removed Lakeside fire pit that was damaged.
- RMS repaired the Landings security Kiosk.
- RMS installed new nets at the Basketball courts.
- RMS pressure-washed Lakeside Park building and all surrounding areas.

Conclusion

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



SIXTH ORDER OF BUSINESS

RESOLUTION 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(a)2.c., FLORIDA STATUTES AND INSTRUCTING THE ST. JOHNS COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT'S GENERAL ELECTION.

WHEREAS, the Meadow View at Twin Creeks Community Development District (hereinafter the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in St. Johns County, Florida;

WHEREAS, the Board of Supervisors of Meadow View at Twin Creeks Community Development District (hereinafter the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., Florida Statutes and to instruct the Supervisor of Elections for St. Johns County, Florida (the “Supervisor”), to conduct the District’s General Election.

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

Section 1. The Board is currently made up of the following individuals:

Jessica Brown – 475 West Town Place, Suite 114, St. Augustine, Florida 32092
Jim McNamee – 475 West Town Place, Suite 114, St. Augustine, Florida 32092
Daryl Berman – 475 West Town Place, Suite 114, St. Augustine, Florida 32092
Blaz Kovacic – 475 West Town Place, Suite 114, St. Augustine, Florida 32092
Frank Arias – 475 West Town Place, Suite 114, St. Augustine, Florida 32092

Section 2. The term of office for each member of the Board is as follows:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Inc.</u>	<u>Expiration Date</u>
1	Jessica Brown		11/2024 - 11/2028
2	Jim McNamee		11/2024 - 11/2026
3	Daryl Berman		11/2024 - 11/2028
4	Blaz Kovacic		12/2022 - 11/2026
5	Frank Arias		01/2023 - 11/2026

Section 3. Seat 2, currently held by Jim McNamee, Seat 4, currently held by Blaz Kovacic and Seat 5, currently held by Frank Arias, are scheduled for the General Election in November 2026.

Section 4. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a qualified elector of the District. All candidates for a seat on the Board must qualify with the Florida Department of State’s Division of Elections. A

qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote in St. Johns County, Florida. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

Section 5. Members of the Board may elect to receive \$200 per meeting for their attendance, up to a maximum of \$4,800 per year.

Section 6. The term of office for the individuals to be elected to the Board in the November 2026 General Election is four years.

Section 7. The new Board members shall assume office on the second Tuesday following their election.

Section 8. The District hereby instructs the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the general election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

PASSED AND ADOPTED THIS 19th day of February, 2026.

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

CHAIRPERSON/VICE CHAIRPERSON

ATTEST:

SECRETARY/ASSISTANT SECRETARY

FIFTH ORDER OF BUSINESS

A.



Proposal #: 661494

Date: 2/13/2026

From: Travis Arnold

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

Spring Enhancements (Packet 2)

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Soccer Field Turf Installation	1	\$40,280.00	\$40,280.00
St. Augustine - 31,400 Square Feet			
Bermuda - 21,600 Square Feet			
7/11 Entrance Island Plant Installation	1	\$13,410.00	\$13,410.00
Drift Rose Plant Replacement	1	\$5,130.00	\$5,130.00
3B Plant Installation	1	\$6,140.00	\$6,140.00
Windermere Boulder, St. Augustine Turf and Irrigation Installation	1	\$15,000.00	\$15,000.00
Spring Annuals	1	\$13,005.00	\$13,005.00

Beacon Spring Enhancement Packet

1. Soccer Field Turf Installation
2. 7/11 Entrance Island Plant Installation
3. Drift Rose Plant Replacement
4. Phase 3B Plant Screening - No Irrigation, No Turf
5. Windermere Turf and Boulder Installation
6. Spring Annual Installation

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Meadow View at Twin Creeks CDD

Subtotal	\$92,965.00
Sales Tax	\$0.00
Proposal Total	\$92,965.00

THIS IS NOT AN INVOICE



Proposal #: 661472

Date: 2/13/2026

From: Travis Arnold

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

Spring Enhancements (Packet 1)

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Soccer Field Turf Installation	1	\$40,280.00	\$40,280.00
St. Augustine - 31,400 Square Feet			
Bermuda - 21,600 Square Feet			
7/11 Entrance Island Plant Installation	1	\$13,410.00	\$13,410.00
Drift Rose Plant Replacement	1	\$5,130.00	\$5,130.00
3B Plant, Turf and Irrigation Installation	1	\$55,232.82	\$55,232.82
Windermere Boulder, St. Augustine Turf and Irrigation Installation	1	\$15,000.00	\$15,000.00
Spring Annuals	1	\$13,005.00	\$13,005.00

Beacon Spring Enhancement Packet

1. Soccer Field Turf Installation
2. 7/11 Entrance Island Plant Installation
3. Drift Rose Plant Replacement
4. Phase 3B Plant and Turf Installation
5. Windermere Turf and Boulder Installation
6. Spring Annual Installation

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

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

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title _____

Date _____

Meadow View at Twin Creeks CDD

Subtotal	\$142,057.82
Sales Tax	\$0.00
Proposal Total	\$142,057.82

THIS IS NOT AN INVOICE

B.

RIVERSIDE MANAGEMENT SERVICES, INC.

50 Ellis Street, Suite 208, St. Augustine, FL 32095

February 11, 2026

Jim Oliver
Meadow View at Twin Creeks Community Development District
475 West Town Place, Suite 114
World Golf Village
St. Augustine, Florida 32092

Re: Janitorial Services

Dear Jim:

Please consider this proposal for Riverside Management Services, Inc. to provide janitorial services for the Meadow View at Twin Creeks Community Development District:

<u>Services</u>	<u>FY 2026</u>	<u>FY2026</u>
<u>Adopted Budget</u>		<u>Proposed Fees</u>
Janitorial Services	\$31,940	\$27,600

See Exhibit A for Scope of Services.

Janitorial supplies not included.

The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our request to provide these services to your community.

Sincerely,

Alison Mossing

Alison Mossing
Vice President

RIVERSIDE MANAGEMENT SERVICES, INC.

50 Ellis Street, Suite 208, St. Augustine, FL 32095

Exhibit A Scope of Services

NIGHTLY CLEANING

Entrances / Veranda / Common Areas / Hallways:

- Thoroughly clean all entrance door glass inside and out.
- Clean and disinfect the receptionist counter and entrance door handles to reduce the spread of bacteria, viruses, and other harmful organisms.
- Dust all exposed horizontal surfaces of furniture; including counters, filing cabinets, desks, tables, and work surfaces. Damp wipe to remove marks & smudges as needed. RMS will not move personal items or papers without written permission.
- Clean all glass furniture tops to remove streaks and smudges.
- Spot clean all seating in the Waiting Area as needed.
- Spot clean all interior glass. Pay special attention to check in glass at entrance.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Remove loose debris from flooring.
- Vacuum all area rugs and mats. Clean beneath, and place in their original position.
- Vacuum all high traffic carpeted areas with a HEPA filtered vacuum.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, under tables, corners, etc. Move light items as necessary.
- Spot mop all hard surface flooring using a neutral cleaner to remove soil and spills.
- Disinfect the drinking fountain(s) and remove any haze or streaks. (located in Gym Hall and Pool Restrooms)

Office Areas / Card Room/ Media Room / Social Room / Side Patio / Snack Bar:

- Dust all exposed horizontal surfaces of furniture; including counters, filing cabinets, desks, tables, and work surfaces. Damp wipe to remove marks & smudges as needed. RMS will not move personal items or papers without written permission.
- Clean all glass furniture tops to remove streaks, marks, and smudges.
- Spot clean all interior glass.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Vacuum all area rugs and mats. Clean beneath, and place in their original position.
- Remove loose debris from flooring.
- Vacuum all high traffic carpeted areas with a HEPA filtered vacuum. Vacuum under Media Room chairs (they are on rollers)
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, under tables, corners, etc. Move light items as necessary.
- Spot mop all hard surface flooring using a neutral cleaner to remove soil and spills.
- RMS is not responsible for brick flooring located in Side Patio. RMS will be responsible for rug.

RIVERSIDE MANAGEMENT SERVICES, INC.

50 Ellis Street, Suite 208, St. Augustine, FL 32095

- RMS is not responsible for cleaning back of snack bar. RMS will be responsible for cleaning counters and glass at front of snack bar.

Gym / Spin Room:

- Thoroughly dust all gym equipment and weight shelving, pay close attention around and underneath the bases. RMS is not responsible for moving dumbbells.
- Remove loose debris from flooring.
- Spot clean mirrors to remove fingerprints and smudges.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, under tables, corners, etc. Move light items as necessary.
- Damp mop all hard surface flooring using a neutral disinfectant cleaner to remove soil and spills. Use minimal water on rubber flooring.

Kitchen:

- Dust and wipe clean all horizontal surfaces. Be sure to get under items on counters.
- Disinfect and scour the sink(s) and backsplash areas thoroughly.
- Restock all paper supplies and hand soap.
- Spot clean cabinets and walls. Pay close attention to walls around waste receptacles.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, under tables, corners, etc. Move light items as necessary.
- Thoroughly mop all hard surface flooring using neutral cleaner to remove soil and spills.

Restrooms: (Includes clubhouse, pool, & lakeside)

- Thoroughly dust furniture, dispensers, wall hangings, doors, partition tops, mirrors, and air vents.
- Disinfect all light switches, door handles, handrails, dispensers, counters, and fixtures to reduce the spread of bacteria, viruses, and other harmful organisms.
- Scour, clean and disinfect all sinks, urinals, toilets and toilet seats. Pay close attention to the bases of the toilets!
- Disinfect baby changing stations.
- Spot clean / wipe clean all mirrors and dispensers. Ensure they are free of streaks and smudges.
- Restock all consumables: soap, toilet tissue, paper towels, seat covers, etc.
- Spot clean partitions and walls as needed.
- Pay close attention to walls and baseboards under dispensers.
- Empty all waste receptacles and clean as needed. Place all waste into a leak proof container for transport to the dumpster. Replace plastic liners unless otherwise requested by Client.
- Dust mop/sweep/vacuum all hard surface flooring to remove loose debris. Pay close attention to all hard to reach areas like behind doors, behind toilets, corners, edges, etc.
- Thoroughly mop all flooring with a germicidal disinfectant.

Janitor's Closet:

- Remove trash from area.

RIVERSIDE MANAGEMENT SERVICES, INC.

50 Ellis Street, Suite 208, St. Augustine, FL 32095

- Maintain an orderly arrangement of all janitorial supplies and equipment.
- Hang all mop heads so they dry out properly.
- Clean and disinfect service sinks as needed.
- Sweep and spot mop floors as needed.
- High dust all reachable surfaces as needed.

WEEKLY CLEANING

Restrooms:

- Polish all stainless / chrome; including dispensers and fixtures.
- Wipe clean all baseboards and walls as needed. Pay close attention under dispensers.
- Wipe clean, then sanitize partitions and tiled walls around toilets and urinals
- Pour disinfectant down floor drains to prevent traps from drying out.

All Areas:

- Thoroughly dust all horizontal surfaces of furniture; including counters, desks, tables, cabinets, partition tops, computer monitors, printers, copiers, reachable lighting, and wall hangings. Pay close attention around computer monitors and desk accessories. RMS will not move personal items or papers without written permission.
- Work surfaces that are cleared off will be disinfected.
- Dust and wipe clean all windowsills high and low. Pay close attention to lower windowsills.
- Disinfect and thoroughly clean all telephone receivers and dust the bases.
- Spot clean light switches, walls, doors, and doorframes. Pay close attention to walls around waste receptacles. Note: some painted walls cannot be cleaned due to the type of paint or current condition.
- Clean door jambs and thresholds around all entry doors as needed.
- Polish all reachable stainless steel items like sinks, appliances, drinking fountains, etc.
- Thoroughly vacuum all carpeted areas wall to wall with a HEPA filtered vacuum. Be sure to get all hard to reach areas like under desks, behind doors and corners. Move light items as necessary. Use the edging tool when needed.
- Thoroughly mop all hard surface floors.

MONTHLY CLEANING

All Areas:

- High dust all reachable tops of doors, door frames, air vents, ceiling fans, and light fixtures.
- Pay close attention to walls/corners high and low; remove cobwebs as needed.
- RMS will dust all Knick Knacks located in Social Room monthly.
- Thoroughly dust and wipe clean all vertical surfaces of furniture and wall hangings.
- Dust all baseboards, including workstation baseboards. Baseboards may be wet wiped and cleaned for an additional charge.
- Dust the wall molding, door molding, and the chair rails. RMS will dust wall molding up to 12 feet.
- Vacuum or brush all upholstered furniture.
- Dust the legs and bases of furniture.
- Thoroughly dust all blinds throughout the facility.

RIVERSIDE MANAGEMENT SERVICES, INC.

50 Ellis Street, Suite 208, St. Augustine, FL 32095

SPECIAL NOTES

- RMS is not responsible for cleaning back of snack bar. RMS will clean snack bar counters on pool side.
- RMS will be responsible for Lakeside restrooms located about 2 blocks from clubhouse.
- RMS will move chairs in Media Room to vacuum under nightly.
- RMS is not responsible for brick flooring located in Side Patio. RMS will be responsible for rug.
- RMS is not responsible for any duties around pool with the exception of the restrooms and drinking fountains.
- RMS will dust all Knick Knacks located in Social Room monthly.
- RMS will be responsible for all gym equipment and shelving nightly. RMS will not be responsible for moving dumbbells (dust around them).

Quotes

We clean so you don't have to

A1 Ultimate Janitorial Services Inc.
7362 Wending Court South Jacksonville Florida 32244
(904)422-6516
a1ultimatej@gmail.com

Date January 12, 2026

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

SALESPERSON	JOB	PAYMENT TERMS	DUUE DATE
Meadow View	Amenity Center Janitor	Net 15	

Make all checks payable to A1 Ultimate Janitorial Services.

Thank you for your business!

Meadow View at Twin Creeks CDD

850 Beacon Lake Parkway

Saint Augustine, FL 32095



Submitted by:

KBT Professional Cleaning and Pressure Washing LLC

52 Tuscan Way, Suite 202-160

Saint Augustine, FL 32092

Ivo Karoglan

Owner

904-315-4866

kbtproclean@gmail.com

★★★ **KBT** ★★★
Professional
Cleaning
&
Pressure
Washing

When you want it done right, hire a professional!



KBT Professional Cleaning Pressure washing LLC
52 Tuscan Way, Suite 202-160
Saint Augustine, FL 32092

January 7th 2026
Meadow View at Twin Creeks
Subject: Janitorial Service Proposal:

Thank you for allowing KBT Professional Cleaning and Pressure Washing LLC to prepare a professional janitorial service proposal for your consideration. We know it takes considerable time and effort to show any potential contractor your community and to provide them with the necessary information. *So again, Thanks!*

All of our cleaners are thoroughly trained to perform each janitorial task and to address important safety issues. Our goal is to clean each customer's community professionally and safely.

We use a systematic approach to keep your community well-maintained. At KBT Professional Cleaning and Pressure Washing LLC, we offer strong management and quality contracts to plan for and not lose track of the many necessary cleaning details.

We look forward to the opportunity of becoming a trusted and valued partner in improving and maintaining the appearance of your community. References can be available upon request. Please call if you have any questions or need additional information as you review our proposal.

Sincerely,
Ivo Karoglan
Owner
KBT Professional Cleaning and Pressure Washing LLC

Meadow View at Twin Creeks CDD

Professional Janitorial Service Proposal

General

KBT Professional Cleaning and Pressure Washing LLC agrees to provide all labor, supervision, cleaning supplies, and equipment necessary to assure performance of the specified janitorial service for the property. This shall include all services described in the attached written specifications. Please see the attached scope of work. KBT Professional Cleaning and Pressure Washing LLC agrees to furnish such janitorial service for a period of one year, the dates yet to be agreed upon.

Compensation

The janitorial service described in this comprehensive program will be performed. Three service days per week, all year round \$1,875.00 per month.

The monthly price does NOT include trash bags or paper products.

HOA is responsible for any keys, key card, key fob changes, or gate issues. If we can not gain access to the property due to changes (keys, key card, key fob, or gate issues), HOA will still be billed for the service that day

Service Schedule

The janitorial service described in this comprehensive program will be performed. Common-area cleaning of office, fitness center, aerobics rooms, restrooms, business rooms, media room, breezeway, covered veranda, social rooms hallway, living area (inside and outside), and lakeside park. Quote does NOT include pool area or pool deck.

Three service days per week on Monday, Wednesday, and Friday all year round.

Monthly price does NOT include trash bags and paper products. HOA is responsible for any keys, key cards, key fob or gate changes. If we can not gain access to the property due to changes (keys, key card, key fob & gate changes), HOA will still be billed for the service that day. See attached scope of work

Special Services

KBT Professional Cleaning and Pressure Washing offers the following additional services:

- Pressure washing- call for a quote
- Tile & Grout Cleaning priced per square footage
- Maintenance calls will be billed at \$75.00 per hour and an additional \$18.75 for every 15 minutes after the 1st hour, plus supplies. This includes time for getting supplies, the Home Depot trip, etc.
- Weekday Emergency service cleans are to be billed at \$80.00 per clean. Weekend Emergency service cleans to be billed at \$150.00 per clean.
- Bulk pickup to be billed at \$100.00 per hour and an additional \$20.00 for every 15 minutes after the 1st hour, plus dump fee. Including time driving to dump to dump bulk
- COVID-19 disinfecting. Price is based on per-square-footage. Positive test or Prevention
- Hurricanes: KBT will use its discretion on whether it will send crews out to service properties during a hurricane warning.
- Post Hurricane cleanup: Will be billed at an additional \$200.00 per hour
- Post Construction/ renovation cleanup: Will be billed at an additional \$150.00 per hour.

Invoicing

All invoicing will be itemized according to monthly work or for special services. Invoicing will be on the 15th of each month. Payment policy is net 30 days.

Supervision

Adequate personnel and supervision will be furnished to ensure quality service.

Insurance

KBT Professional Cleaning and Pressure Washing LLC will furnish all forms of insurance required by law and shall maintain the same in force.

- o Comprehensive General Liability (1 Million Dollar)
- o Workers Compensation

Supplies

Meadow View at Twin Creeks CDD Home Owners Association will furnish all consumable products, including, but not limited to: toilet tissue, hand towels, trash liners, wet wipes for the gym, dog waste bags, and hand soap. If desired, KBT Professional Cleaning and Pressure Washing LLC can provide these products and invoice them separately. KBT Professional Cleaning does not mark up paper products. KBT Professional Cleaning will charge a \$10.00 delivery fee. KBT Professional Cleaning and Pressure Washing LLC will furnish all cleaning supplies, inclusive but not limited to: cleaning agents, disinfectants, etc.

Employee Status

Personnel supplied by KBT Professional Cleaning and Pressure Washing LLC are deemed employees of KBT Professional Cleaning and Pressure Washing LLC and will not, for any purpose, be considered employees or agents of the customer.

Our Philosophy

KBT Professional Cleaning and Pressure Washing LLC is committed to providing quality janitorial services that deliver the highest levels of customer satisfaction. When you want it done right, hire a professional! KBT Professional Cleaning and Pressure Washing LLC!

COVID-19/Pandemic

To ensure the safety and health of the residents and the KBT staff, there may be times when we are running on a "skeleton crew".

Term

The term of this agreement shall be for a period of one (1) year and shall automatically renew for additional one (1) year periods on the anniversary date of this agreement with a 4% minimum wage increase annually through 2030.

Cancellation

This contract and terms can be terminated by either party for any reason with a written 30-day notice.

KBT Professional Cleaning

52 Tuscan Way
Ste 202-160
Saint Augustine, FL, 32092

Phone: (904) 315-4866

Ivo Karoglan _____
Signature

Account Executive – Ivo Karoglan

Signature _____

Print Name _____

Title _____

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

Signature _____
(Seal)

Print Name _____

Title _____

E-Mail Address _____

Client's Contact Name (If different from signer) _____

Contacts E-Mail Address _____

Tailored and prepared for:

Meadow View at Twin Creeks



Service is our Statement. Clean is our mission.

As the global leader in the commercial cleaning industry, our success has stemmed from our steadfast commitment to our customers. We're proud to deliver unrivaled cleaning services each day. Your satisfaction is extremely important to us. We pride ourselves on becoming the best cleaning business and for you that means perfect results every time.

Jani-King's quality control system mandates that all cleaning services are scrutinized through routine inspections, always ensuring accountability. Jani-King's commitment to being the best cleaning business makes us your premier choice for janitorial services.

Every hour of every day, we strive to:

- Provide our customers with a level of service unequaled in the cleaning industry.
- Commit to every cleaning project with 100 percent dedication.
- Create a cooperative atmosphere that reflects the personality of a successful, vibrant and enthusiastic company.
- Provide every Jani-King Franchisee the opportunity to be successful.
- Develop an organization that will encourage all people to prosper and grow to their full potential.



When you want it done right, hire a professional!

52 Tuscan Way
Ste 202-160
Saint Augustine, FL 32092
Phone 904-315-4866
kbtproclean@gmail.com

DATE: JANUARY 7, 2026

EXPIRATION DATE FEBRUARY 7, 2026

SALESPERSON	JOB	PAYMENT TERMS	JOB LOCATION
Ivo Karoglan	Common Area Cleaning	Monthly	Meadow View at Twin Creeks CDD

QTY	DESCRIPTION		LINE TOTAL
CAC	Janitorial Services three times per week, Monday, Wednesday, and Friday. See attached scope of work.		\$1,875.00 per month
	Monthly price does NOT include paper products, dog station boxes/ bags, trash bags, hand soap, etc.		

Quotation prepared by: Ivo Karoglan 1-7-2026

This is a quotation for the service of common area cleaning.

To accept this quotation, sign here and return:



Meadow View at Twin Creeks CDD Scope of Work

- Office- each visit
 - a) Empty trash cans
 - b) Vacuum Floors
 - c) Clean air vents
 - d) Clean counters
 - e) Clean doors
 - f) Wipe down baseboards
 - g) Clean windows
 - h) Dust window sills
 - i) Spot clean walls
- Fitness Center- each visit
 - a) Spot clean doors and interior windows
 - b) Vacuum
 - c) Wipe down entry way counter
 - d) Mop all floors
 - e) Empty trash cans
 - f) Restock wipes
 - g) Spot clean mirrors
 - h) Clean all equipment
 - i) Clean window sills
 - j) Clean equipment racks
 - k) Clean under equipment- weekly
 - l) Clean fans, vents, blinds, baseboards, light fixtures * monthly
- Aerobics Room
 - a) Sweep/vacuum/mop
 - b) Empty trash cans
 - c) Restock wipes
 - d) Spot clean doors and interior windows
 - e) Clean mirrors
 - f) Sanitize handrail
 - g) Clean Equipment rack
 - h) Wipe down TVs and remotes

- i) Clean under equipment
- j) Clean fans, vents, blinds, baseboards, light fixtures * monthly

- Restrooms (social room, gym and pool outdoor)
 - a) Empty trash cans
 - b) Clean all counters and sinks
 - c) Restock all supplies and soap
 - d) Clean and polish water fountain
 - e) Clean all toilets and urinals
 - f) Clean all mirrors
 - g) Wipe down door handles
 - h) Clean baby changing station
 - i) Sweep/Vacuum
 - j) Mop all floors
 - k) Wipe down stall walls
 - l) Clean fans, vents, blinds, baseboards, light fixtures *monthly

- Business Room
 - a) Clean all tables and chairs
 - b) Reset all furniture
 - c) Vacuum/sweep
 - d) Mop floors
 - e) Dust and open curtains
 - f) Clean windows and sills
 - g) Spot clean doors and walls
 - h) Clean fans, vents, blinds, baseboards, light fixtures and switches *monthly

- Media Room
 - a) Dust and open curtains
 - b) Wipe down table top
 - c) Vacuum – (move 4 chairs, vacuum under)
 - d) Clean windows
 - e) Reset all furniture
 - f) Wipe down chairs
 - g) Clean fans, vents, blinds, baseboards, light fixtures and switches * monthly

- Breezeway
 - a) Sweep/blow off floors
 - b) Spot clean doors and windows
 - c) Reset all furniture
 - d) Wipe off tables
 - e) Clean ledges and counters
 - f) Mop entry floors
 - g) Dust wood ledges

- h) Dust outside décor
- i) Polish wood
- j) Clean TV
- k) Remove cob webs
- l) Clean fans and high ledges
- m) Dust elevated décor * monthly

- Covered Veranda
- a) Blow off deck
- b) Reset all furniture
- c) Wipe down high tops
- d) Wipe down counter tops
- e) Clean windows
- f) Wipe down window sills
- g) Clean baseboards and ledges

- Social Room Hallway
- a) Reset all pillows and décor
- b) Empty all trash cans
- c) Sweep/vacuum
- d) Mop all floors
- e) Vacuum benches
- f) Wipe down trash cans
- g) Dust/polish all shelves
- h) Dust/polish all décor
- i) Polish all stainless steel
- j) Remove cob webs
- k) Dust/clean light fixtures and A/C vents
- l) Dust elevated décor
- m) Dust decorative wall panels

- Living Area (Indoor and Outdoor)
- a) Replace trash can liners
- b) Wipe down tables and chairs
- c) Reset all furniture
- d) Spot Clean all windows
- e) Dust fireplace and décor
- f) Sweep/vacuum floors
- g) Mop floors
- h) Clean TV's
- i) Dust and clean all décor
- j) Polish all wood
- k) Dust decorative wall panels
- l) Clean fans, vents, blinds, baseboards, light fixtures * monthly

- Lakeside Park
- a) Empty trash cans

- b) Clean all counters and sinks
- c) Restock all supplies and soap
- d) Clean & polish water fountain
- e) Clean all toilets and urinals
- f) Clean all mirrors
- g) Wipe down door handles
- h) Clean baby changing station
- i) Sweep/Vacuum
- j) Mop all floors
- k) Wipe down stall walls
- l) MONTHLY pour 1 cup of bleach down drain
- m) Wipe down all marbled shelf around office and Charlie's Grill
- n) Clean fans, vents, blinds, baseboards, light fixtures * monthly

- *Exterior windows to be cleaned once per quarter*

Jani-King of Jacksonville
5700 St. Augustine Road
Jacksonville, Florida 32207
(904) 346-3000
Fax: (904) 346-3105

United States

Albuquerque • Atlanta
Austin • Baltimore
Baton Rouge
Birmingham • Boston
Buffalo • Charleston
Charlotte • Chicago
Cincinnati • Cleveland
Colton • Columbia
Columbus • Dallas
Dayton • Denver
Detroit • Fort Worth
Greensboro
Greenville/Spartanburg
Hampton Roads
Hartford • Hawaii
Houston • Indianapolis
Jackson • Jacksonville
Kansas City
Knoxville • Las Vegas
Los Angeles • Louisville
Madison • Memphis
Miami • Milwaukee
Minneapolis • Mobile
Nashville • New Jersey
New Orleans
New York • Oakland
Oklahoma City
Orlando
Philadelphia
Phoenix • Pittsburgh
Portland
Raleigh/Durham
Rhode Island • Richmond
Sacramento
Salt Lake City
San Antonio • San Diego
San Francisco
Seattle • St. Louis
Tampa Bay • Tucson
Tulsa • Washington, D.C.

Argentina

Australia

Brazil

Canada

France

Great Britain

Hong Kong

Korea

Malaysia

Mexico

New Zealand

Singapore

Spain

Taiwan

Turkey



COMMERCIAL CLEANING SERVICES

February 10, 2026

Meadow View at Twin Creeks

Jennifer Erickson

850 Beacon Lake Parkway

St. Augustine, FL 32095

Dear **Jennifer**,

Thank you very much for the time and interest you have afforded Jani King regarding your janitorial needs. We appreciate the opportunity.

Enclosed is our completed proposal for a customized professional cleaning program including our Cleaning Schedule designed specifically to address the complex needs of your facility.

The total monthly charge represents your only cost, and is inclusive of:

- All labor
- All supervision
- All material for cleaning
- All equipment for cleaning
- All payroll, payroll taxes, insurance, etc.

Our **JANI-KING** franchisee is fully covered by an insurance program that protects you in several ways. The General Liability, Workers' Compensation coverage and Employee Dishonesty Policy provide protection to our customers for claims due to loss of property or personal injuries that are the result of actions by **JANI-KING** personnel.

Please do not hesitate to contact me for any additional information you deem necessary in assessing our proposal. I can be reached at **(904) 346-3000**.

Trusting we may be of service,

Justin Kuralt

Justin Kuralt

Sales Manager



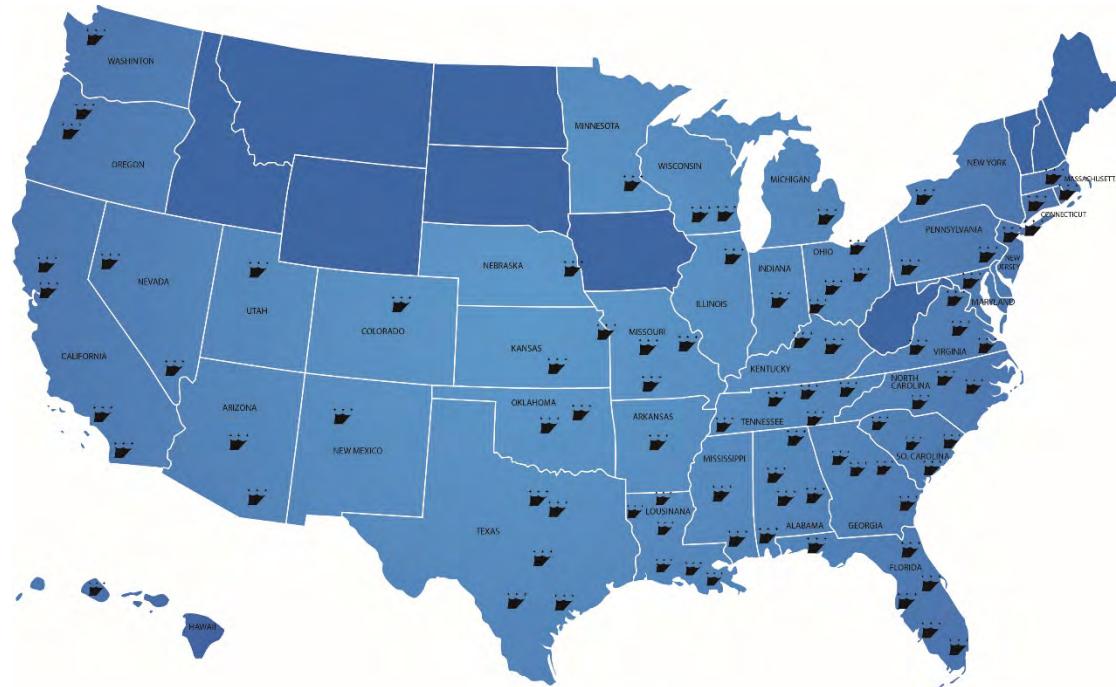
The Jani-King Difference

Experience

- Jani-King introduced its franchise concept to the commercial cleaning industry in 1969.
- With over 9,000 franchise owners and 60,000 customers, Jani-King is the largest and most respected franchised commercial cleaning company in the world.

The Jani-King Franchise Concept

- We bring your organization the "best of both worlds." You benefit from Jani-King's national/international expertise paired with the pride and dedication of a local franchise owner.
- At Jani-King, we know that the quality of service you receive depends on the motivation of the custodian on the job site. That's why we operate through a network of authorized and trained franchise owners – independent entrepreneurs whose success is directly tied to your satisfaction.
- A financial investment in a business of their own ensures that Jani-King franchise owners have a genuine concern for a job well done.



Regional Office Support

- Help is always just one phone call away!
- Although our franchise owners are motivated, flexible, and responsive to your needs, you may require additional support from time to time. A highly qualified staff of experts at our local Regional Office is available to support our franchise owners whenever necessary.
- Regional personnel make certain that our franchise owners have the training, equipment, insurance, and support necessary to provide you with consistent, quality janitorial services.



The Jani-King Difference

Professional Certifications

Our entire operations team is required to earn and maintain their RBSM certification (Registered Building Service Manager) through the Building Service Contractors Association International. As industry experts, they'll periodically inspect your facility and provide on-site training for the franchise owner to keep your facility always looking its best, ensuring the cleaning specifications and your expectations are consistently met or exceeded.

Communication

We understand the importance of good communication. Jani-King utilizes proactive communication tools to implement a continuous Quality Control Program that ensures your satisfaction.

- **Daily Communication** If you need special attention in a particular area, just leave us a note in the Customer Communication Logbook we provide. This logbook is the first thing checked each night. Also, we'll report any maintenance or repair problem to you in this logbook.
- **Inspections** To make sure that all areas are being cleaned as specified in your Maintenance Agreement, we will routinely inspect your facility.
- **Feedback** We contact you regularly, via phone or email/online surveys, to get feedback on our performance. No matter how small the concern, a Customer Service Representative from our local Regional Office will contact you and coordinate any corrective actions with the franchise owner.

Risk Management

Jani-King and our customers are protected by one of the most comprehensive insurance programs in the commercial cleaning industry.

Supporting our Veterans

Veterans are graduates of one of the best business schools in the world - the military. They've learned intangible skills even the best colleges and universities can't teach - leadership, teamwork, discipline, and a never-quit attitude. Jani-King recognizes the value of these intangibles, and we offer discounts to encourage veterans to join our team.





Industry Leader

We are the Industry Leader

Having achieved numerous successes and built relationships with many of the world's most trusted organizations over the last four decades, **Jani-King is considered a leading expert in the commercial cleaning industry.**

- *Entrepreneur* magazine has rated Jani-King the #1 Commercial Cleaning Franchise more than 20 times and ranked Jani-King as one of the top-10 Best Performing Franchises of all-time!
- Jani-King has been recognized as an "Inc. 500" member 4 times.
- Because of our reputation, Jani-King attracts quality franchise owners and has gained the trust of some of the world's most prestigious companies and organizations.

Some of Our Customers & Sponsorships





Maintenance Agreement

This Maintenance Agreement ("Agreement") is made as of the Effective Date below by and between **Jani-King of Jacksonville** ("Jani-King") and **Meadow View at Twin Creeks**. In consideration of the mutual covenants and obligations set out in the Agreement, the parties hereby agree as follows:

1. PERFORMANCE OF SERVICES

- a. Performance of the services scheduled shall begin the _____ day of _____, 2026.
- b. The services shall be performed at the following location: **850 Beacon Lake Parkway St. Augustine, FL 32095**
- c. The premises making up the working area under this Agreement will be known further in the Agreement as the "Named Areas", which are defined as: **General Offices, Restroom, Common Areas, Kitchen, Hallways, Lobby, Gym, Weight Room, Exterior Patio, Social Room.**
- d. Jani-King agrees to service the Named Areas as scheduled: **Three days (3) per week (Monday, Wednesday, Friday) Between the hours of 10:00 PM – 4:00A.M.**
- e. Jani-King agrees to furnish all equipment, tools, and paraphernalia necessary to maintain the Named Areas in a neat, clean and orderly condition as outlined in the Cleaning Schedule attached and made a part of this Agreement.

2. PAYMENT OF SERVICES

- a. Client agrees to pay to Jani-King each month the total minimum sum stated in the attached Pricing Schedule, on or before the last day of each month in which services are rendered. Additionally, Client also agrees to pay any sales or use tax levied by a taxing authority on the value of the services provided or supplies purchased. Client agrees that all payments due and owing Jani-King, for any reason, shall be properly credited only when delivered to **JANI-KING OF JACKSONVILLE, 5700 St. Augustine Road, Jacksonville, FL 32207.**
- b. Credits for holidays recognized by Client were pre-determined as part of the monthly charge herein. No other adjustments will be made for those holidays.
- c. The amount to be paid by Client may be increased or decreased to reflect an increase or decrease in space serviced and the kind, amount or frequency of service to be rendered. Such modifications shall be binding only if in writing and signed by both parties.
- d. In the event payment for services is not received within thirty (30) days from the due date Jani-King may suspend services to Client until such payment is received. Suspension of services by Jani-King under this Section shall not deprive Jani-King of any of its remedies or action for payment of services or other rights.

3. INDEPENDENT BUSINESS RELATIONSHIP

- a. It is agreed that Jani-King will select and designate all personnel to perform its obligations under this Agreement.
- b. It is agreed that Jani-King and any of its personnel are not, and shall not be employees of Client but are independent contractors; and in this regard, such Jani-King authorized personnel will not be within the protection or coverage of Client's Workers' Compensation Insurance and no withholding of Social Security, Federal or State Income Tax or other deductions shall be made from the sums agreed to be paid to Jani-King herein, the same being contract payments and not wages.
- c. Client agrees during the term of this Agreement and within one hundred and eighty (180) days after termination that it will not employ any employees, agents, representatives, or franchisees of Jani-King without the express written consent of Jani-King. Jani-King agrees during the term of this Agreement and within one hundred and eighty (180) days after termination it will not employ any employees, agents, or representatives of Client without the express written consent of Client.

Customer Initials _____



Maintenance Agreement

4. TERM OF AGREEMENT

- a. The term of this Agreement shall be for a one-year basis from the date services are scheduled to begin, as stated in Section 1a, and shall be automatically renewed on each anniversary date on the same terms and conditions, unless either party shall give written notice of termination at least thirty (30) days prior to such anniversary date. If timely notice is given for termination, this Agreement shall expire at midnight of the anniversary date. Otherwise, this Agreement may only be terminated for non-performance as set out below.
- b. Non-performance is defined as the failure, neglect, or refusal to perform any act outlined in this Cleaning Schedule. Before any termination for non-performance is effective, the terminating party must give the other party written notice specifying in detail the nature of any defect or failure in performance. Upon the effective date of the receipt of notice of non-performance, Jani-King, at its election, shall have fifteen (15) days in which to cure the defect in performance to the reasonable satisfaction of Client. In the event the defect is not satisfactorily cured at the end of the fifteen (15th) day from the effective date, the terminating party shall provide written notification to the other party of the failure to satisfactorily cure the defect. This Agreement shall then terminate thirty (30) days from the date of the second notice.
- c. All notices between Client and Jani-King shall be in writing and deposited, postpaid and certified, with the United States Postal Service, or a recognized common parcel courier providing express, receipted delivery to the address as stated in this Agreement. All other notices, including notices personally delivered to individuals performing services under this Agreement, shall be ineffective.

Time is of the essence for all notices required under the terms of this Agreement.

5. GENERAL PROVISIONS

- a. In the event it becomes necessary for either party to institute suit against the other to secure or protect its rights under this Agreement, the prevailing party shall be entitled to all associated costs of the suit, including reasonable attorney's fees, administrative fees, court costs and damages as part of any judgment entered in its favor.
- b. The terms of this Agreement shall be binding upon and inure to the benefit of Jani-King and Client and their respective heirs, representatives, successors, and assigns, except as otherwise herein provided.
- c. Any waiver by either party to this Agreement of a breach of any term or condition of this Agreement shall not constitute a waiver of any subsequent breach of the same or any other term or condition of this Agreement.
- d. Both parties agree that they have fully reviewed and discussed the terms of this Agreement, with the attached Cleaning Schedule, and acknowledge that the terms reflect the entire Agreement of the parties, and it supersedes all prior representations and understandings of the parties.
- e. Any changes or modification to this Agreement must be in writing, signed by both parties and attached hereto.



Initial Clean (Optional)

There will be a one-time charge to complete the items initialed with approval within thirty (30) days of the Start Date of this Agreement.

AREAS / TASKS	AMOUNT	INITIALS
WAXABLE FLOORS Existing floor finish will be removed, then the floors will be rinsed with clean water and four (4) thin even coats of floor finish will be applied. All furniture will be returned to its original position.	\$	
CARPETED FLOORS Carpeting will be thoroughly shampooed, taking care to get into corners and along edges	\$	
OFFICES, KITCHENS, AND BREAKROOMS Vertical and horizontal surfaces, including desks, files, windowsills, tables, chairs, telephones, and doors will be thoroughly damp wiped Carpeting will be thoroughly vacuumed, taking care to get into corners and along edges Partitions and lobby glass will be washed Light fixtures, air diffusers, and door frames will be dusted Countertops, cabinets, and the exterior surfaces of appliances will be wiped with an all-purpose cleaner. Sinks will be washed with a non-abrasive cleaner and bright metal fixtures will be polished Microwave ovens will be cleaned inside and out	\$	
RESTROOMS Basins, toilets, urinals, showers, and floors will be scrubbed with a germicidal disinfectant Bright work will be polished Partitions will be cleaned with disinfectant Trash receptacles will be cleaned with disinfectant	\$	
SCRUB (TILE FLOORS) Lobby Soil will be removed using a cleaning solution and power scrubber, then the floors will be rinsed with clean water to remove any residue. All furniture will be returned to its original position	\$	
WINDOWS Interior and exterior window surfaces will be washed with a cleaning solution. Corners/framework will be wiped to prevent runoff of water into framework	\$	

Customer Initials _____



Cleaning Schedule

AREAS / TASKS	DLY	WK	MO	QTR	YR
GENERAL OFFICES-SOCIAL ROOM, EXTERIOR PATIO-LOBBY					
Trash containers: empty containers and replace liners as needed (Liners to be furnished by Client)	X				
Horizontal furniture surfaces (reasonably clear of papers): dust	X				
Desktops: spot clean to remove bottle/cup rings	X				
Vacuum rugs	X				
Small carpet stains (2" diameter max): spot clean	X				
Hard floors: dust mop or sweep	X				
Hard floors: spot mop to remove spills and stains	X				
Glass partitions and doors: spot clean to remove fingerprints/smudges	X				
Vacuum rug (lift and vacuum underneath/spot mop floor).	X				
Hard floors: damp mop with neutral cleaner	X				
Wall-hung pictures: dust and straighten	X				
Baseboards, low vents and legs/bases of tables and chairs: dust	X				
Wall surfaces around light switches: spot clean	X				
Ceiling vents and ledges that can be reached from the floor: dust	X				
Telephones: clean and sanitize		X			
Upholstered furniture: vacuum		X			
Blinds: dust			X		
Blow off Deck	X				
Reset Furniture	X				
Wipe down countertops	X				
RESTROOMS					
Toilets and urinals: clean with a germicidal disinfectant	X				
Sinks: clean with a non-abrasive cleaner and disinfectant	X				
Doorknobs/push plates: clean with a germicidal disinfectant	X				
Bright metal parts of fixtures: polish	X				
Mirrors: clean and polish	X				
Trash containers: empty containers and replace liners (Liners to be furnished by Client)	X				
Hand towel and soap dispensers: clean and replenish	X				
Walls: spot clean to remove soap splashes, fingerprints/smudges	X				
Partition tops: dust	X				
Partition walls: spot clean with a detergent disinfectant solution	X				
Hard floors: sweep then mop with a detergent disinfectant solution	X				
Tile walls and partitions: clean and disinfect	X				
Ceiling vents and ledges that can be reached from the floor: dust	X				
Hard floors: scrub with a detergent disinfectant solution and rinse thoroughly		X			
Floor drains: add water and enzymes		X			
Re-stock any paper products as required. (Paper products to be furnished by Client)	X				

Customer Initials _____



Cleaning Schedule

AREAS / TASKS	DLY	WK	MO	QTR	YR
COMMON AREAS-GYM, WEIGHT ROOM-HALLWAY					
Trash containers: empty containers and replace liners as needed (Liners to be furnished by Client)	X				
Vacuum rugs	X				
Small rug stains (2" diameter max): spot clean	X				
Vacuum or use a microfiber cloth to remove dirt and dust from chairs		X			
Hard floors: dust mopped or swept. Hard floors: spot mop spills and stains	X				
Glass partitions and doors: spot clean to remove fingerprints/smudges	X				
Entryway metal and glass: spot clean to remove fingerprints/smudges	X				
Entrance mats: vacuum (carpet) or sweep (rubber/vinyl)	X				
Wall surfaces around light switches: spot clean	X				
Water fountains: clean with a disinfectant solution, then polish	X				
Vacuum rug (lift and vacuum underneath/spot mop floor)	X				
Hard floors: damp mop with neutral cleaner	X				
Wall-hung pictures: dust and straighten	X				
Baseboards, low vents and legs/bases of tables and chairs : dust	X				
Glass partitions and doors: thoroughly clean on both sides	X				
Entryway metal and glass: thoroughly clean	X				
Ceiling vents and ledges that can be reached from the floor: dust	X				
Upholstered furniture: vacuum	X				
Ledges and handrails: dust/	X				
Wipe Down all equipment	X				
KITCHENS	X				
Trash containers: empty containers and replace liners (Liners to be furnished by Client). Police the area for trash.	X				
Trash containers and adjacent wall surfaces: wipe with all-purpose cleaner	X				
Countertops and cabinets: wipe with all-purpose cleaner	X				
Sinks: wash with non-abrasive cleaner and disinfect	X				
Bright metal parts of fixtures: polish.	X				
Microwave ovens: clean inside and out	X				
Tables and chairs: wipe with all-purpose cleaner	X				
Hard floors: sweep and damp mop with neutral cleaner	X				
Exterior surface of refrigerator/appliances: wipe with all-purpose cleaner	X				
Wall surfaces around light switches: spot clean	X				
FLOOR MAINTENANCE PROGRAM					
Strip & Refinish all VCT flooring	N/A				
Carpet Extract all carpeted areas	N/A				
Buff all VCT Flooring	N/A				

Customer Initials _____



Service Agreement

CUSTOMER NAME & ADDRESS
Meadow View at Twin Creeks
Jennifer Erickson
850 Beacon Lake Parkway
St. Augustine, FL 32095

JANI-KING NAME & ADDRESS
Jani-King of Jacksonville
5700 St Augustine Rd.
Jacksonville, FL 32207

SERVICE FREQUENCY / DESCRIPTION	MONTHLY CONTRACT AMOUNT
MEMORIAL DAY – LABOR DAY Day Porter Five Days (5) per week (Wednesday- Sunday) at 4 hours per day. 2:00 pm-6:00 pm.	\$ 2,752.00 <i>(Taxes not included)</i>
Day Porter Five Days (5) per week (Wednesday- Sunday) at 6 hours per day. 2:00 pm-8:00 pm.	\$ 4,128.00 <i>(Taxes not included)</i>
Day Porter Seven Days (7) per week (Monday- Sunday) at 4 hours per day. 2:00 pm-6:00 pm.	\$ 3,852.80 <i>(Taxes not included)</i>

CUSTOMER

JANI-KING

Signature of Authorized Representative

Print Name, Title

Date

Justin Kuralt

Signature of Authorized Representative

Justin Kuralt | Sales Manager

Print Name, Title

February 11, 2026

Date

Billing Information

Billing Information:

Client Accounts Payable Contact
Billing Address
City, State, Zip

Accounts Payable Phone # / Extension
Accounts Payable Fax #
Accounts Payable E-Mail Address

PREFERRED PAYMENT METHOD (Please select one):

Client will pay invoices by check to Jani-King
5700 Saint Augustine Rd., Jacksonville, FL 32207

Client will pay invoices by credit card via phone call to Jani-King
Credit cards accepted plus convenience fee as percentage of sale:
(VISA, MasterCard, Discover plus 4% fee; American Express plus 4.5% fee)

Credit Card Payments will be Charged Automatically by Jani-King
Each month or as invoices dictate, client's credit card on file will be charged and a receipt emailed to client per signed Authorization Form.

Jani-King will Initiate Electronic Auto-Draft (ACH) from Client's Bank
Account Jani-King will draft by ACH client's bank account each month on the 5th for the previous month's service or current month's service as client prefers per signed Enrollment Form.

Client will Initiate Electronic Payments to Jani-King
Details for the receiving Jani-King bank account will be provided to client upon request.

Customer Initials _____

C.



Proposal #213014

Date: 1/28/2026

Customer

Meadow View at Twin Creeks CDD

Property:

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

Playground - 186 Ripple Rd - Repair

**Replace 96' of black 2-rail aluminum on right side of playground.
Replace approx 50 pickets for the remainder. Cut in 5' walk gate
along back line to access power lines.**

SFN- Commercial Install

Items	Quantity	Price
4' 2 Rail - Repair	1.00	
4' 2 Rail - Replace	96.00	
4' 2 Rail-4' Wide Gate	1.00	

SFN- Commercial Install: \$3,618.00

PROJECT TOTAL: **\$3,618.00**

Terms & Conditions

By _____

Lauren Baylis

Date 1/28/2026

United Land Services

By _____

Date _____

D.

RIVERSIDE ESTIMATE FORM

Riverside Management Services

904-288-7667



<u>WORK LOCATION</u>	
Name:	Meadowview At Twin Creeks CDD
Address:	850 Beacon Lake Parkway RE: Christian Biro
Primary #:	
Secondary #:	
Crew:	
ETA:	

Job Description:		Amount
Pressure washing all curbing and drainage located on bothsides of roadway- Starting at the		
Entry of the development (210) and ending at the intersection of Twin Creeks Drive an		\$7,000.00
Trophy Lake Drive. This will include both sides of the roadway curbing and drainage.		
Total estimated footage to be completed is 16,325'		
* All proposals include material and labor to complete project		
* This does not include the sidewalks, but will include the paver crosswalk at entrance.		

Quoted By: Rich Gray Director of Field Operations

ACCEPTANCE OF PROPOSAL: The above prices and specifications are satisfactory and are hereby accepted. You are authorizing Riverside Management Services, Inc. to complete the work as described above and to perform the work in a timely and professional manner. Payment will be collected on the date services are completed.

Customer Signature:

Date:

E.

#201WRAP

INVOICE

#201 WRAP JACKSONVILLE

7818 PHILIPS HWY SUITE 201

JACKSONVILLE, FL 32256

(904) 201-9727

ACCOUNTING@201WRAP.COM

Bill To:

Christian Birol
Beacon Lake

P.O. Number:

Sales Rep: **AS**

Invoice No: **23489**

Status: **Open**

Invoice Date: **2/13/2026**

Due Date: **3/01/2026**

Total Card: **\$4,905.30**

Total Cash: **\$4,762.43**

Product/Service	Quantity	Unit Price CARD / CASH	Total CARD / CASH
Catalog Item List: 201CW			
Wrap Panels in Washed Wood look, edge seal with clear silicone all edges, screw openings	14.00	\$338.61 / \$328.75	\$4,740.55 / \$4,602.48
201LABOR			
Offsite Installation 850 Beacon Lake Pkwy, St. Augustine, FL 32095	1.00	\$154.50 / \$150.00	\$154.50 / \$150.00
Shop Fee: 201ShopFee			
SHOP FEE	1.00	\$10.25 / \$9.95	\$10.25 / \$9.95

Notes

We appreciate your business!

In order to expedite all orders, we purchase requested custom materials immediately upon deposit, and our team starts working on your project. Therefore, we are unable to offer refunds. All concerns or issues can only be resolved with approved store credit.

Scan to pay online:

	Card	Cash
Subtotal:	\$4,905.30	\$4,762.43
Tax:	\$0.00	\$0.00
Invoice	\$4,905.30	\$4,762.43
Amount:		
Previous Payment(s):		\$0.00
Amount Due (USD)	\$4,905.30	\$4,762.43

Thank you for doing business with us!

INVOICE

#201 WRAP JACKSONVILLE

7818 PHILIPS HWY SUITE 201

JACKSONVILLE, FL 32256

(904) 201-9727

ACCOUNTING@201WRAP.COM



Thank you for doing business with us!



Beacon Lakes Replacement Netting

St Augustine, FL
Restoration Services
February 16, 2026

**Keep It
NEW!
Maintenance
Solutions & More**



Maintenance & Restoration Services Proposal

Item	Amount	Details
A	\$11,980.00 (plus tax, if applicable)	<ul style="list-style-type: none">• New netting panels for aquatic play unit (sand in color)• Screws for existing skirting panels. <p>*Pricing is furnish only, applicable taxes not included.</p>

WARRANTY

Includes a one-year warranty on workmanship and manufacturers' defects.

TO BE PROVIDED BY OTHERS/EXCLUSIONS

- a. Any building permits, licenses, sales tax, allowances, bonds, and submissions as required by local authorities, surveying, brokers fees or additional site visits.
- b. Adequate access to the project area.
- c. Union wage rates or Union labor of any kind.
- d. MEP Services of any kind.
- e. Hardware replacement of any kind.
- f. Modifications to the concrete deck, landscape, or surrounding areas.
- g. Slide Renu products – not recommended.
- h. It is assumed our crews will have the ability to work between 8AM and 8PM seven (7) days a week, as we deem necessary.

NOTE: It is agreed that Splashtacular shall be permitted to process our work without interruption or delay. The purchaser hereby agrees that Splashtacular will be reimbursed in full for all costs associated with any delays. These reimbursable expenses include, but are not limited to, re-mobilization costs and equipment rental/delivery fees. This agreement must become a part of the final contracts.

Payment terms

- 50% Due to initiate contract and order materials.
- 50% Prior to shipping.

Estimated Schedule

- 2 – 3 weeks following receipt of deposit.

We appreciate the opportunity to provide this proposal. If you have any questions, or need additional information, please contact Jimmy Nigh at 785.766.4061. (Email: jimmy@splashtacular.com)



**Always here.
Always safe.
Always original.**

www.splashtacular.com

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UK	+44 01403-334375
AUS	+61 427-775-520
CHN	+86 14714910540

Home Office: 401 N. East Street, Paola, KS 66071
UK Office: Office 305, Afon House, Worthing Rd Horsham, RH12 1TL
AUS Office: ABN 81 100 186 917 62 Thuringowa Drive Kirwan Qld 4817 (Townsville)

California
Contractors License
No. 1056997

SEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
December 31, 2025



Table of Contents

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

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

December 31, 2025

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 37,012	\$ -	\$ -	\$ 6,275	\$ 43,287
Due from Other	4,921	-	-	-	4,921
Due from Capital Reserve	-	-	-	-	-
Investments:					
General Fund Custody	380,231	-	-	-	380,231
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	-	-	-	13,517	13,517
Series 2016					
Reserve	-	153,369	-	-	153,369
Revenue	-	153,940	-	-	153,940
Series 2018					
Reserve A1	-	211,372	-	-	211,372
Revenue A1	-	179,123	-	-	179,123
Reserve A2	-	-	-	-	-
Revenue A2	-	3,138	-	-	3,138
Prepayment A 2	-	1	-	-	1
Series 2019					
Reserve	-	88,960	-	-	88,960
Revenue	-	73,098	-	-	73,098
Series 2020					
Reserve A1	-	43,256	-	-	43,256
Revenue A1	-	39,042	-	-	39,042
Prepayment A1	-	1,026	-	-	1,026
Revenue A2	-	1,933	-	-	1,933
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
Series 2021 Ph3B					
Reserve	-	140,363	-	-	140,363
Revenue	-	61,421	-	-	61,421
Prepayment	-	6	-	-	6
Construction	-	-	20,554	-	20,554
Series 2021 Ph4					
Reserve	-	211,100	-	-	211,100
Interest	-	-	-	-	-
Revenue	-	73,828	-	-	73,828
Construction	-	-	30,779	-	30,779
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	2,734	-	-	-	2,734
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 965,871	\$ 1,434,976	\$ 51,333	\$ 19,792	\$ 2,471,971

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

December 31, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Liabilities:					
Accounts Payable	\$ 67,487	\$ -	\$ -	\$ -	\$ 67,487
Accrued Expenses	- -	- -	- -	- -	- -
FICA Payable	- -	- -	- -	- -	- -
Total Liabilities	\$ 67,487	\$ -	\$ -	\$ -	\$ 67,487
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 2,734	\$ -	\$ -	\$ -	\$ 2,734
Deposits	3,760	\$ -	\$ -	\$ -	\$ 3,760
Restricted for:					
Debt Service	- -	1,434,976	- -	- -	1,434,976
Capital Project	- -	- -	51,333	- -	51,333
Assigned for:					
Capital Reserve Fund	- -	- -	- -	19,792	19,792
Unassigned	891,890	- -	- -	- -	891,890
Total Fund Balances	\$ 898,384	\$ 1,434,976	\$ 51,333	\$ 19,792	\$ 2,404,485
Total Liabilities & Fund Balance	\$ 965,871	\$ 1,434,976	\$ 51,333	\$ 19,792	\$ 2,471,971

Meadow View at Twin Creeks
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,220,364	\$ 303,493	\$ 303,493	\$ -
Special Assessments - Gate Monitoring*	32,500	-	-	-
Interest/Miscellaneous Income	25,000	6,250	6,210	(40)
Restricted Easement Fence Fund	-	-	2,400	2,400
Facility Revenue	20,000	5,000	8,618	3,618
Total Revenues	\$ 2,297,864	\$ 314,743	\$ 320,720	\$ 5,977
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 9,600	\$ 2,400	\$ 2,400	\$ -
PR-FICA	734	184	184	-
Engineering	36,000	9,000	14,096	(5,096)
Attorney	30,000	7,500	6,357	1,143
Annual Audit	7,700	-	-	-
Assessment Administration	11,573	11,573	11,573	-
Arbitrage Rebate	3,600	2,400	2,400	-
Dissemination Agent	14,466	3,617	3,617	-
Trustee Fees	24,241	17,904	17,904	-
Management Fees	60,289	15,072	15,072	-
Information Technology	1,865	466	466	-
Website Maintenance	1,336	334	334	-
Website Hosting	3,600	900	-	900
Telephone	700	175	137	38
Postage & Delivery	1,600	400	522	(122)
Insurance General Liability/Public Officials	9,824	9,824	9,256	568
Printing & Binding	2,300	575	103	472
Legal Advertising	1,500	375	290	85
Other Current Charges	1,600	400	342	58
Office Supplies	300	75	2	73
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 223,003	\$ 83,349	\$ 85,230	\$ (1,881)

Meadow View at Twin Creeks
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<u>Operations & Maintenance</u>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 14,902	\$ 3,725	\$ 3,694	\$ 32
Electric	48,000	12,000	9,211	2,789
Water/Sewer/Irrigation	55,000	13,750	13,312	438
Gas	2,500	625	305	320
Trash Removal	9,860	2,465	3,132	(667)
<i>Security</i>				
Security Monitoring	1,440	360	333	27
Gate Monitoring	32,500	8,125	8,042	83
Gate Repairs	3,000	727	727	-
Access Cards	1,500	-	-	-
Contacted Security	30,000	7,500	3,825	3,675
<i>Management Contracts</i>				
Facility Management	104,652	26,163	26,163	0
Facility Attendant	41,498	10,375	7,802	2,572
Pool Attendants	61,479	-	-	-
Pool Monitors	6,000	-	-	-
Canoe Launch Attendant	2,000	-	-	-
Field Management / Admin	100,700	25,175	25,175	-
Pool Maintenance	21,000	5,250	4,089	1,161
Pool Chemicals	29,044	7,261	4,610	2,651
Janitorial	31,940	7,985	5,471	2,514
Facility Maintenance	103,200	25,800	21,618	4,182
Private Event Attendant	6,500	1,625	2,876	(1,251)
Repairs & Maintenance	62,800	15,700	23,191	(7,491)
Pressure Washing	10,000	2,500	1,060	1,440
Food Service License	600	150	-	150
Community Website Services	3,600	900	900	-
Subscriptions	4,000	1,000	1,128	(128)
Pest Control	2,878	719	698	21
Supplies	1,800	450	-	450
Furniture, Fixtures & Equipment	5,000	87	87	-
Special Events	25,000	10,091	10,091	-
Holiday Decorations	20,000	20,000	27,262	(7,262)
Fitness Center Repairs/Supplies	5,500	1,375	-	1,375
Office Supplies	2,050	513	367	146
ACA++SCAP/BMI Licenses	800	200	-	200
Property Insurance	74,906	74,906	66,386	8,520
Permit and License	850	-	-	-
Subtotal Amenity Center Expenditures	\$ 926,498.60	\$ 287,502	\$ 271,553	\$ 15,948

Meadow View at Twin Creeks
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	9,080	7,287	1,793
Landscape Maintenance	592,940	148,235	149,004	(769)
Mulching	73,664	-	-	-
Annuals Rotation	52,020	-	-	-
Landscape Contingency	74,000	19,218	19,218	-
Tree Removal	15,000	-	-	-
Lake Maintenance	31,118	7,779	7,779	-
Grounds Maintenance	41,400	10,350	9,029	1,321
Pump Repairs	15,000	-	-	-
Streetlighting	87,000	21,750	20,084	1,666
Streetlight Repairs	5,000	1,250	-	1,250
Irrigation Repairs	40,000	10,000	3,131	6,869
Miscellaneous	2,500	625	25	600
Contingency	26,000	6,500	2,259	4,241
Capital Reserve	50,000	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 1,148,362	\$ 234,788	\$ 217,817	\$ 16,971
Total Operations & Maintenance	\$ 2,074,861	\$ 522,289	\$ 489,370	\$ 32,919
Total Expenditures	\$ 2,297,864	\$ 605,638	\$ 574,600	\$ 31,038
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (253,880)	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -		\$ -	
Total Other Financing Sources/(Uses)	\$ -		\$ -	
Net Change in Fund Balance	\$ -		\$ (253,880)	
Fund Balance - Beginning	\$ -		\$ 1,152,264	
Fund Balance - Ending	\$ -		\$ 898,384	

(1) Includes special assessments for gate monitoring.

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 118,338	\$ 185,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 303,493
Special Assessments - Gate Monitoring*	-	-	-	-	-	-	-	-	-	-	-	-	-
Interest/Miscellaneous Income	3,487	2,373	350	-	-	-	-	-	-	-	-	-	6,210
Restricted Easement Fence Fund	600	1,200	600	-	-	-	-	-	-	-	-	-	2,400
Facility Revenue	4,555	2,250	1,813	-	-	-	-	-	-	-	-	-	8,618
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 8,642	\$ 124,161	\$ 187,918	\$ -	\$ 320,720								
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 800	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
PR-FICA	61	-	122	-	-	-	-	-	-	-	-	-	184
Engineering	7,598	2,505	3,994	-	-	-	-	-	-	-	-	-	14,096
Attorney	2,068	2,850	1,440	-	-	-	-	-	-	-	-	-	6,357
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	11,573	-	-	-	-	-	-	-	-	-	-	-	11,573
Arbitrage Rebate	-	2,400	-	-	-	-	-	-	-	-	-	-	2,400
Dissemination Agent	1,206	1,206	1,206	-	-	-	-	-	-	-	-	-	3,617
Trustee Fees	4,234	-	13,671	-	-	-	-	-	-	-	-	-	17,904
Management Fees	5,024	5,024	5,024	-	-	-	-	-	-	-	-	-	15,072
Information Technology	155	155	155	-	-	-	-	-	-	-	-	-	466
Website Maintenance	111	111	111	-	-	-	-	-	-	-	-	-	334
Telephone	83	-	55	-	-	-	-	-	-	-	-	-	137
Postage & Delivery	63	418	41	-	-	-	-	-	-	-	-	-	522
Insurance General Liability/Public Officials	9,256	-	-	-	-	-	-	-	-	-	-	-	9,256
Printing & Binding	39	23	41	-	-	-	-	-	-	-	-	-	103
Legal Advertising	96	97	97	-	-	-	-	-	-	-	-	-	290
Other Current Charges	201	55	86	-	-	-	-	-	-	-	-	-	342
Office Supplies	1	1	1	-	-	-	-	-	-	-	-	-	2
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 42,742	\$ 14,844	\$ 27,644	\$ -	\$ 85,230								

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center Expenditures													
Utilities													
Telephone/Cable/Internet	\$ 1,226	\$ 1,150	\$ 1,318	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,694
Electric	3,431	2,932	2,848	-	-	-	-	-	-	-	-	-	9,211
Water/Sewer/Irrigation	4,691	3,125	5,495	-	-	-	-	-	-	-	-	-	13,312
Gas	124	14	167	-	-	-	-	-	-	-	-	-	305
Trash Removal	983	982	1,168	-	-	-	-	-	-	-	-	-	3,132
Security													
Security Monitoring	111	111	111	-	-	-	-	-	-	-	-	-	333
Gate Monitoring	2,665	2,697	2,681	-	-	-	-	-	-	-	-	-	8,042
Gate Repairs	727	-	-	-	-	-	-	-	-	-	-	-	727
Access Cards	-	-	-	-	-	-	-	-	-	-	-	-	-
Contacted Security	1,286	1,302	1,237	-	-	-	-	-	-	-	-	-	3,825
Management Contracts													
Facility Management	8,721	8,721	8,721	-	-	-	-	-	-	-	-	-	26,163
Facility Attendant	3,321	2,801	1,681	-	-	-	-	-	-	-	-	-	7,802
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	8,392	8,392	8,392	-	-	-	-	-	-	-	-	-	25,175
Pool Maintenance	1,363	1,363	1,363	-	-	-	-	-	-	-	-	-	4,089
Pool Chemicals	2,305	2,305	-	-	-	-	-	-	-	-	-	-	4,610
Janitorial	2,089	1,944	1,439	-	-	-	-	-	-	-	-	-	5,471
Facility Maintenance	8,347	6,029	7,243	-	-	-	-	-	-	-	-	-	21,618
Private Event Attendant	630	1,056	1,190	-	-	-	-	-	-	-	-	-	2,876
Repairs & Maintenance	9,967	4,942	8,282	-	-	-	-	-	-	-	-	-	23,191
Pressure Washing	1,060	-	-	-	-	-	-	-	-	-	-	-	1,060
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Website Services	300	300	300	-	-	-	-	-	-	-	-	-	900
Subscriptions	309	319	500	-	-	-	-	-	-	-	-	-	1,128
Pest Control	233	233	233	-	-	-	-	-	-	-	-	-	698
Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Furniture, Fixtures & Equipment	-	-	87	-	-	-	-	-	-	-	-	-	87
Special Events	3,133	4,891	2,067	-	-	-	-	-	-	-	-	-	10,091
Holiday Decorations	27,262	-	-	-	-	-	-	-	-	-	-	-	27,262
Fitness Center Repairs/Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Office Supplies	-	191	175	-	-	-	-	-	-	-	-	-	367
ACA+SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	66,386	-	-	-	-	-	-	-	-	-	-	-	66,386
Permit and License	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Amenity Center Expenditures	\$ 159,060	\$ 55,798	\$ 56,695	\$ -	\$ 271,553								

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	2,228	2,275	2,784	-	-	-	-	-	-	-	-	-	7,287
Landscape Maintenance	49,668	49,668	49,668	-	-	-	-	-	-	-	-	-	149,004
Landscape Contingency	375	6,465	12,378	-	-	-	-	-	-	-	-	-	19,218
Lake Maintenance	2,593	2,593	2,593	-	-	-	-	-	-	-	-	-	7,779
Grounds Maintenance	3,080	4,064	1,886	-	-	-	-	-	-	-	-	-	9,029
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlighting	6,695	6,695	6,695	-	-	-	-	-	-	-	-	-	20,084
Streetlight Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	1,945	-	1,186	-	-	-	-	-	-	-	-	-	3,131
Miscellaneous	25	-	-	-	-	-	-	-	-	-	-	-	25
Contingency	1,000	258	1,000	-	-	-	-	-	-	-	-	-	2,259
Capital Reserve	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Ground Maintenance Expenditures	\$ 67,609	\$ 72,017	\$ 78,190	\$ -	\$ 217,817								
Total Operations & Maintenance	\$ 226,670	\$ 127,815	\$ 134,885	\$ -	\$ 489,370								
Total Expenditures	\$ 269,412	\$ 142,659	\$ 162,529	\$ -	\$ 574,600								
Excess (Deficiency) of Revenues over Expenditures	\$ (260,770)	\$ (18,498)	\$ 25,388	\$ -	\$ (253,880)								
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (260,770)	\$ (18,498)	\$ 25,388	\$ -	\$ (253,880)								

Meadow View at Twin Creeks
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
<u>Revenues</u>				
Capital Reserve Transfer In	\$ 50,000	\$ -	\$ -	\$ -
Interest	1,000	250	165	(85)
Total Revenues	\$ 51,000	\$ 250	\$ 165	\$ (85)
<u>Expenditures:</u>				
Capital Outlay	\$ 15,000	\$ 5,500	\$ 5,500	\$ -
Repair and Replacement	-	-	4,325	(4,325)
Other Current Charges	-	-	-	-
Total Expenditures	\$ 15,000	\$ 5,500	\$ 9,825	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 36,000		\$ (9,660)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 36,000		\$ (9,660)	
Fund Balance - Beginning	\$ 29,307		\$ 29,452	
Fund Balance - Ending	\$ 65,307		\$ 19,792	

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 December 31, 2025

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
Revenues:						
Special Assessments - Tax Roll	\$ 443,364	\$ 59,728	\$ 59,728	\$ 59,728	\$ -	
Interest Income	12,000	3,000	3,451		451	
Total Revenues	\$ 455,364	\$ 62,728	\$ 63,178	\$ 451		
Expenditures:						
Interest -11/1	\$ 150,113	\$ 150,113	\$ 150,113	\$ 150,113	\$ -	
Interest - 5/1	150,113	-	-	-	-	
Principal - 5/1	145,000	-	-	-	-	
Total Expenditures	\$ 445,225	\$ 150,113	\$ 150,113	\$ 150,113	\$ -	
Excess (Deficiency) of Revenues over Expenditures	\$ 10,139	\$ (87,385)	\$ (86,934)	\$ 451		
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Change in Fund Balance	\$ 10,139	\$ (87,385)	\$ (86,934)	\$ 451		
Fund Balance - Beginning	\$ 234,748			\$ 394,243		
Fund Balance - Ending	\$ 244,888			\$ 307,309		

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 December 31, 2025

	Adopted	Prorated Budget	Actual	Variance
	Budget	Thru 12/31/25	Thru 12/31/25	
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 82,517	\$ 82,517	\$ -
Interest Income	20,000	5,000	4,569	(431)
Total Revenues	\$ 632,533	\$ 87,517	\$ 87,086	\$ (431)
Expenditures:				
Interest-11/1	\$ 222,338	\$ 222,338	\$ 222,338	\$ -
Interest - 5/1	222,338	-	-	-
Principal - 5/1	170,000	-	-	-
Total Expenditures	\$ 614,675	\$ 222,338	\$ 222,338	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 17,858	\$ (134,820)	\$ (135,252)	\$ (431)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,858	\$ (134,820)	\$ (135,252)	\$ (431)
Fund Balance - Beginning	\$ 309,007		\$ 528,885	
Fund Balance - Ending	\$ 326,865		\$ 393,634	

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 December 31, 2025

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
Revenues:						
Special Assessments - Tax Roll	\$ 255,335	\$ 34,397	\$ 34,397	\$ -	\$ -	
Interest Income	9,000	2,250	1,891		(359)	
Total Revenues	\$ 264,335	\$ 36,647	\$ 36,289	\$ -	(359)	
Expenditures:						
Interest-11/1	\$ 93,645	\$ 93,645	\$ 93,645	\$ -	\$ -	
Interest - 2/1	65,000	-	-			
Principal - 5/1	93,645	-	-			
Total Expenditures	\$ 252,290	\$ 93,645	\$ 93,645	\$ -	(359)	
Excess (Deficiency) of Revenues over Expenditures	\$ 12,045	\$ (56,998)	\$ (57,356)	\$ -	(359)	
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Change in Fund Balance	\$ 12,045	\$ (56,998)	\$ (57,356)	\$ -	(359)	
Fund Balance - Beginning	\$ 126,995			\$ 219,414		
Fund Balance - Ending	\$ 139,040			\$ 162,058		

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 December 31, 2025

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
Revenues:						
Special Assessments - Tax Roll	\$ 113,041	\$ 15,228	\$ 15,228	\$ -	\$ -	
Interest Income	5,000	1,250	965		(285)	
Total Revenues	\$ 118,041	\$ 16,478	\$ 16,194	\$ -	(285)	
Expenditures:						
Interest -11/1	\$ 40,909	\$ 40,909	\$ 40,909	\$ -	\$ -	
Interest - 5/1	40,909	-	-			
Principal - 5/1	30,000	-	-			
Total Expenditures	\$ 111,819	\$ 40,909	\$ 40,909	\$ -	(285)	
Excess (Deficiency) of Revenues over Expenditures	\$ 6,222	\$ (24,431)	\$ (24,716)	\$ -	(285)	
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	
Net Change in Fund Balance	\$ 6,222	\$ (24,431)	\$ (24,716)	\$ -	(285)	
Fund Balance - Beginning	\$ 65,250			\$ 109,973		
Fund Balance - Ending	\$ 71,473			\$ 85,258		

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 December 31, 2025

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
Revenues:						
Special Assessments - Tax Roll	\$ 277,963	\$ 37,433	\$ 37,433	\$ -	\$ -	
Interest Income	9,000	2,250	2,217			(33)
Prepayments	-	-	-			
Total Revenues	\$ 286,963	\$ 39,683	\$ 39,650			(\$33)
Expenditures:						
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	-	-			
Total Expenditures	\$ 274,990	\$ 82,495	\$ 87,495			(\$5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 11,973	\$ (42,812)	\$ (47,845)			(\$5,033)
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ -	\$ -	\$ (1,508)	\$ -	\$ -	(1,508)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,508)			(\$1,508)
Net Change in Fund Balance	\$ 11,973	\$ (42,812)	\$ (49,353)			(\$6,541)
Fund Balance - Beginning	\$ 106,534		\$ 251,143			
Fund Balance - Ending	\$ 118,506		\$ 201,790			

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 December 31, 2025

	Adopted	Prorated Budget		Actual		Variance
	Budget	Thru 12/31/25	Thru 12/31/25			
Revenues:						
Special Assessments - Tax Roll	\$ 422,200	\$ 56,906	\$ 56,906	\$ -	\$ -	
Interest Income	12,000	3,000	3,148		148	
Total Revenues	\$ 434,200	\$ 59,906	\$ 60,054	\$ 148		
Expenditures:						
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	-	-	-	-	
Total Expenditures	\$ 420,385	\$ 127,693	\$ 132,693	\$ (5,000)		
Excess (Deficiency) of Revenues over Expenditures	\$ 13,815	\$ (67,786)	\$ (72,638)	\$ (4,852)		
Other Financing Sources/(Uses):						
Transfer In/(Out)	\$ -	\$ -	\$ (2,077)	\$ -	\$ (2,077)	
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (2,077)	\$ -	\$ (2,077)	
Net Change in Fund Balance	\$ 13,815	\$ (67,786)	\$ (74,715)	\$ (6,929)		
Fund Balance - Beginning	\$ 142,572		\$ 359,643			
Fund Balance - Ending	\$ 156,387		\$ 284,928			

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 December 31, 2025

	Actual
	Thru 12/31/25
<u>Revenues</u>	
Interest Income	\$ 190
Developer Contributions	31,848
Total Revenues	\$ 32,038
<u>Expenditures:</u>	
Capital Outlay	\$ 31,848
Total Expenditures	\$ 31,848
Excess (Deficiency) of Revenues over Expenditures	\$ 190
<u>Other Financing Sources/(Uses)</u>	
Transfer In/(Out)	\$ 1,508
Total Other Financing Sources (Uses)	\$ 1,508
Net Change in Fund Balance	\$ 1,698
Fund Balance - Beginning	\$ 18,856
Fund Balance - Ending	\$ 20,554

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 December 31, 2025

	Actual
	Thru 12/31/25
<u>Revenues</u>	
Interest Income	\$ 287
Developer Contribution	-
Total Revenues	\$ 287
<u>Expenditures:</u>	
Capital Outlay	\$ -
Total Expenditures	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 287
<u>Other Financing Sources/(Uses)</u>	
Transfer In/(Out)	\$ 2,077
Total Other Financing Sources (Uses)	\$ 2,077
Net Change in Fund Balance	\$ 2,363
Fund Balance - Beginning	\$ 28,415
Fund Balance - Ending	\$ 30,779

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	153,369
Bonds outstanding - 10/26/2016	\$6,640,000
Less: May 1, 2017	\$0
Less: May 1, 2018	(\$100,000)
Less: May 1, 2019	(\$105,000)
Less: May 1, 2020	(\$110,000)
Less: May 1, 2021	(\$115,000)
Less: May 1, 2022	(\$120,000)
Less: May 1, 2023	(\$125,000)
Less: May 1, 2024	(\$130,000)
Less: May 1, 2025	(\$140,000)
Current Bonds Outstanding	\$5,695,000

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	211,372
Bonds outstanding - 11/19/2018	\$8,955,000
Less: May 1, 2020	(\$130,000)
Less: May 1, 2021	(\$135,000)
Less: May 1, 2022	(\$140,000)
Less: May 1, 2023	(\$150,000)
Less: May 1, 2024	(\$155,000)
Less: May 1, 2025	(\$160,000)
Current Bonds Outstanding	\$8,085,000

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$76,500
Reserve Fund Balance	88,960
Bonds outstanding - 2/25/2019	\$3,660,000
Less: May 1, 2020	(\$50,000)
Less: May 1, 2021	(\$50,000)
Less: May 1, 2022	(\$55,000)
Less: May 1, 2023	(\$60,000)
Less: May 1, 2024	(\$60,000)
Less: May 1, 2024 - Special Call	(\$30,000)
Less: February 1, 2025 - Special Call	(\$5,000)
Less: May 1, 2025	(\$65,000)
Current Bonds Outstanding	\$3,285,000

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/2026
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$33,986
Reserve Fund Balance	43,256
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Less: May 1, 2023	(\$25,000)
Less: May 1, 2024	(\$25,000)
Less: May 1, 2025	(\$30,000)
Current Bonds Outstanding	\$1,560,000
Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$138,981
Reserve Fund Balance	140,363
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)
Current Bonds Outstanding	\$4,765,000
Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$211,100
Reserve Fund Balance	211,100
Bonds outstanding - 10/26/2021	\$7,615,000
Less: May 1, 2023	(\$155,000)
Less: May 1, 2024	(\$160,000)
Less: May 1, 2025	(\$165,000)
Less: May 1, 2025 - Special Call	(\$25,000)
Less: November 1, 2025 - Special Call	(\$5,000)
Current Bonds Outstanding	\$7,105,000
TOTAL Bonds Outstanding	\$30,495,000

B.

Meadow View at Twin Creeks
FISCAL YEAR 2026 ASSESSMENT RECEIPTS

ASSESSED	#UNITS	SERIES 2016A-1 DEBT SERVICE NET	SERIES 2018A-1 DEBT SERVICE NET	SERIES 2019A-1 DEBT SERVICE NET	SERIES 2020A-1 DEBT ASMT NET	SERIES 2021-3B DEBT ASMT NET	SERIES 2021-4 DEBT ASMT NET	O&M NET	TOTAL ASSESSED
TOTAL ASSESSED	1476	443,364.15	612,533.25	255,335.17	113,041.11	277,866.67	422,421.39	2,252,860.40	4,377,422.14

TAX ROLL RECEIPTS

BALANCE DUE 27,014.80 37,322.51 15,557.93 6,887.76 16,930.80 25,738.73 137,269.97 266,722.50

C.

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
General Fund		
12/5/25	3203-3208	\$7,029.32
12/9/25	3209-3225	73,327.97
12/16/25	3226-3227	50,400.89
12/22/25	3228-3232	13,837.35
TOTAL		\$144,595.53
Capital Reserve Fund		
12/9/25	2	\$5,500.00
12/15/25	3	4,325.00
TOTAL		\$9,825.00
Autopayments		
12/1/25	Rollkall	\$1,171.80
12/2/25	TECO	\$73.07
12/2/25	AT&T	74.90
12/2/25	IRS FICA Tax Payment	244.80
12/9/25	Republic Services	1,167.55
12/19/25	St Johns County Utility Dept	5,495.13
12/18/25	IRS FICA Tax Payment	122.40
12/19/25	AT&T	96.30
12/22/25	Comcast	1,076.89
12/29/25	WF Bus Credit Card Payment	2,171.51
12/29/25	FPL	12,326.52
12/30/25	AT&T	69.90
12/31/25	Rollkall Technol	1,236.90
12/31/25	TECO	93.72
Total Paid Electronically		22,689.27
Total General Fund		\$167,284.80

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	...CHECK.... AMOUNT	#
12/02/25	00215	9/24/25	250222	202508	320-57200-44200					*	210.00		
			SPLASH PARK REPR-FLOODING						COASTAL POOL CARE LLC			210.00	003203
12/02/25	00045	11/30/25	92468	202511	320-53800-45005					*	2,593.14		
			NOV LAKE MAINTENANCE						FUTURE HORIZONS INC			2,593.14	003204
12/02/25	00047	11/20/25	28273	202511	310-51300-31200					*	600.00		
			ARB SE2016 FYE 10/31/25							*	600.00		
			28273	202511	310-51300-31200					*	600.00		
			ARB SE2018 FYE 10/31/25							*	600.00		
			28273	202511	310-51300-31200					*	600.00		
			ARB SE2021 PH3B FYE 10/25							*	600.00		
			28273	202511	310-51300-31200					*	600.00		
			ARB SE2021 PH4 FYE 10/25										
									GRAU & ASSOCIATES			2,400.00	003205
12/02/25	00186	12/01/25	262172	202512	320-57200-45507					*	1,368.00		
			DEC JANITORIAL SERVICES							*	216.82-		
			12/01/25	262172	202512	320-57200-45507							
			CREDIT INV#262172										
									NEWVENTURE OF JACKSONVILLE INC			1,151.18	003206
12/02/25	00209	12/01/25	3379	202512	320-57200-44205					*	300.00		
			DEC WEB HOSTING/MAINT										
									JENNIFER STEWART KJELLMAN			300.00	003207
12/02/25	00040	10/15/25	1015715	202510	320-53800-45004					*	375.00		
			TOWNHOMES VIBURMUM INSTAL										
									YELLOWSTONE LANDSCAPE INC			375.00	003208
12/09/25	00204	12/02/25	7587	202511	320-53800-45006					*	1,623.00		
			RPLMT 17 L.BULBS-PRK LOT										
									ALLSTAR ELECTRICAL CONTRACTORS INC			1,623.00	003209
12/09/25	00204	12/03/25	7588	202511	320-53800-45006					*	944.00		
			(4) BALLAST REPLACEMENTS										
									ALLSTAR ELECTRICAL CONTRACTORS INC			944.00	003210
12/09/25	00207	10/21/25	1020BL	202510	320-57200-45508					*	678.00		
			REPLACED TRNSFORMER										
									DO ALL HEATING AND AIR LLC			678.00	003211
12/09/25	00005	12/01/25	223108	202511	310-51300-31100					*	2,504.57		
			NOV ENGINEERING SERVICES										
									ENGLAND THIMS & MILLER INC			2,504.57	003212
									MVTP MEADOW VIEW TP TLEE				

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/28/26 PAGE 2
*** CHECK DATES 12/01/2025 - 12/31/2025 *** MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT #
12/09/25	00114	12/01/25	762860	202512	320-57200-45410				HIDDEN EYES LLC	*	2,680.54	
			GATE MONITORING JAN26								2,680.54	003213
12/09/25	00045	11/28/25	92662	202511	320-57200-44200				FUTURE HORIZONS INC	*	280.00	
			PULL/REINSTALL AERATOR								280.00	003214
12/09/25	00153	11/30/25	7454155	202511	310-51300-48000				GANNETT MEDIA CORP	*	97.20	
			NOTICE OF MEETING-11/20								97.20	003215
12/09/25	00001	12/01/25	133	202512	310-51300-34000				GOVERNMENTAL MANAGEMENT SERVICES	*	5,024.08	
			DEC MANAGEMENT FEES								5,024.08	003216
12/01/25	133	202512	310-51300-35300								111.33	
12/01/25	133	202512	310-51300-35100								155.42	
12/01/25	133	202512	310-51300-31600								1,205.50	
12/01/25	133	202512	310-51300-51000								.60	
12/01/25	133	202512	310-51300-42000								41.06	
12/01/25	133	202512	310-51300-42500								41.10	
12/01/25	133	202512	310-51300-41000								54.77	
12/09/25	00178	12/04/25	3669477	202510	310-51300-31500				KUTAK ROCK LLP	*	2,067.72	
			OCT GENERAL COUNSEL								2,067.72	003217
12/09/25	00217	12/02/25	329939B	202512	320-57200-44200				THE LAKE DOCTORS	*	500.00	
			RESTORATION-AS NEEDED								500.00	003218
12/09/25	00216	10/22/25	CFR #63	202512	300-13100-10100				LAKESIDE SIGN COMPANY LLC	*	18,492.00	
			DIST SIGN/INSTAL INV20967								18,492.00	003219
12/09/25	00161	12/08/25	0404	202512	320-57200-44200				RODNEY SULLIVAN	*	2,000.00	
			REMOVED OLD BURNER/PAN								2,000.00	003220
									MVT P MEADOW VIEW TP TLEE			

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/28/26 PAGE 3
*** CHECK DATES 12/01/2025 - 12/31/2025 *** MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO...	DPT	ACCT#	SUB	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
					YRMO	DPT	ACCT#	SUB	SUBCLASS				
12/09/25	00020	11/30/25	422	202511	320-57200-45510				RIVERSIDE MANAGEMENT SERVICES	*	2,800.50		
				NOV	Facility Attendant							2,800.50	003221
12/09/25	00020	11/30/25	423	202511	320-57200-49400				RIVERSIDE MANAGEMENT SERVICES	*	268.80		
				NOV	Special EVT Assistant							268.80	003222
12/09/25	00020	11/30/25	424	202511	320-57200-45509				RIVERSIDE MANAGEMENT SERVICES	*	1,056.30		
				NOV	Private EVT Attendant							1,056.30	003223
12/09/25	00020	12/01/25	421	202512	320-57200-45504				RIVERSIDE MANAGEMENT SERVICES	*	8,391.67		
				DEC	FIELD MGMT/ADMIN							8,391.67	003224
		12/01/25	421	202512	320-57200-45500				RIVERSIDE MANAGEMENT SERVICES	*	8,721.00		
				DEC	Facility Management							8,721.00	003225
12/09/25	00046	12/04/25	62149791	202512	320-57200-45917				RIVERSIDE MANAGEMENT SERVICES	*	232.81		
				DEC	Pest Control Services							232.81	003226
12/16/25	00040	12/01/25	1043089	202512	320-53800-45004				TURNER PEST CONTROL LLC	*	733.00		
				TREE CARE SVCS-PINE TREE								733.00	003227
12/16/25	00040	12/01/25	1048865	202512	320-53800-45003				YELLOWSTONE LANDSCAPE INC	*	49,667.89		
				DEC LANDSCAPE MAINTENANCE								49,667.89	003228
12/22/25	00038	11/19/25	418056	202511	320-57200-45400				YELLOWSTONE LANDSCAPE INC	*	110.95		
				DEC CELLULAR FIRE MONITOR								110.95	003229
12/22/25	00215	11/20/25	260469	202511	320-57200-45506				ATLANTIC SECURITY	*	2,305.10		
				NOV POOL CHEMICALS								2,305.10	003230
12/22/25	00215	12/01/25	260233	202511	320-57200-45505				COASTAL POOL CARE LLC	*	1,362.90		
				NOV POOL MAINTENANCE								1,362.90	003231
12/22/25	00215	7/22/25	258411	202507	320-57200-44200				COASTAL POOL CARE LLC	*	300.00		
				FLOAT ASSEMBLY								300.00	003232
									COASTAL POOL CARE LLC				

MVTP MEADOW VIEW TP TLEE

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/28/26 PAGE 4
*** CHECK DATES 12/01/2025 - 12/31/2025 *** MEADOW VIEW @ TWIN CREEKS GF
BANK A MEADOW VIEW-GENERAL

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK... AMOUNT #
12/22/25	00020	12/17/25	425	202511 320-57200-45508 FACILITY MAINTENANCE-NOV		*	5,200.00	
		12/17/25	425	202511 320-57200-44200 REPAIRS & MAINTENANCE-NOV		*	3,300.00	
		12/17/25	425	202511 320-53800-45006 GROUNDS MAINTENANCE-NOV		*	1,000.00	
		12/17/25	425	202511 320-53800-45011 CONTINGENCY-NOV		*	258.40	
RIVERSIDE MANAGEMENT SERVICES							9,758.40	003232
TOTAL FOR BANK A							144,595.53	
TOTAL FOR REGISTER							144,595.53	

MVTP MEADOW VIEW TP TLEE

APPROVED REPAIRS AND MAINTENANCE

57200.320.44200

CHRISTIAN BIROL 12/01/2025

Coastal Pool Care

PO Box 1844

Ponte Vedra Beach, FL 32004

+19045362150

office@coastalpoolcare.net



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

INVOICE #
250222

DATE
08/25/2025

TERMS
Due on receipt

DUE DATE
09/24/2025

Service Call. Flooding in the splash park equipment area. 8/23/2025. Weekend call, 1 @
\$210.00

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE

\$210.00

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

LICENSED AND INSURED CPC1459939 LI45356

RECEIVED

By Tara Lee at 8:22 am, Dec 01, 2025

APPROVED LAKE MAINTENANCE
53800.320.45005
CHRISTIAN BIROL 12/01/2025

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

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

RECEIVED

By Tara Lee at 2:04 pm, Dec 01, 2025

INVOICE

Invoice Number: 92468
Invoice Date: Nov 30, 2025
Page: 1

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		12/30/25

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28273
Date 11/20/2025

SERVICE	AMOUNT
Project: Arbitrage - Series 2016 FYE 10/31/25	
Arbitrage Services	
Arbitrage	\$ 600.00
Subtotal:	600.00
Project: Arbitrage - Series 2018 FYE 10/31/25	
Arbitrage Services	
Arbitrage	\$ 600.00
Subtotal:	600.00
Project: Arbitrage - Series 2021 PH3B FYE 10/31/25	
Arbitrage Services	
Arbitrage	\$ 600.00
Subtotal:	600.00
Project: Arbitrage - Series 2021 PH4 FYE 10/31/25	
Arbitrage Services	
Arbitrage	\$ 600.00
Subtotal:	600.00
RECEIVED	
By Tara Lee at 8:29 am, Dec 01, 2025	
Total	2,400.00
Current Amount Due	\$ 2,400.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
2,400.00	0.00	0.00	0.00	0.00	2,400.00

Payment due upon receipt.



Invoice

Date	Invoice #
12/1/2025	262172

Bill To

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

Please Remit Payment To:

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

Questions about billing?

904-224-0770, 904-507-5020 fax, accounting@htccleaning.com

Questions about service?

Jacksonville area 904-732-7270 ~ Daytona area 386-760-2677

Terms

Net due 45 days

Quantity	Description	Rate	Amount
	FEE FOR JANITORIAL SERVICE: Month of December 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 Janitorial Approved Jen Erickson 12.1.2025	1,368.00	1,368.00
RECEIVED <i>By Tara Lee at 8:23 am, Dec 02, 2025</i>			
Thank you for your business.			
	Payments/Credits		-\$216.82
	Balance Due		\$1,151.18

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 3379
DATE 12/01/2025
TERMS Net 15
DUE DATE 12/16/2025

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**

Printed on 11/29/2025

RECEIVED

By Tara Lee at 10:19 am, Dec 01, 2025

APPROVED LANDSCAPE CONTINGENCY
53800.320.45004
CHRISTIAN BIROL 11/24/2025



Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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

INVOICE	
INVOICE #	INVOICE DATE
TERMS	PO NUMBER
1015715	10/15/2025
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: November 14, 2025
Invoice Amount: \$375.00

Description	Current Amount
Townhomes Viburnum Install	
Landscape Enhancement	\$375.00

RECEIVED

By Tara Lee at 11:38 am, Nov 30, 2025

Invoice Total \$375.00

IN COMMERCIAL LANDSCAPING

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

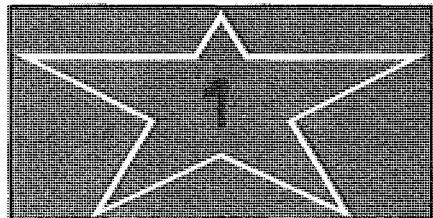
APPROVED GROUNDS MAINTENANCE

53800.320.45006

CHRISTIAN BIROL 12/03/2025

RECEIVED

By Tara Lee at 3:05 pm, Dec 03, 2025

**Allstar Electrical Contractors Inc.**

135 Jenkins Street Suite 105B #107

Saint Augustine, FL 32086 US

(904)460-1001

allstar@allstar-electric.org

http://www.allstar-electric.org

INVOICE**BILL TO**

Meadow View At Twin Creeks CDD

850 Beacon Lake Parkway

St Augustine, FL 32210

INVOICE	7587
DATE	12/02/2025
TERMS	Net 15
DUE DATE	12/17/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/13/2025	Sales:Sales Item Replace 17 Parking Lot lights with new 100 watt metal halide lights and conversion sockets	1	1,623.00	1,623.00
	Purchasing 17 bulbs and 2 ballast kits			
	Any ballasts needing to be replaced will be an additional labor charge			

Please send checks to 135 Jenkins Street Suite 105B #107, St.

Augustine, FL 32086

Our Family Company appreciates your Business!

Please do not hesitate to contact us for any reason.

BALANCE DUE

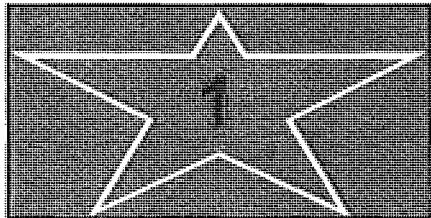
\$1,623.00**Estimate Summary**

Estimate 3464	1,623.00
This invoice 7587	\$1,623.00
Total invoiced	1,623.00

Pay invoice

All Materials provided by ASECI are warranted for 1 year after the Date of the work performed. There will be a 1% Late fee at 15 days past due and an Accrued Late Fee per 30 days past due
License #EC13012959

APPROVED GROUNDS MAINTENANCE
53800.320.45006
CHRISTAIN BIROL 123/03/2025



RECEIVED

By Tara Lee at 3:02 pm, Dec 03, 2025

Allstar Electrical Contractors Inc.

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

INVOICE

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

INVOICE 7588
DATE 12/03/2025
TERMS Net 15
DUE DATE 12/18/2025

DATE	ACTIVITY	QTY	RATE	AMOUNT
11/26/2025	Sales:Sales Item Replace a total of 3 ballast kits for Amenity Parking Lot Lights (2 already supplied by other invoice and 2 additional purchased to cover an additional light that needed one and one for a backup left with Property Management)	1	944.00	944.00

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

BALANCE DUE

\$944.00

Pay invoice

All Materials provided by ASECI are warrantied for 1 year after the Date of the work performed. There will be a 1% Late fee at 15 days past due and an Accrued Late Fee per 30 days past due
License #EC13012959

APPROVED FACILITY MAINTENANCE
57200.320.45508
CHRISTIAN BIROL 12/03/2025

INVOICE

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

10/21/2025

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

	JOB	PAYMENT TERMS	INVOICE
	Hood Vent	Upon Receipt	1020BL

DATE OF SERVICE	ADDRESS	SERVICES PERFORMED		TOTALS
10/20/25	850 Beacon Lake Pkwy St Johsn FL 32095	Replaced transformer & low voltage contactor on fresh air intake for vent hood.		678.00
		SALES TAX:		
		TOTAL AMOUNT DUE:		678.00

Thank you for your business!

CAC1817964

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

RECEIVED



ENGLAND-THIMS & MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etminc.com | 904.642.8990

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

December 01, 2025
Invoice No: 223108

Total This Invoice	\$2,504.57
---------------------------	-------------------

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

Professional Services rendered through November 22, 2025

Phase 1. General Consulting Engineering Services

CDD Meeting in Person

Site review of curb / sidewalk repairs and email correspondence

Field review and coordination with site review contractor. Under drain Cad files sent to contractor.

Review of Contractor's Pay app 3

Discussion with Contractor about Pavement repair issues in Phase I

Labor

		Hours	Rate	Amount
CEI Sr. Inspector				
Brown, Corey	11/15/2025	3.00	180.00	540.00
Brown, Corey	11/22/2025	1.00	180.00	180.00
Senior Engineer/Project Manager				
Lockwood, Scott	11/8/2025	1.00	255.00	255.00
Lockwood, Scott	11/15/2025	1.75	255.00	446.25
Lockwood, Scott	11/22/2025	3.50	255.00	892.50
Engineer Intern				
Zierden, Ashley	11/15/2025	.75	150.00	112.50
	Totals	11.00		2,426.25
	Total Labor			2,426.25

Billing Limits	Current	Prior	To-Date
Total Billings	2,426.25	14,055.00	16,481.25
Limit			27,500.00
Remaining			11,018.75
		Total this Phase	\$2,426.25

Phase XP. Expenses

Expenses

Meals / Entertainment	68.10
Total Expenses	1.15 times
	68.10
	\$78.32
	Total this Phase
	\$78.32
	Total This Invoice
	\$2,504.57

RECEIVED

APPROVED GATE MONITORING
57200.320.45410
CHRISTIAN BIROL 12/02/2025

Envera

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

RECEIVED

By Tara Lee at 10:13 am, Dec 02, 2025

Invoice

Invoice Number	Date
762860	12/01/2025
Customer Number	Due Date
300380	01/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		12/01/2025	01/01/2026

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 01/01/2026 - 01/31/2026	1.00	\$500.00	\$500.00
1.00	Data Management 01/01/2026 - 01/31/2026	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 01/01/2026 - 01/31/2026	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 01/01/2026 - 01/31/2026	1.00	\$1,696.00	\$1,696.00
Subtotal:				\$2680.54
Tax				\$0.00
Payments/Credits Applied				\$0.00
Invoice Balance Due:				\$2680.54

Date	Invoice #	Description	Amount	Balance Due
12/1/2025	762860	Monitoring Services	\$2680.54	\$2680.54

Envera

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

Invoice

Invoice Number	Date
762860	12/01/2025
Customer Number	Due Date
300380	01/01/2026

Net Due: \$2,680.54

Amount Enclosed: _____

Meadow View at Twin Creeks CDD
475 W Park Place Ste 114
Saint Augustine, FL 32092

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

Future Horizons, Inc

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

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

APPROVED REPAIRS AND MAINTENANCE
57200,320,44200
CHRISTIAN BIROL 12/04/2025

RECEIVED*By Tara Lee at 1:34 pm, Dec 04, 2025***INVOICE**

Invoice Number: 92662
Invoice Date: Nov 28, 2025
Page: 1

BILL To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Willoughby01	Hand Deliver	11/20/25	12/28/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service Call to pull and reinstall aerator in Entrance Pond. Parts and bench labor covered under warranty - serial # 2205J517531	280.00	280.00
		Subtotal		280.00
		Sales Tax		
		Freight		
		Total Invoice Amount		280.00
		Payment/Credit Applied		
		TOTAL		280.00

Check/Credit Memo No: _____

Overdue invoices are subject to finance charges.



ACCOUNT NAME	ACCOUNT #	INV DATE
Meadow View At Twin Creeks Cdd	764130	11/30/25
INVOICE #	INVOICE PERIOD	CURRENT INVOICE TOTAL
0007454155	Nov 1- Nov 30, 2025	\$97.20
PREPAY (Memo Info)	UNAPPLIED (Included in amt due)	TOTAL CASH AMT DUE*
\$0.00	\$0.00	\$97.20

BILLING ACCOUNT NAME AND ADDRESS

Meadow View At Twin Creeks Cdd
475 W Town PL # 114
Saint Augustine, FL 32092-3649

PAYMENT DUE DATE: DECEMBER 31, 2025
Legal Entity: Gannett Media Corp.

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

All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com
FEDERAL ID 47-2390983

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

Date	Description	Amount
11/1/25	Balance Forward	\$95.84
11/10/25	PAYMENT - THANK YOU	-\$95.84

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
11/11/25	11816342	SAG St Augustine Record	Twin Creeks November Meeting	Twin Creeks Nov Mtg	\$97.20

RECEIVED
By Tara Lee at 12:36 pm, Dec 02, 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	\$97.20
Service Fee 3.99%	\$3.88
*Cash/Check/ACH Discount	-\$3.88
*Payment Amount by Cash/Check/ACH	\$97.20
Payment Amount by Credit Card	\$101.08

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME		ACCOUNT NUMBER		INVOICE NUMBER		AMOUNT PAID
CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
\$97.20	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$97.20
REMITTANCE ADDRESS (Include Account# & Invoice# on check)		TO PAY BY PHONE PLEASE CALL: 1-877-736-7612				TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244						\$101.08
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

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

Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

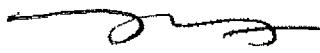
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of St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

SAG St Augustine Record 11/11/2025

SAG staugustine.com 11/11/2025

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

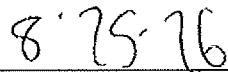
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 11/11/2025



Legal Clerk



Notary, State of WI, County of Brown



My commission expires

Publication Cost:	\$97.20
Tax Amount:	\$0.00
Payment Cost:	\$97.20
Order No:	11816342
Customer No:	764130
PO #:	Twin Creeks Nov Mlg
	# of Copies:
	0

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

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, November 20, 2025 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or joliver@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewatwincreekscdd.com at least seven days prior to the meeting.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or joliver@gmsnf.com for further accommodations.

James Oliver
District Manager

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

Invoice

Invoice #: 133
Invoice Date: 12/1/25
Due Date: 12/1/25
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 - December 2025		5,024.08	5,024.08
Website Administration - December 2025		111.33	111.33
Information Technology - December 2025		155.42	155.42
Dissemination Agent Services - December 2025		1,205.50	1,205.50
Office Supplies		0.60	0.60
Postage		41.06	41.06
Copies		41.10	41.10
Telephone		54.77	54.77

Total \$6,633.86

Payments/Credits \$0.00

Balance Due \$6,633.86

RECEIVED

By Tara Lee at 3:11 pm, Dec 03, 2025

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Faxsimile 404-222-4654

Federal ID 47-0597598

December 4, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

RECEIVED

By Tara Lee at 3:40 pm, Dec 08, 2025

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

Invoice No. 3669477
35723-1

Re: General Counsel

For Professional Legal Services Rendered

10/03/25	K. Buchanan	0.70	245.00	Review correspondence regarding vendor contracts and amenity fees; confer with district manager
10/06/25	K. Buchanan	1.00	350.00	Prepare for and attend agenda call
10/06/25	H. Hurley	1.20	318.00	Prepare memorandum regarding alcohol use on CDD property
10/08/25	H. Hurley	1.00	265.00	Prepare memorandum regarding alcohol use on CDD property
10/16/25	K. Buchanan	2.50	875.00	Prepare for and attend board meeting
TOTAL HOURS		6.40		

KUTAK ROCK LLP

Meadow View at Twin Creeks CDD
December 4, 2025
Client Matter No. 35723-1
Invoice No. 3669477
Page 2

TOTAL FOR SERVICES RENDERED	\$2,053.00
DISBURSEMENTS	
Computer Research	14.72
TOTAL DISBURSEMENTS	<u>14.72</u>
TOTAL CURRENT AMOUNT DUE	<u>\$2,067.72</u>

MAKE CHECK PAYABLE TO:



Post Office Box 162134
Altamonte Springs, FL 32716
(904) 262-5500

APPROVED REPAIRS AND MAINTENANCE
57200.320.44200
CHRISTIAN BIROL 12/02/2025

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD



CARD NUMBER

EXP. DATE

SIGNATURE

AMOUNT PAID

ADDRESSEE

Please check if address below is incorrect and indicates change on reverse side

Meadow View Twin Creeks CDD
475 West Town Pl
Suite 114
St Augustine, FL 32092

ACCOUNT NUMBER	DATE	BALANCE
733598	12/2/2025	\$500.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

0000000733598800100000032993900000005000050

Please return this invoice with your payment and
notify us of any changes to your contact information.

Beacon Lakes

850 Beacon Lake Pkwy St Augustine, FL 32095

Invoice Due Date 12/12/2025

Invoice 329939B

PO #

Invoice Date	Description	Quantity	Amount	Tax	Total
12/2/2025	Restoration - As Needed		\$500.00	\$0.00	\$500.00

Applied a water-tight cement mix behind skimmer of outfall associated with the pond near 30 Bourget Ct. Applied to seal and prevent slow water leak behind skimmer.

RECEIVED

By Tara Lee at 8:49 am, Dec 02, 2025

Please provide remittance information when submitting payments,
otherwise payments will be applied to the oldest outstanding invoices.

Credits \$0.00

Adjustment \$0.00

AMOUNT DUE

Total Account Balance including this invoice:

\$500.00

This Invoice Total:

\$500.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 733598

Corporate Address

4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Portal Registration #: 9F4E849B

Customer E-mail(s): cbirol@gmsnf.com

Customer Portal Link: www.lakedoctors.com/contact-us/

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

Meadow View at Twin Creeks

Community Development District
Construction Phase 3B - BBX

Construction Funding Request #63
November 18, 2025

Req. PAYEE

Lakeside Sign Company	\$ 18,492.00
Invoice #20967 District Signage and Installation	
Invoice #21062 Signage and Installation	13,356.00

Total Funding Request	\$ 31,848.00
-----------------------	--------------

Please make check payable to:

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

Signature:

Chairman/Vice Chairman

Signature:

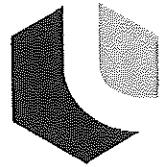
Secretary/Assistant Secretary

RECEIVED

By Tara Lee at 9:07 am, Dec 05, 2025

Lakeside Sign Company

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



LAKESIDE
SIGN COMPANY
The Sign Resource

INVOICE

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

SHIP TO
Beacon Lake - phase 3B
64 Beacon Lake Pkwy
St. Johns, FL 32259

INVOICE 20967
DATE 10/22/2025
TERMS Net 30
DUE DATE 11/21/2025

SALES REP
Renee Prey

QTY	DESCRIPTION	RATE	AMOUNT
6	Misc Signs SIGN TYPE E/S-5 (NEW SIGN): MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALKAHEAD SIGN.	1,230.00	7,380.00T
3	Misc Signs SIGN TYPE E/S-5 (POLE AND BACKER ONLY): MANUFACTURE 33" X 33" POLE AND BACKER FOR PEDESTRIAN CROSSWALKAHEAD SIGN.	786.00	2,358.00T
4	Install (Install) INSTALL 33" X 33" PEDESTRIAN CROSSWALKAHEAD SIGN.	615.00	2,460.00T
8	Misc Signs SIGN TYPE F/S-5 (NEW SIGN): MANUFACTURE 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	1,230.00	9,840.00T
7	Install (Install) INSTALL 33" X 33" PEDESTRIAN CROSSWALKARROW SIGN.	615.00	4,305.00T
5	Misc Signs SIGN TYPE F/S-5 (POST AND BACKER): MANUFACTURE POST AND BACKER FOR 33" X 33" PEDESTRIAN CROSSWALK W/DIAGONAL ARROW.	786.00	3,930.00T
4	Misc Signs SIGN TYPE (SL- 25 POLE AND BACKER ONLY) : MANUFACTURE POLE AND BACKER ONLY FOR SPEED LIMIT SIGN.	786.00	3,144.00T
4	Install (Install) INSTALL SPEED LIMIT SIGNS.	615.00	2,460.00T
4	Misc Signs SIGN TYPE B/S-4: MANUFACTURE 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	2,805.00	11,220.00T
4	Install (Install) INSTALL 2'-9" X 2'-9" CUSTOM STOP/STREET SIGN WITH BLADES AND LIGHTHOUSE LOGO.	657.00	2,628.00T
1	Engineering, Permitting, and Staff Time ENGINEERING.	615.00	615.00T
1	Survey SURVEY.	450.00	450.00T
1	Misc Signs Deposit received by Harbinger	-32,298.00	-32,298.00

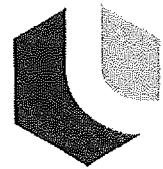
RECEIVED

By Tara Lee at 9:06 am, Dec 05, 2025

SUBTOTAL	18,492.00
TAX (0%)	0.00
TOTAL	18,492.00
 BALANCE DUE	 \$18,492.00

Lakeside Sign Company

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



LAKESIDE
SIGN COMPANY
The Sign Resource

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 - phase 3B
64 Beacon Lake Pkwy
St. Johns, FL 32269

INVOICE 21062
DATE 11/17/2025
TERMS Net 30
DUE DATE 12/17/2026

SALES REP
Renee Prey

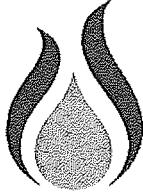
QTY	DESCRIPTION	RATE	AMOUNT
1	Non taxable - Misc Signs	SIGN TYPE A/S-3: MANUFACTURE 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION.	10,446.00
1	Non taxable - Misc Signs	INSTALL 12'-0" TALL CUSTOM STOP/STREET SIGN WITH LED ILLUMINATION. NOTE: QUOTE INCLUDES ANCHOR BOLTS AND BREAKAWAY BOLTS.	2,910.00
1	Sales Tax	Sales Tax calculated by AvaTax for 28523-V4 at Mon Nov 17 04:12:10 UTC 2025	0.00

BALANCE DUE

\$13,356.00

RECEIVED

By Tara Lee at 9:07 am, Dec 05, 2025



RECEIVED

By Tara Lee at 11:42 am, Dec 08, 2025

RD GAS PIPING & FIREPLACE
SERVICES LLC

Customer MEADOWVIEW AT TWIN CREEKS
475 W TOWN PL
114
St Augustine, FL 32095

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

Invoice Number 0404

Sent Date December 8, 2025

Due Date Upon receipt

\$2,000.00

Description Gas Services - Fire Pit - FINAL

Upon receipt

Item	Quantity	Price	Total
RemoveD old burner & pan to get s/o valve to change out.	1	\$0.00	\$0.00
Replace rusted/old burner & change out rusted end flex lines to be cut off for removal			
Purchased + added lava rock, embers, pilot & flex lines	1	\$0.00	\$0.00
Set back up & reinstalled logs to prevent break in glow bar @ pilot assembly. Leak check & pressure test	1	\$700.00	\$700.00
Material	1	\$1,300.00	\$1,300.00

Subtotal \$2,000.00

Amount Due \$2,000.00

Notes

Please make payment payable to: "RD Gas Piping & Fireplace Services"
We offer the following payment options :

Check RD Gas - Rodney Sullivan
Zelle - 9048857829 Rodney Sullivan
CashApp - \$RDGas

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

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

Invoice

Invoice #: 422
Invoice Date: 11/30/2025
Due Date: 11/30/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Facility Attendant through November 2025 001.320.57200.45510	93.35	30.00	2,800.50

Alison Moring
12-3-25

Total	\$2,800.50
Payments/Credits	\$0.00
Balance Due	\$2,800.50

RECEIVED

By Tara Lee at 11:48 am, Dec 04, 2025

MVTC CDD

FACILITY ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
93.35	Facility Attendant	\$ 30.00	\$ 2,800.50
	Covers November 2025		
	TOTAL DUE:		<u>\$ 2,800.50</u>

Facility Management 001.320.57200.45510

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/2/25	1.92	J.W.	Facility Attendant
11/4/25	2	J.W.	Facility Attendant
11/5/25	5.92	C.B.	Facility Attendant
11/6/25	2	J.W.	Facility Attendant
11/8/25	2.23	L.A.	Facility Attendant
11/9/25	2.23	L.A.	Facility Attendant
11/13/25	2.03	J.W.	Facility Attendant
11/14/25	5.78	C.B.	Facility Attendant
11/15/25	2.32	J.W.	Facility Attendant
11/16/25	2.05	J.W.	Facility Attendant
11/17/25	8.33	C.B.	Facility Attendant
11/18/25	2	J.W.	Facility Attendant
11/19/25	8.05	C.B.	Facility Attendant
11/20/25	2	J.W.	Facility Attendant
11/21/25	8.3	C.B.	Facility Attendant
11/22/25	2	J.W.	Facility Attendant
11/23/25	2.03	J.W.	Facility Attendant
11/24/25	7.98	C.B.	Facility Attendant
11/25/25	8.53	C.B.	Facility Attendant
11/26/25	8.7	C.B.	Facility Attendant
11/28/25	2.25	J.W.	Facility Attendant
11/29/25	2.4	J.W.	Facility Attendant
11/30/25	2.3	C.B.	Facility Attendant

TOTAL 93.35

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

Invoice

Invoice #: 423
Invoice Date: 11/30/2025
Due Date: 11/30/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through November 2025 1.320.57200.49400	8.96	30.00	268.80

Alison Moxing
12-3-25

Total \$268.80

Payments/Credits \$0.00

Balance Due \$268.80

RECEIVED

By Tara Lee at 11:48 am, Dec 04, 2025

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
8.96	Special Event Assistant	\$ 30.00	\$ 268.80
Covers November 2025			
TOTAL DUE:			<u>\$ 268.80</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/7/25	2.92	C.B.	Special Event - Food Truck Friday
11/14/25	3	C.B.	Special Event - Food Truck Friday
11/21/25	3.04	J.W.	Special Event - Food Truck Friday
TOTAL	<u>8.96</u>		

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

Invoice

Invoice #: 424
Invoice Date: 11/30/2025
Due Date: 11/30/2025
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
Private Event Attendant through November 2025 1.320.57200.45509	35.21	30.00	1,056.30

Alison Moring
12-3-25

Total \$1,056.30

Payments/Credits \$0.00

Balance Due \$1,056.30

RECEIVED

By Tara Lee at 11:48 am, Dec 04, 2025

MVTC COD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
35.21	Private Event Attendant	\$ 30.00	\$1,056.30
Covers November 2025			
TOTAL DUE:		<u>\$1,056.30</u>	

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/1/25	4.75	J.W.	Private Event Attendant
11/1/25	4.13	L.A.	Private Event Attendant
11/5/25	4.28	C.B.	Private Event Attendant
11/6/25	4.37	J.R.	Private Event Attendant
11/8/25	4.47	J.W.	Private Event Attendant
11/15/25	5.33	J.W.	Private Event Attendant
11/22/25	4.13	J.W.	Private Event Attendant
11/25/25	3.75	J.W.	Private Event Attendant
TOTAL	<u>35.21</u>		

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

Invoice

Invoice #: 421
Invoice Date: 12/1/2025
Due Date: 12/1/2025
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 - December 2025		8,391.67	8,391.67
1.320.57200.45500 - Facility Management - Meadow View - December 2025		8,721.00	8,721.00

Alison Moring
12-3-25

Total \$17,112.67

Payments/Credits \$0.00

Balance Due \$17,112.67

RECEIVED

By Tara Lee at 3:10 pm, Dec 03, 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:	621497916
DATE:	12/04/2025
ORDER:	621497916

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
12/04/2025	11:28 AM	MICE, RATS, ROACH, S		11:28 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	12/04/2025		12:12 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$232.81
		<hr/>
1 320 57200 45917 Pest Control	SUBTOTAL	\$232.81
Approved Jen Erickson	TAX	\$0.00
12.5.2025	AMT. PAID	\$0.00
	TOTAL	\$232.81
	<hr/>	<hr/>
	AMOUNT DUE	\$232.81

RECEIVED

By Tara Lee at 11:02 am, Dec 05, 2025

 TECHNICIAN SIGNATURE

 Jen
CUSTOMER SIGNATURE

**Bill To:**

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

Property Name: Meadow View at Twin Creeks CDD

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

INVOICE

INVOICE #	INVOICE DATE
1043089	12/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: December 31, 2025

Invoice Amount: \$733.00

Description	Current Amount
Pine Tree Felling 699 Twilight Lane	
Tree Care Services	\$733.00

RECEIVED

By Tara Lee at 2:07 pm, Dec 01, 2025

Invoice Total

\$733.00

IN COMMERCIAL LANDSCAPING

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

Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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

INVOICE

INVOICE #	INVOICE DATE
1048865	12/1/2025
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
 PO Box 101017
 Atlanta, GA 30392-1017

Invoice Due Date: December 31, 2025

Invoice Amount: \$49,667.89

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

RECEIVED

By Tara Lee at 8:28 am, Dec 04, 2025

Invoice Total \$49,667.89

IN COMMERCIAL LANDSCAPING

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



APPROVED SECURITY MONITORING
57200.320.45400
CHRISTIAN BIROL 12/22/2025

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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/10/2025	\$110.95	11/19/2025

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

INVOICE NO. 418056

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 12/01/2025 to 12/31/2025
Recurring No.: 17336
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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

RECEIVED

By Tara Lee at 11:40 am, Dec 22, 2025



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

PLEASE PAY BY	AMOUNT	INVOICE DATE
12/10/2025	\$110.95	11/19/2025

INVOICE NO. 418056

How To Pay



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: _____

NAME:

Meadow View at Twin Creeks CCD

DUE DATE:

12/10/2025

AMOUNT DUE:

\$110.95

INVOICE NO. 418056



Mail

Detach this section and mail check to:

Atlantic Security
1714 Cesery Blvd
Jacksonville, FL 32211

Please Reference: **418056**

Coastal Pool Care

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

APPROVED POOL CHEMICALS

57200.320.45506

CHRISTIAN BIROL 12/17/2025

RECEIVED**By Tara Lee at 12:32 pm, Dec 17, 2025****INVOICE****BILL TO**

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

INVOICE 260469
 DATE 11/20/2025
 TERMS Net 30
 DUE DATE 12/20/2025

DATE	ACTIVITY	QTY	AMOUNT
	Commercial Chemical Service Service Schedule: Service Includes, cleaning pool surface, gutters, skimmers, vacuuming, brushing walls and steps, waterline tile cleaning, filtration system monitors, 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: Included and provided and invoiced separately. 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	1	2,305.10

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE

\$2,305.10

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 MAINTENANCE

57200.320.45505

CHRISTIAN BIROL 12/17/2025

Coastal Pool Care

PO Box 1844

Ponte Vedra Beach, FL 32004

+19045362150

office@coastalpoolcare.net



12/17/2025

BILL TO

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

INVOICE #
260233**DATE**
12/01/2025**TERMS**
20th of Month (30 days)**DUE DATE**
12/20/2025**INVOICE DETAILS**

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 monitors, 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: Included and provided and invoiced separately. Additional chemicals not included but available and billed in addition, algicide, metal out phosphate treatments, and black algae 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, 1 @ \$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

RECEIVED**By Tara Lee at 12:33 pm, Dec 17, 2025**

APPROVED REPAIRS AND MAINTENANCE
57200.320.44200
CHRISTIAN BIROL 12/17/2025

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



RECEIVED
By Tara Lee at 12:32 pm, Dec 17, 2025

12/17/2025

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

INVOICE #	DATE	TERMS	DUE DATE
258411	07/22/2025	Due on receipt	08/21/2025

12/17/2025

Float Assembly Autofill Float Valve plumbing Metro, 1 @ \$105.00
Service Call: replace auto fill , 1 @ \$195.00

THANK YOU FOR YOUR BUSINESS!	BALANCE DUE	\$300.00
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COATL POOL OFFERS WEEKLY CLEANING, REPAIRS,
EQUIPMENT UPGRADES, POOL REMODELS, INSPECTIONS

LICENSED AND INSURED CPC1459939 LI45356

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

Invoice

Invoice #: 425
Invoice Date: 12/17/2025
Due Date: 12/17/2025
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 November 1- November 30, 2025	243.96	40.00	9,758.40
APPROVED CHRISTIAN BIROL			
FACILITY MAINTENANCE - \$ 5200.00 57200.320.45508			
REPAIRS AND MAINTENANCE - \$ 3300.00 57200.320.44200			
GROUNDS MAINTENANCE - \$1000.00 53800.320.45006			
CONTINGENCY - \$258.40 53800.320.45011			
<i>Alison Mossing</i> 12-19-25			

Total \$9,758.40

Payments/Credits \$0.00

Balance Due \$9,758.40

RECEIVED

By Tara Lee at 10:29 am, Dec 19, 2025

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/3/25	8	M.C.	Boxed and packed up Halloween decorations, picked up and put supplies away in the maintenance closet, installed lock on Windermere fence, removed debris around amenity center, straightened and organized pool deck chairs and tables, straightened and removed debris at lakeside park
11/3/25	7.87	D.M.	Straightened and organized pool deck and patio furniture, put all Halloween decorations away in attic, took all trash out of kitchen to dumpster, removed debris from around amenity center and parking lot
11/4/25	8	M.C.	Installed new pool pack locks, lakeside park had one broken fire pit chair, changed all clocked to the new time, removed debris on roadways, at seven eleven exit and entrance, straightened and organized pool deck and patio furniture, emptied and restocked dog waste receptacles
11/4/25	8.1	D.M.	Replaced locks on gates in pool area, removed debris from parking lot, pool deck, by seven eleven and Publix, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
11/5/25	8.15	M.C.	Straightened and organized pool deck and patio chairs, tables and umbrellas, straightened lake side park furniture, removed debris around parking lot, common areas, and from end of Windermere near new fence line, started breaking down street signs
11/5/25	8.02	D.M.	Broke down street signs that were placed by dumpster, removed debris around amenity center, parking lot, pool deck and around neighborhood
11/6/25	8.03	D.M.	Straightened and organized pool deck and patio furniture, closed all umbrellas, fixed broken chair at lake side park, removed debris around pool deck, amenity center and in zone four around pond
11/7/25	7.5	M.C.	Straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center, emptied and restocked all dog waste receptacles, checked and changed trash receptacles, disposed of all street sign poles in dumpster area
11/7/25	7.98	D.M.	Removed debris around amenity center, pool deck, field, courts, parking lot and roadways, straightened and organized pool deck and patio furniture, emptied and restocked dog waste receptacles, checked and changed trash receptacles, collected all street sign poles and removed from site
11/10/25	8.25	M.C.	Removed signs and cleaned out dumpster area, fixed broken dog pot, replaced dog pot with a new one, brought new hardware to fix missing parts on dog stations, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center and pool deck
11/10/25	8.02	D.M.	Replaced broken dog pot, repaired broken one in section four, removed non authorized vendor signs from around community, removed debris around main office and parking lot, straightened and organized pool deck and patio furniture
11/12/25	7	D.M.	Straightened and organized pool deck and patio furniture, removed debris through out community and around lake side park, checked and changed trash receptacles, emptied and restocked dog waste receptacles
11/12/25	7.43	M.B.	Brushed spiderwebs off amenity center, checked fitness center and replaced glad plug ins and wipes, resecured tennis courts nets, removed debris around community, ponds, pickleball courts and bathrooms, straightened and organized pool deck and patio furniture, checked lights and trash in bathrooms, emptied and restocked dog waste receptacles
11/13/25	8.02	D.M.	Fixed broken ground lamp at lake side park, fixed loose wall and broken screws at town houses park, removed debris around community, checked and changed trash receptacles, straightened and organized pool deck and patio furniture
11/13/25	7.45	M.B.	Worked on kids playground, fixed broken found lamp at lake side park, replaced zip ties on tennis courts, repair strip screws at playground, replaced glass plug ins as needed, reset all pool furniture, removed debris from around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
11/14/25	7.45	M.C.	Installed white plastic chain on existing no parking signs along Windermere, cut some four

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

Date	Hours	Employee	Description
11/14/25	7.78	D.M.	by fours and concrete in place in order to prevent cars from parking on the grass at the same area, removed debris in Fresnel pond
11/17/25	8.02	M.C.	Put up white plastic chain on existing no parking signs along Windermere, cut some four by fours and concrete in place in order to prevent cars from parking on the grass at the same area, removed debris in Fresnel pond
11/17/25	7.93	D.M.	Installed additional white chain link fence along Windermere, removed the street signs in dumpster area, straightened and organized pool deck and patio chairs, tables and umbrellas, emptied and restocked dog waste receptacles, at lake side park collected all party trash and straightened out furniture
11/18/25	7.65	M.C.	Installed hooks into poles for no parking on white chain fence, removed debris at amenity center, pool deck, pickleball courts and common areas, checked and changed trash receptacles, emptied and restocked dog waste receptacles, broke down all signs next to dumpster
11/18/25	7.2	D.M.	Pressure washed tables on back patio and front entrance, removed spider webs from the building with brush and followed up with pressure washing all spider webs down, Straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center
11/19/25	8.37	D.M.	Pressure washed the entire outside of amenity center building including furniture and carpets, straightened and organized pool deck and patio furniture, checked and changed trash receptacles
11/19/25	7.37	M.B.	Fixed broken head cap for white fence at lake side park, sanded and painted white base of no parking sign at lake side park, removed debris around amenity center, parking lot and pool deck, straightened and organized all furniture on pool deck and patio
11/20/25	5.02	D.M.	Cleaned windows at amenity center, cleaned bathrooms at lake side park, straightened and organized furniture on pool deck and patio, cleaned up and repaired light fixture at lake side park, removed debris around courts, pool deck, amenity center and common areas, checked and changed trash receptacles
11/20/25	7.67	M.B.	Put up caution tape around fire pit, set up social hall for board meeting, straightened and organized pool deck and patio furniture, removed debris and changed trash receptacles at lake side park
11/21/25	7.27	M.C.	Set up chairs and tables for a board meeting, straightened and organized all pool deck and patio furniture, cleaned all windows around the facility, removed debris around the facility and courts, cleaned up lake side park
11/24/25	8.15	M.C.	Cleaned dumpster area, straightened and organized pool and patio deck chairs, tables and umbrellas, removed debris throughout community, checked and changed trash receptacles, emptied and restocked dog waste receptacles, removed poles
11/24/25	7.98	D.M.	Fixed chain link fence in Windermere park, took the bike rack from Windermere ness circle and installed it in phase four to replace one broken one, used caution tape on racks since cement was fresh, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center, checked and changed trash receptacles
11/25/25	8.5	M.C.	Removed bike rack from phase four and installed new rack and cemented in place, repaired broken white link chain in phase three, straightened and organized pool deck and patio furniture, removed debris around amenity center, office, pool deck and parking lot
11/25/25	8.27	D.M.	Cleaned up lake side park, removed debris around amenity center, pool deck and roadways, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
11/26/25	5.78	D.M.	Straightened and organized pool deck and patio furniture, removed debris around main office, social hall and pool deck area, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
			Cleaned up fire pit area, removed furniture and debris that was inside pool, straightened

RMS

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
11/26/25	5.73	M.B.	and organized pool deck and patio furniture, removed debris around pool deck and in phase three and phase four Assisted with removing trash can from pool, straightened and organized all pool deck and patio furniture, blew leaves and debris off pool deck and walkways around amenity center, cleaned front windows around facility, removed debris around facility
TOTAL	<u><u>243.96</u></u>		
MILES	<u><u>0</u></u>		*Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445

AP300R YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 1/28/26 PAGE 1
*** CHECK DATES 12/01/2025 - 12/31/2025 *** MEADOW VIEW @ TWIN CREEKS CR
BANK B MEADOW VIEW-CAP RSRV

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	EXPENSED TO...	DPT	ACCT#	SUB	VENDOR NAME	STATUS	AMOUNTCHECK....
									SUBCLASS			AMOUNT #
12/09/25	00198	12/05/25	355	202512	600-53800-60000				JOAO C PAIS NUNES	*	5,500.00	
				NEW CONCRETE SIDEWALK							5,500.00	000002
12/15/25	00002	10/28/25	177393	202510	600-53800-60100				UNITED LAND SERVICES	*	4,325.00	
			INSTALL FENCE/GATE								4,325.00	000003
									TOTAL FOR BANK B		9,825.00	
									TOTAL FOR REGISTER		9,825.00	

MVTP MEADOW VIEW TP TLEE

APPROVED REPAIRS AND MAINTENANCE

57200.320.44200

CHRISTIAN BIROL INVOICE

12/08/2025

**RECEIVED****By Tara Lee at 2:47 pm, Dec 08, 2025****Bill To**

Meadow View at Twin Creeks

475 W Town Pl, Suite 114

Saint Augustine, Florida 32095

(904) 234-1977

2 Men Concrete

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

Payment terms Due upon receipt

Invoice # 355

Date 12/05/2025

Description**Concrete Sidewalk**

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

Measurements: 110'x5'

Total Area: 550 sf

Warranty Concrete

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

Total Prices

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

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

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

Subtotal	\$5,500.00
Total	\$5,500.00

STERLING
SPECIALTIES

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 177393

Date	PO#
10/28/25	
Due Date	Terms
11/27/25	Net 30

APPROVED CAPITAL RESERVE
CHRISTIAN BIROL 12/10/2025

BILL TO
Beacon Lake
Meadow View at Twin Creeks CDD 475 W. Town Pl Suite 114 St. Augustine, FL 32092

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

Item	Amount
------	--------

Job #186715 - Green Chain Link Behind Pond on Windermere Way

Furnish and Install 117' of 6' green vinyl coated chain link with one 10' double drive gate

SFN- Commercial Install \$4,325.00

RECEIVED

By Tara Lee at 10:22 am, Dec 10, 2025

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$4,325.00
Sales Tax	\$0.00
Total	\$4,325.00
Credits/Payments	(\$0.00)
Balance Due	\$4,325.00