

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

APRIL 16, 2026

AGENDA

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

April 9, 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, April 16, 2026 at 6:00 p.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the March 19, 2026 Meeting
- IV. Update from MBS Capital Markets on Refunding the Series 2016 Bonds
- V. Staff Reports
 - A. Landscape
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. Amenity Manager
 - F. Operations Manager – Report
- VI. Consideration of Proposals
 - A. Trash Collection
 - B. Dog Waste Collection

- VII. Consideration of Resolution 2026-04, Setting a Monetary Spending Threshold for Onsite Staff
- VIII. Consideration of Amended Towing Policy (to be provided under separate cover)
- IX. Ratification of Agreement with Bites by Ema
- X. Discussion of the Fiscal Year 2027 Budget
- XI. Financial Reports
 - A. Financial Statements as of February 28, 2026
 - B. Assessment Receipts Schedule
 - C. Check Register
- XII. Other Business
- XIII. Supervisors' Requests and Audience Comments
- XIV. Next Scheduled Meetings – May 21, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XV. Adjournment

THIRD ORDER OF BUSINESS

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, March 19, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

Frank Arias	Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	Supervisor

Also present were:

Matt Biagetti	District Manager
Hunter Hurley <i>by phone</i>	District Counsel
Scott Lockwood	District Engineer
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
Rich Gray	Riverside Management Services
Rhonda Mossing <i>by phone</i>	MBS Capital Markets
John Ellis	Legacy Engineering

The following is a summary of the discussions and actions taken at the March 19, 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

There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 19,
2026 Meeting**

A copy of the minutes of the February 19, 2026 meeting was included in the agenda package for the Board's review.

On MOTION by Mr. McNamee seconded by Mr. Arias with all in favor the February 19, 2026 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Discussion of Refunding the Series 2016 Bonds

Ms. Mossing explained that each series of bonds typically have a ten-year optional call period, which means the bonds could be refunded at a lower interest rate for economic savings, either through a public rating or bank placement. The supplement to investment banking agreement presented to the board allows MBS to run the numbers to find opportunities for refunding for the district and to bring the results back to the board. She noted there is no financial obligation with the approval of the investment banking agreement unless the board proceeds with the refunding.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the supplement to the investment banking agreement with MBS Capital Markets, LLC was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape

There being no report, the next item followed.

B. District Engineer

Mr. Lockwood presented a detailed report on the damaged curbing throughout the community along with recommendations what should be repaired and what is just a cosmetic concern. Mr. Lockwood believes a lot of the damage could have been done after the county performed their inspections.

Mr. Arias asked if there is a procedure in which the board can request the county come out to look at the curbing again as it's questionable whether the damage occurred during the final asphalt lift.

Mr. Lockwood stated that the county inspector can be asked to come back out.

Mr. Arias requested that request be made. Ms. Brown asked that Lens Court be included in that inspection as all of the equipment and dumpsters were installed at the end of that street.

Next, Mr. Ellis provided an overview of the results from the core sample testing. The sample was taken from four feet below the road's surface. The asphalt and base thickness are there and there was nothing out of the ordinary found.

Ms. Brown asked if there was any clay found.

Mr. Ellis responded that there was not. He added that the cracking is likely tension cracking left over from the first lift. The cracks could be sealed to keep water out of them.

Ms. Brown asked if the water coming up from the cracks is normal.

Mr. Ellis stated that he did not see that occurring when he was onsite as it has been so dry, but the heat could cause the water to bubble up if it's gotten into the base material due to irrigation or heavy rains. Sealing the cracks would help with that as well and the water will dry out over time. It takes a long time to water to get out once the base gets wet.

Mr. Lockwood recommended waiting until the report from Legacy Engineering is finalized prior to seeking proposals for repairing the cracks in the asphalt, although he noted it may be worth repairing one spot to see how it performs.

Next, Mr. Lockwood stated that during the inspection he and Mr. Birol performed around Phase 3B, they found some erosion around the lakes and in some cases, there were holes in the top. He recommended filling the holes with clean soil to prevent water from continuously making those holes bigger, sooner rather than later. There was no apparent cause for the erosion. Mr. Birol added that Yellowstone can make the repairs.

Mr. Arias asked Mr. Birol to contact the nearby homeowner with the hole and notify them that they should not be digging in that area, because if the erosion occurs again, they will be responsible for making the repairs.

Ms. Erickson stated that she would contact the HOA to ensure they are following the appropriate process for homeowner requests for projects in which the CDD's property needs to be used for access.

C. District Counsel

Mr. Hurley stated that his firm would keep the Board up to date on the conclusion of the bills that passed during the recent legislative session.

D. District Manager

Mr. Biagetti stated that the fiscal year 2027 budget is scheduled to be approved at the May board meeting and adopted at the August meeting. He asked the Board to provide any feedback on any changes they'd like to see made to the budget.

E. Amenity Manager

Ms. Erickson provided an overview of past and future community events. Next, she informed the Board that the new operator of Charlie's Grill has requested extended hours. They would like to be onsite from 11am to 7pm seven days per week. They have also requested to sell wine and beer, which would require either the District adding Bites by Emma to its liquor license at the vendor's expense, or turning the District's liquor license in, which would allow the vendor to get their own. She noted the vendor would be responsible for the trash bins and dining tables if they are onsite seven days per week.

Mr. Berman stated that it needs to be made clear that the hours need to remain consistent throughout the entirety of the summer once they're set in stone.

Ms. Erickson stated that the expectations have been made clear to the vendor.

The Board's consensus was to add the vendor to the District's liquor license and to extend the hours for Charlie's Grill to 6pm.

Mr. Berman suggested offering refunding the 5% cost share at the end of the season if Bites by Emma meets the cleanliness expectations of the District.

Ms. Brown stated that she feels the vendor should be upholding the cleanliness expectations as per the contract regardless.

<p>On MOTION by Mr. Berman seconded by Mr. Arias with three in favor and Ms. Brown opposed, extending the hours for Charlie's Grill to 6pm and adding Bites by Emma to the District's liquor license subject to the vendor paying the associated costs was approved. The 5% cost share will be refunded at the conclusion of the season to the vendor if the cleaning requirements are upheld.</p>
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Ms. Erickson reported that she is working with a new swim lesson provider as the previous providers will not be returning this year.

Next, Ms. Erickson presented options for increasing the facility attendant hours during the summer for either Saturday and Sunday for a fee of \$2,880, or seven days per week for a fee of \$9,720.

Mr. Berman stated that he feels \$31 per hour for the scope of services the attendants would be providing is pricey.

This item was tabled to see if RMS can provide a reduced proposal for seven days per week.

F. Operations Manager – Report

A copy of the operations report was included in the agenda package for the Board’s review. Mr. Birol added that the new gym equipment should be delivered in the next four to six weeks. Once it gets closer to the delivery date, staff will shut the gym down to paint, make any repairs, and do the floors.

FIFTH ORDER OF BUSINESS

Consideration of Proposals

A. Landscaping Projects

Mr. Birol provided an update on the landscaping projects approved at the previous meeting.

B. Pressure Washing of Curbs Along Main Road

Mr. Birol presented a proposal from Putting on Pressure, Inc. to pressure wash the curbing from the entrance to the corner of Twin Creeks and Trophy Lake Drive for a total of \$4,960.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the proposal from Putting on Pressure totaling \$4,960 was approved.
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C. Tennis Court Windscreens

Mr. Birol presented a proposal from Southeast Sports & Play to purchase windscreens around the tennis court for a total of \$5,118. He also informed the Board that the pickleball court windscreens were damaged in a recent storm, so he has received a quote totaling \$4,099

to replace those as well. He is awaiting a quote from one more company, so he recommended approving a not to exceed amount and proceeding with the lower quote.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor purchasing windscreens from Southeast Sports & Play for an amount not to exceed \$9,200 was approved with Supervisor Arias authorized to approve the final purchase.

Next, Mr. Birol informed the Board that he is awaiting a proposal from Sterling Fence to enclose the soccer field. He believes it should be below \$13,840.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor installing fencing around the soccer field was approved.

Mr. Arias stated that there will be a discussion on a future agenda about increasing staff's spending threshold.

Ms. Brown stated she was concerned increasing the threshold would eliminate oversight for ensuring there are multiple bids obtained.

D. Additional Staffing Hours for Trash Collection

Mr. Gray presented a proposal from RMS to clean up roadside trash, clean trash around the ponds and parks and to change the dog waste stations throughout the community for a total of \$46,680 for the year.

The board members expressed concern with the hourly rate and asked if a reduced rate is available, as well as a reduction in hours. This item was tabled.

E. Additional Facility Attendant Hours for Summer

This item was discussed under the Amenity Manager's report.

SEVENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of January 31, 2026

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 97% collected.

C. Check Register

A copy of the check register totaling \$234,061.78 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. Ratification of Construction Funding Request No. 64

A copy of construction funding request number 64 totaling \$2,267.70 for installation of signage was included in the agenda package for the Board’s review.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor construction funding request number 64 was ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors’ Requests and Audience Comments

Ms. Brown stated that she is concerned about the front entrance not having the designer look that was intended due to the lighting being changed to bright LEDs.

Mr. Birol stated that the previous lights were \$120 for the ballast and \$87 for the light bulbs.

Mr. McNamee suggested looking into a tinted glass for the lights to soften the color.

TENTH ORDER OF BUSINESS

Discussion of Security Matters

Mr. Arias stated that the intention was to have a presentation by the alarm company, however the representative was out of town. He recommended holding a workshop dedicated to the security discussion when the representative is available. This item was tabled.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – April 16, 2026
at 6:00 p.m. at the Lake House at Beacon
Lake, 850 Beacon Lake Parkway, St.
Augustine, Florida 32095**

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

FOURTH ORDER OF BUSINESS

Meadowview at Twin Creeks Community Development District

Board of Supervisors Presentation
April 16, 2026

Presented by

MBS Capital Markets, LLC

MBS Capital Markets, LLC
152 Lincoln Avenue
Orlando, FL 32789
(407) 622-0130

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1902 S. MacDill Ave.
Tampa, FL 33629
(813) 281-2700

MBS Capital Markets, LLC
1005 Bradford Way
Kingston, TN 37763
(865)717-0303



Board of Supervisors

- Frank Arias, Chairperson
- Blaz Kovacic, Vice-Chairperson
- Jessica Brown, Assistant Secretary
- Daryl Berman, Assistant Secretary
- Jim McNamee, Assistant Secretary



Consultants

- District Counsel
 - Kutak Rock LLP
 - Katie Buchanan

- Bond Counsel
 - Bryant Miller Olive
 - Misty Taylor

- Underwriter's Counsel
 - Gray Robinson
 - Brian Fender
 - Jennifer Taylor

- District Engineer
 - England-Thims & Miller
 - Scott Lockwood

- District Manager and Assessment Consultant
 - Government Management Services, LLC
 - Matt Biagetti
 - Sheryl Fulks

- Trustee
 - US Bank Global Trust Services
 - Scott Schuhle



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Overview of Capital Improvement Plan Financing Series 2016 (A1, A2, B) Bonds

- The Meadowview at Twin Creeks Community Development District (the “District”) validated bonds in the amount not to exceed \$100 million based upon the report of England, Thims & Miller, dated February 29, 2016 (the “Engineer’s Report”) which determined the benefit received by the properties located within the District.
- The District issued its \$21,435,000 Special Revenue Assessment Bonds, Series 2016 (A1, A2, B) in November of 2016 for the purpose of constructing the first phase of the system of improvements outlined in the Engineer’s Report. The average coupon of the Series 2016 Bonds was 5.67%.
- The Series 2016-A1 Bonds were issued in the amount of \$6,640,000 to pay a portion of the development costs outlined in the Engineer’s Report. The Series 2016-A1 Bonds will be outstanding for thirty years, maturing in 2047, with an average coupon of 5.31% and secured by special assessments levied annually by the District on the 302 lots within Phase 1. The current bonds outstanding have a coupon rate between 4.5 and 5.5%, shown below:

2016A-1 Bonds Outstanding		
Maturity	Coupon	Amount Outstanding
5/1/2026	4.50%	145,000
5/1/2027	4.50%	150,000
5/1/2037	5.00%	2,010,000
5/1/2047	5.50%	3,390,000
Total		5,695,000

- The Series 2016-A1 Bonds are optionally callable on May 1, 2026, at par.
- The Series 2016-A2 Bonds were issued in the amount of \$5,390,000 to pay a portion of the development costs outlined in the Engineer’ Report and are required to be paid down prior to transfer of ownership. The Series 2016-A2 Bonds have been paid in full.
- The Series 2016-B Bonds were issued in the amount of \$9,405,000 and secured by the planned units within Phases 2 through 4, approximately 1,174 units. The Series 2016-B Bonds had an average coupon rate of 6.0% and were required to be prepaid prior to the issuance of A Bonds for Phases 2 through 4. The Series 2016-B Bonds have been paid in full.

Overview of Capital Improvement Plan Financing Series 2018 (A1, A2) Bonds

- The District issued its \$16,490,000 Special Revenue Assessment Bonds, Series 2018 (A1, A2) in November of 2018 for the purpose of constructing a portion of the system of improvements outlined in the Engineer's Report. The average coupon of the Series 2018 Bonds was 5.56%.
- The Series 2018-A1 Bonds were issued in the amount of \$8,955,000. The Series 2018-A1 Bonds will be outstanding for thirty years, maturing in 2049, with an average coupon of 5.52% and secured by special assessments levied annually by the District on the 266 units within Phase 2 and 196 planned Townhomes.
- The Series 2018-A1 Bonds are currently outstanding in the amount of \$8,085,000.
- The Series 2018-A1 Bonds are optionally callable on May 1, 2030 at par.
- The Series 2018-A2 Bonds were issued in the amount of \$7,535,000 to pay a portion of the development costs outlined in the Engineer's Report and are required to be paid down prior to transfer of ownership. The Series 2018-A2 have an average coupon rate of 5.60% and mature in 2049.

Overview of Capital Improvement Plan Financing Series 2019 (A1, A2) Bonds

- The District issued its \$8,110,000 Special Revenue Assessment Bonds, Series 2019 (A1, A2) in February of 2019 for the purpose of constructing a portion waf the system of improvements outlined in the Engineer's Report. The average coupon of the Series 2019 Bonds is 5.77%.
- The Series 2019-A1 Bonds were issued in the amount of \$3,660,000. The Series 2019-A1 Bonds will be outstanding for thirty years, maturing in 2049, with an average coupon of 5.74% and secured by special assessments levied annually by the District on the 134 units within Phase 3A.
- The Series 2019-A1 Bonds are currently outstanding in the amount of \$3,285,000.
- The Series 2019-A1 Bonds will be optionally callable on May 1, 2031 at par.
- The Series 2019-A2 Bonds were issued in the amount of \$4,450,000 to pay a portion of the development costs outlined in the Engineer's Report and are required to be paid down prior to transfer of ownership. The Series 2019-A2 Bonds had an average coupon rate of 5.80% and mature in 2049.

Overview of Capital Improvement Plan Financing Series 2020 (A1, A2, A3) Bonds

- The District issued its \$4,165,000 Special Revenue Assessment Bonds, Series 2020 (A1, A2) and its \$4,410,000 Special Revenue Assessment Bonds, Series 2020 (A3) in May of 2020 for the purpose of constructing a portion of the system of improvements outlined in the Engineer's Report. The average coupon of the Series 2020 Bonds was 5.36%.
- The Series 2020-A1 Bonds were issued in the amount of \$1,685,000. The Series 2020-A1 Bonds will be outstanding for thirty years, maturing in 2051, with an average coupon of 5.30% and secured by special assessments levied annually by the District on the 79 units within Phase 2B.
- The Series 2020-A1 Bonds are currently outstanding in the amount of \$1,560,000.
- The Series 2020-A1 Bonds will be optionally callable on May 1, 2031.
- The Series 2020-A2 Bonds were issued in the amount of \$2,480,000 to pay a portion of the development costs outlined in the Engineer's Report and are required to be paid down prior to transfer of ownership. The Series 2020-A2 Bonds had an average coupon rate of 5.375%, maturing in 2051 and were secured by special assessments levied annually by the District on the 79 units within Phase 2B.
- The Series 2020-A3 Bonds were issued in the amount of \$4,410,000 to pay a portion of the development costs outlined in the Engineer's Report and were required to be paid down prior to transfer of ownership. The Series 2020-A3 Bonds had an average coupon rate of 5.375%, maturing in 2051 and were secured by special assessments levied annually by the District on 341 specific lots within Phases 2 and 3A. The Series



Overview of Capital Improvement Plan Financing

Series 2021 (Phase 3B) Bonds

Series 2021 (Phase 4) Bonds

PHASE 3B

- The District issued its **\$5,140,000 Special Revenue Assessment Bonds, Series 2021 (Phase 3B)** for the purpose of constructing a portion of the system of improvements outlined in the Engineer's Report. The average coupon of the Series 2021 (Phase 3B) Bonds was 3.57% and secured by special assessments levied annually by the District on the 200 units within Phase 3B.
- The Series 2021 (Phase 3B) Bonds are currently outstanding in the amount of \$4,765,000.
- The Series 2021 (Phase 3B) Bonds will be optionally callable on May 1, 2031.

PHASE 4

- The District issued its **\$7,615,000 Special Revenue Assessment Bonds, Series 2021 (Phase 4)** for the purpose of constructing a portion of the system of improvements outlined in the Engineer's Report. The average coupon of the Series 2021 (Phase 4) Bonds was 3.74% and secured by special assessments levied annually by the District on the 299 units within Phase 4.
- The Series 2021 (Phase 4) Bonds are currently outstanding in the amount of \$7,105,000.
- The Series 2021 (Phase 4) Bonds will be optionally callable on May 1, 2031.

Overview of Capital Improvement Plan Financing Bonds Outstanding

BONDS OUTSTANDING AS OF 3/18/2026

Series	Phase	Assessable Units	Original Par Amount	Average Coupon	Maturity	First Call Date	Par Outstanding a/o 3/18/2026
2016A-1	1	302	6,640,000	5.310%	5/1/2047	5/1/2026	5,695,000
2016A-2	1	302	5,390,000	5.800%	5/1/2047		
2016B	2 thru 4	1,174	9,405,000	6.000%	5/1/2026		-
2018A-1	2 & THs	462	8,955,000	5.520%	5/1/2049	5/1/2030	8,085,000
2018A-2	2 & THs	462	7,535,000	5.600%	5/1/2049		
2019A-1	3A	134	3,660,000	5.740%	5/1/2049	5/1/2031	3,285,000
2019A-2	3A	134	4,450,000	5.800%	5/1/2049		
2020A-1	2B	79	1,685,000	5.300%	5/1/2051	5/1/2031	1,560,000
2020A-2	2B	79	2,480,000	5.375%	5/1/2051		
2020A-3	2, 3A	341	4,410,000	5.375%	5/1/2051		-
2021 (Phase 3B)	3B	200	5,140,000	3.570%	5/1/2052	5/1/2031	4,765,000
2021 (Phase 4)	4	299	7,615,000	3.740%	5/1/2052	5/1/2031	7,105,000
Totals		1,476	67,365,000				30,495,000

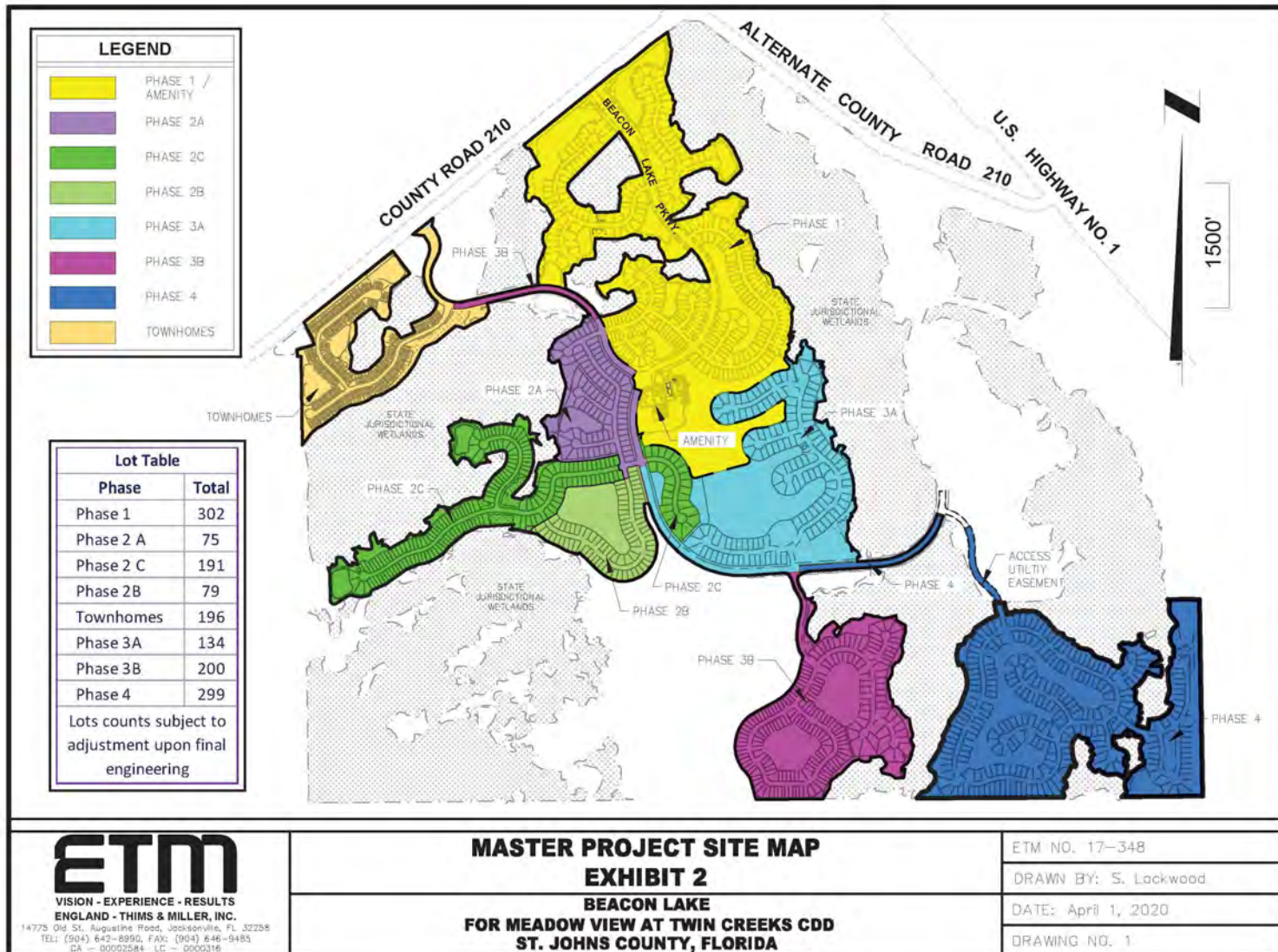


The Master Infrastructure Plan - Recap

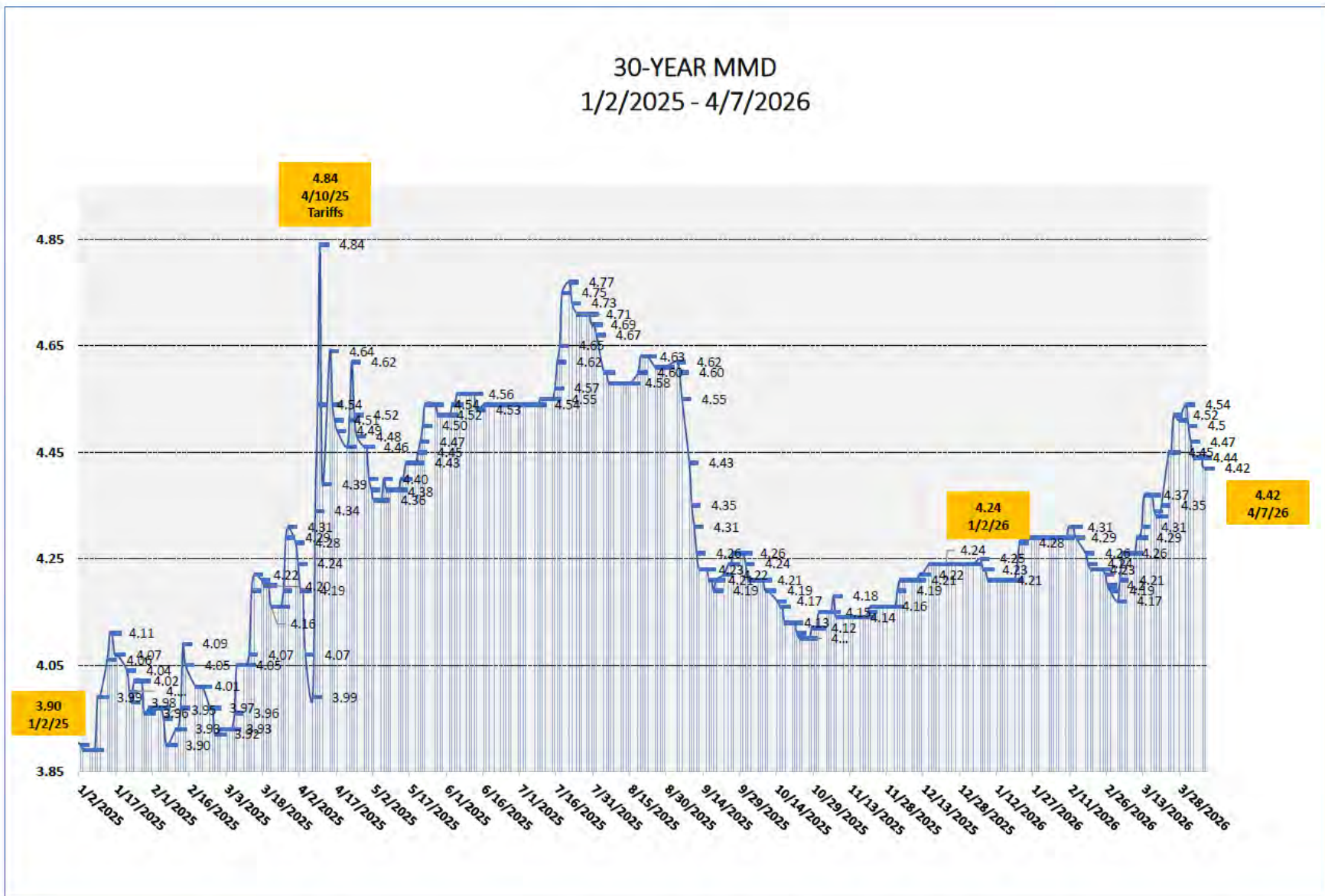
Description	Estimated Probable Cost*
Total Planned Units	1,476
2016 Bonds – P1, Amenity	\$19,000,000
2018 Bonds – P2, Townhomes	\$14,796,303
2019 Bonds – P3A, Twin Creek Ext	\$7,309,498
2020 Bonds – P2B and other Phases	\$10,536,000
2021 Bonds – P3B	\$14,000,000
2021 Bonds – Remaining Project Items	\$2,000,000
2021 Bonds – P4	\$15,750,000
Total Estimated Probable Cost	\$83,391,801

* Based on Engineer's Report dated August 9, 2021.

Site Plan and Development Phases



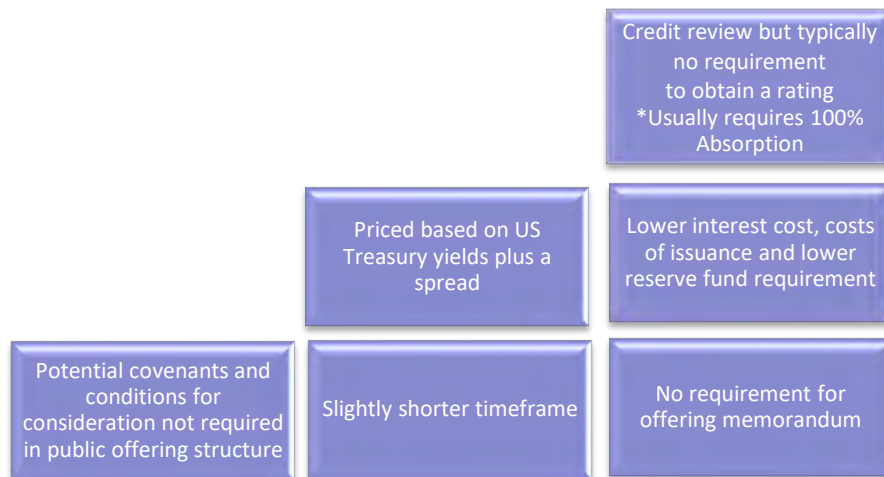
MMD Chart (Municipal Market Data)



Refunding Options – Series 2016A-1 Bonds

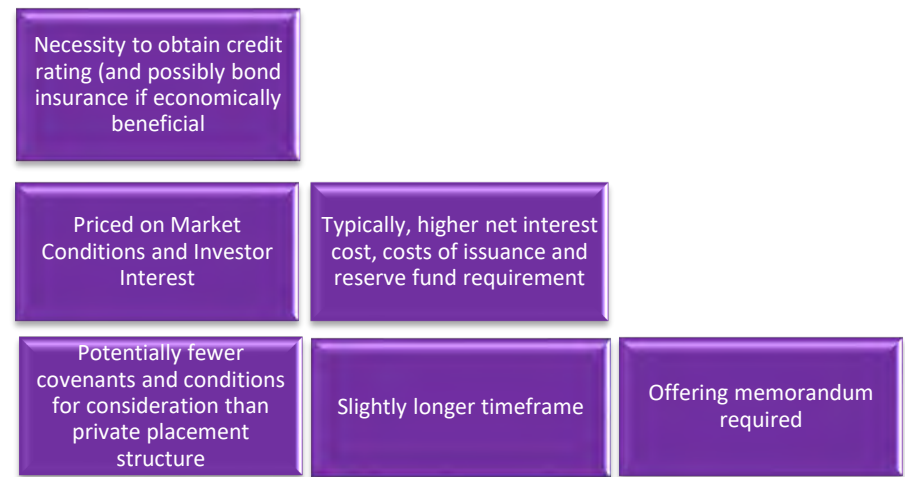
Bank Placement

Given the credit dynamics of the District's Bonds, this financing may lend itself to a bank placement.



Public Offering

MBS will pursue a dual-track process preparing for a public market offering at the same time as running a private placement process.





Refunding Options

Public Offering – bonds publicly offered to a wide range of buyers

- Typically, higher interest cost, costs of issuance and reserve fund requirement.
- Necessity to obtain credit rating (and possibly bond insurance if economically beneficial) to reduce interest cost and maximize the economic benefit of the refunding.
- Slightly longer timeframe.
- Offering memorandum required.
- Potentially fewer covenants and conditions for consideration than private placement structure.

Private Placement – bonds privately placed to one or more banking institutions

- Typically, lower interest cost, costs of issuance and lower reserve fund requirement.
- Credit review but typically no requirement to obtain a rating.
- Banks struggle to loan for 20 years, may require a shortened maturity.
- No requirement for offering memorandum.
- Potential covenants and conditions for consideration not required in public offering structure.



Refunding Options – Series 2016A-1 Bonds

CURRENT REFUNDING – Tax law defines a Current Refunding as allowable 90 days prior to the 1st Call Date. In this case, the call date is 5/1/2026 for the Series 2016A-1 Bonds.

Bank Placement:

- Advantages:
 - ✓ Lower Costs of Issuance
 - ✓ No Reserve Fund Requirement
- Disadvantages:
 - ✓ Bank Deposit Relationship
 - ✓ Taxability Terms
 - ✓ Other Terms

Public Offering - Rated and Insured:

- Advantages:
 - ✓ Lower Average Coupon
- Disadvantages:
 - ✓ Higher Costs of Issuance
 - ✓ Reserve Fund Requirement



S&P Rating Criteria



S & P Rating Criteria

The following items are major criteria considerations when Standard and Poor's is considering a credit rating analysis for a special assessment bond:

- District makeup and economic base – concentration of debt
- Method of assessment and collection – (on or off the tax roll)
- Value-to-debt ratios (typically above 7:1 for investment grade)
- Lien position – (parity with ad valorem)
- Tax Certificate Sales
- Foreclosure/bankruptcy activity
- Debt Service Reserve
- Cash flow runs – coverage of delinquency of top 10 assessment payers
- Size of District
- Collection History



S & P Rating Criteria

S&P expects investment grade special assessment bonds to be able to at least withstand two separate sensitivity analysis:

- 1) A multi-year tax delinquency by the 2-5 largest special assessment tax-payers; and
- 2) A permanent delinquency by all special assessment tax-payers with under 5-to-1 value to overlapping debt ratio, absent special circumstances.



S & P Rating Criteria

Ratings Categories:

'A' –

- District is fully or close to fully developed (80% or better);
- Diverse taxpayer base;
- Strong economic location;
- Good maximum annual debt service coverage;
- Debt service reserve may be fully or partially funded, but should ideally cover the loss of the top five tax payers for life of bonds;
- High value to lien ratios of greater than 20-to-1;
- Strong legal protections regarding additional debt issuance; and
- Prompt property foreclosures.



Preliminary Credit Analysis

Market Values by Product Type

<u>Product Type</u>	<u>Units</u>	<u>MV (2025)</u>	<u>Avg MV / Unit</u>
43' Lots	86	38,605,535	448,902
53' Lots	111	55,391,519	499,023
63' Lots	65	39,098,928	601,522
73' Lots	40	25,749,551	643,739
Totals	302	158,845,533	

Bonds O/S after 5/1/2026 5,550,000

Value to Lien Ratio 28.62



Levy and Collection History

Fiscal Year	Total Amount Levied	Net Amount Levied*	Net Amount Collected	% Collected
FY 2026 YTD*	471,663.99	443,364.15	435,291.30	98.18%
FY 2025	471,663.99	443,364.15	446,240.91	100.65%
FY 2024	471,663.99	443,364.15	451,143.89	101.75%
FY 2023	471,663.99	443,364.15	449,944.88	101.48%

* Reflects receipts as of 3/13/2026. Due date is 3/31/2026.

Projected Refunding Results - Series 2016A-1 Bonds Public Offering

Projected Refunding Results - Series 2016A-1 Bonds Public Offering

Existing Bonds:

Par Amount of Refunded Bonds	5,550,000
Average Coupon of Refunded Bonds	5.40%
Current Maximum Annual Debt Service	443,364
Current Total Debt Service	9,708,038
Final Maturity	5/1/2047

Refunding Bonds:

Estimated Dated/Delivery Date	6/22/2026
Projected Par Amount	5,940,000
Estimated Average Coupon	4.91%

Decrease in Principal	(390,000)
Projected Maximum Annual Debt Service	454,269

Projected MADS Savings/Year	(10,905)
Projected Total Debt Service	9,588,496
Total Debt Service Savings	119,541
Projected Total COI	381,514
Final Maturity	5/1/2047

Based on Market Rates on 3/19/2026, subject to change.

* Negative Savings

Projected Refunding Results - Series 2016A-1 Bonds Public Offering

Projected Refunding Results									
Public Offering									
Product Type	Units	Current Annual Debt Service Assmts/Unit (Gross)	Current Annual Gross Assessments	Current Annual/Unit (Net)	Current Total Annual Net Debt Service	Projected Annual Net Debt Service	Projected Annual Net Debt Service Per Unit	Projected Annual Net Savings Per Unit	% Decrease (Increase)
SF - 43'	86	1,387.70	119,342.20	1,304.44	112,181.67	114,940.83	1,336.52	(32.08)	-2.46%
SF - 53'	111	1,541.89	171,149.79	1,449.38	160,880.80	164,837.63	1,485.02	(35.65)	-2.46%
SF - 63'	65	1,696.08	110,245.20	1,594.32	103,630.49	106,179.19	1,633.53	(39.21)	-2.46%
SF - 73'	40	1,773.17	70,926.80	1,666.78	66,671.19	68,311.09	1,707.78	(41.00)	-2.46%
Totals	302		471,663.99		443,364.15	454,268.75			

Projected Refunding Results - Series 2016A-1 Bonds Private Placement (Bank)

Projected Refunding Results - Series 2016A-1 Bonds Private Placement

Existing Bonds:

Par Amount of Refunded Bonds	5,550,000
Average Coupon of Refunded Bonds	5.40%
Current Maximum Annual Debt Service	443,364
Current Total Debt Service	9,708,038
Final Maturity	5/1/2047

Refunding Bonds:

Estimated Dated/Delivery Date	6/22/2026
Projected Par Amount	5,535,000
Estimated Average Coupon	4.50%
Decrease in Principal	15,000
Projected Maximum Annual Debt Service	409,813
Projected MADS Savings/Year	33,552
Projected Total Debt Service	8,647,239
Total Debt Service Savings	1,060,798
Projected Total COI	226,525
Final Maturity	5/1/2047

Based on Market Rates on 3/19/2026, subject to change.

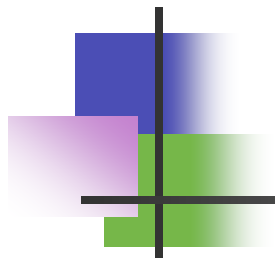
Projected Refunding Results - Series 2016A-1 Bonds Private Placement (Bank)

Projected Refunding Results									
Private Placement									
Product Type	Units	Current Annual Debt Service Assmts/Unit (Gross)	Current Annual Gross Assessments	Current Annual/Unit (Net)	Current Total Annual Net Debt Service	Projected Annual Net Debt Service	Projected Annual Net Debt Service Per Unit	Projected Annual Net Savings Per Unit	% Decrease (Increase)
SF - 43'	86	1,387.70	119,342.20	1,304.44	112,181.67	103,692.34	1,205.72	98.71	7.57%
SF - 53'	111	1,541.89	171,149.79	1,449.38	160,880.80	148,706.07	1,339.69	109.68	7.57%
SF - 63'	65	1,696.08	110,245.20	1,594.32	103,630.49	95,788.15	1,473.66	120.65	7.57%
SF - 73'	40	1,773.17	70,926.80	1,666.78	66,671.19	61,625.94	1,540.65	126.13	7.57%
Totals	302		471,663.99		443,364.15	409,812.50			



Refunding Notes

1. The net annual debt service excludes 4% for discounts allowed for early payment and the collection fees charged by the County Tax Collector and Property Appraiser, currently a total of 2%.
2. These figures are net of all costs/transfers from the existing trust estate, including the estimated portion of the assessment revenues that will be collected at the time of the issuance of the refunding bonds.
3. The reduction of annual debt service is calculated based upon comparing the debt service on the current outstanding bonds and the debt service on the proposed series of refunding bonds.
4. The maturity date on the proposed refunding bonds is consistent with the maturity date on the current outstanding Series 2016 Bonds.
5. To the extent there is an increase in principal there would be a necessity to undertake the Chapter 170 assessment process which includes mailed notices to property owners and a public hearing, which is not anticipated here.
6. The underwriter's discount or placement agent fee is 1.50% of the proposed refunding par. This fee is contingent upon the closing of the refunding transaction.
7. The estimated costs of issuance of the refunding are consistent with other similar CDD refunding transactions. Such costs are to be negotiated between the District and the various financing team members and are subject to change.
8. The projected refunding bonds assumes a bond rating of A- with bond insurance and a debt service reserve fund surety bond for 50% of the debt service reserve fund requirement.
9. This refunding analysis assumes 100% collection of the 2026 Assessment Levy prior to bond closing.



NEXT STEPS AND TIMING

Next Steps (Public Offering)

- Step 1:** Due Diligence including research and credit work.
- Step 2:** Compile a credit package to submit to Rating Agency.
- Step 3:** Engage the financing team to prepare necessary bond documents.
- Step 4:** Board approval of Delegation Resolution.
- Step 5:** Finalize Bond Documents
- Step 6:** Pre-closing, sign all bond documents.
- Step 7:** Close on Bonds



Timeline typically requires approximately 60-90 days to complete

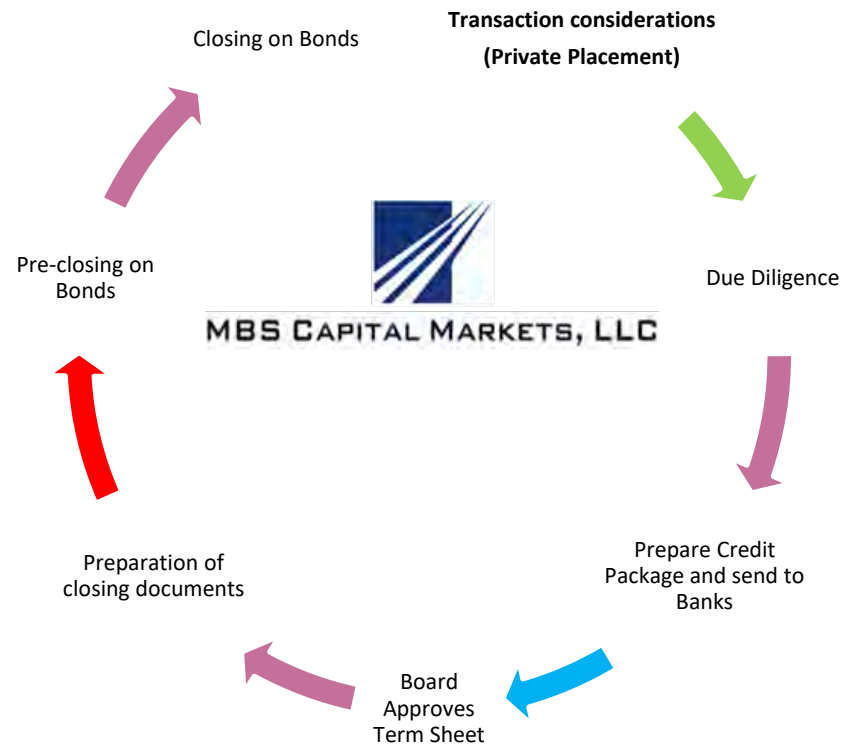


Timetable – Public Offering

- **Day 1** **Begin Due Diligence
Engage Financing Team**
- **Day 10** **Credit Package sent to Rating Agency**
- **Day 30** **Receive Indicative Bond Rating**
- **Day 31** **Board Approves Delegation Resolution**
- **Day 31-50** **Preparation of Final Bond Documents**
- **Day 51** **Board Meeting - Pre-closing on Bonds**
- **Day 52** **Closing on Bonds**

Next Steps (Private Placement)

- Step 1:** Due Diligence including research and credit work.
- Step 2:** Compile a credit package to submit to Banks.
- Step 3:** Board approval of Bank Term Sheet and authorize closing on bonds.
- Step 4:** Engage the financing team to prepare necessary bond documents.
- Step 5:** Pre-closing, sign all bond documents.
- Step 6:** Close on Bonds

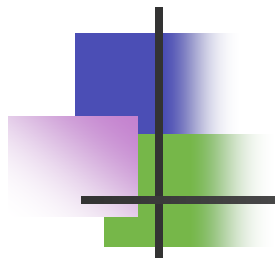


Timeline typically requires approximately 30-60 days to complete



Timetable – Private Placement (Bank)

- **Day 1** **Credit Packages sent to Banks**
- **Day 20** **Term Sheets due from Banks**
- **Day 21** **Board approves Term Sheet, authorizes preparation of closing documents and closing on Bonds**
- **Day 51** **Board Meeting - Pre-closing on Bonds**
- **Day 52** **Closing on Bonds**



APPENDIX A



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Disclosures Concerning the Underwriter's Role

- (i) Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- (ii) The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- (iii) Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- (iv) The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- (v) The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.



Disclosures Regarding Underwriter's Role – MSRB Rule G-17 (cont' d)

Conflicts of Interest

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with an District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

FIFTH ORDER OF BUSINESS

F.

Meadow View at Twin Creeks

4/16/2026

Community Development District

Field Operations & Amenity Management Report



Christian Birol

FIELD OPERATIONS MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Jennifer Erickson

AMENITY MANAGER
RIVERSIDE MANAGEMENT SERVICES, INC.

Meadow View at Twin Creeks
Community Development District

Field Operations & Amenity Management Report
April 16, 2026

To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson
Amenity Manager

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

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



Events

- Food truck schedules are planned through July 2026. 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
- American Mahjong – Monthly 1st Wednesday
- Spring Break Kid's Arts and Crafts – Very successful
- Spring Break – Foam and game party – Chilly weather, lower turn out
- Easter Event – We had over 200 residents register for the event, approx. 100 additional came. The event was very successful. Easter bunny visited, we had 8,000 eggs and golden egg prizes in each age bracket.
- Kayak Season – started April 6th Monday - Friday
- Community Yard Sale – April 11th new sign was placed on 210
- Babysitting CPR class – April 18th
- Kid's Bingo – April 21st
- Flower Arranging Class – April 22nd
- Summer Staffing – The office will be staffed 7 days a week starting May 18th – September 27th. Facility Attendants will be scheduled additional hours on the weekends and holidays to maintain the cleanliness and assist with kayaks. This will fall within the previously approved FY2026 budget.

Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

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

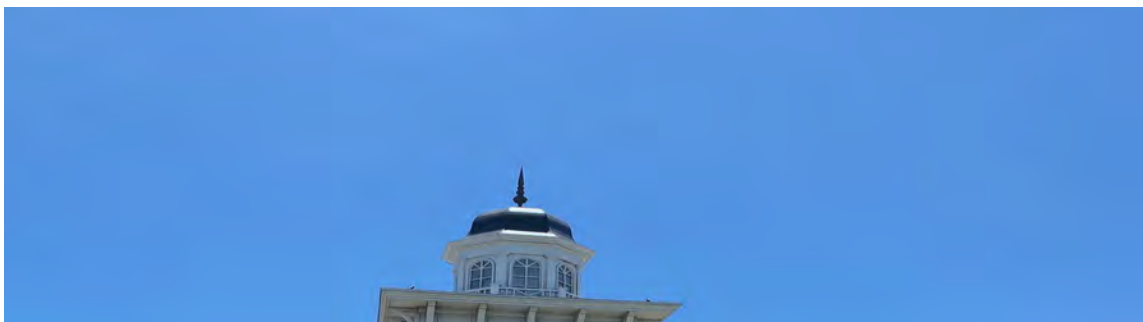


Completed Projects

- Yellowstone has completed the 7-11 entrance enhancement.
- Yellowstone has completed the soccer field with new turf.
- Sterling fence has installed the new fence for the soccer field.
- East Coast Wells has replaced a well pump at harborside townhomes.
- Titos Painting has completed the splash park refurbishment.
- RMS has installed all the new nets for the splash park.
- RMS removed Phase 4 playground fence.
- RMS painted both Kayak stands for the upcoming season.
- RMS pressure washed all street signs to remove mold.

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

A.

RIVERSIDE MANAGEMENT SERVICES, INC.

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

April 9th, 2026

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

Re: Trash Collection Services

Dear Matt:

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

FY2026

Services

Proposed Fees

Trash Collection Services
(24 Hours Weekly – 1,248 Hours Per Year)

\$42,432

Scope of Services

- Roadside trash collection and disposal throughout community
- Collect and dispose of trash around all (25) ponds
- Collect and dispose of trash throughout all community parks and green spaces
- Change and restock all (26) park trash cans
- Change (36) dog waste stations and restock bags

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

B.



**Commercial Service Proposal
Beacon Lake HOA**

ABOUT SCOOPDAY

- ✦ **Reliable, Hassle-Free Service** – Count on us for consistent and dependable dog waste removal, so you never have to worry about a messy property.
- ✦ **Satisfaction Guaranteed** – We take pride in our work and stand behind our service. If you're not happy, we'll make it right!
- ✦ **Committed to Health & Safety** – We prioritize cleanliness and sanitation to ensure a safer environment for your tenants and pets.
- ✦ **Professional & Recognizable** – Our uniformed, branded field technicians provide a trustworthy and professional experience every time.
- ✦ **Top-Rated on Google** – With over 150 five star reviews, our customers love us—and we know you will too!



INSURED

- ✦ Fully insured with **Commercial General Liability coverage**
- ✦ Policy through **Lloyd's of London**
- ✦ Protection up to **\$1M per occurrence /\$2M aggregate**
- ✦ Includes coverage specific to **pet care services** (animal bailee, vet reimbursement)
- ✦ Added peace of mind for clients & community





ROUND STATION CANS

✦ These stations serve as the backbone of your commercial dog waste management plan and are the most popular option we install.

○ Holds up to 10 gallons of waste

○ Priced at \$289.00 per new station installation



SCOOPDAY WEEKLY PACKAGE

36 Stations

- ✓ Replace poop bags
- ✓ Replace trash bags
- ✓ Sanitize stations
- ✓ Clean up around stations
- ✓ Perform installations and repairs
- ✓ Clean up common areas
- ✓ Enzyme spray dog park

- No contract required
- Free site evaluation
- 24-hour response time
- Professional uniforms
- Reporting

\$7/per station



TOTAL PRICE

Monthly Cost Breakdown			
Stations	Price	Frequency	Monthly Price
36	\$5	Twice a week	\$1558.8
36	\$7	2 (twice a month)	\$504
36	\$7	4.33 (weekly)	\$1091.16

PROMOTIONAL DEAL

One year contract required:

- FREE replacement of any damaged/old stations
- 3 FREE install of additional station



TERMS & CONDITIONS

- **Common Area Cleaning:**

- Does not include micro debris (e.g., cigarettes, needles, glass), large items (bigger than scoop buckets), or hazardous materials.

- **Station Service:**

- Scoopday requires keys to access dog waste stations for servicing.
- Station will be refill with bags each week.

- **Notices:**

- Either party may cancel recurring service with 30 days' written notice.

- **Billing:**

- Monthly invoices are sent on the 1st of each month, with payment due within 15 days (Net 15).
- Services provided in the first partial month will be included in the first monthly invoice.
- Invoices over 30 days past due may incur late fees and interest charges.

- **Emergency Service:**

- Additional service may be available for station vandalism.
- Extra service charges will be added to the next invoice.



Pet Waste Health and Environmental Impact

DoodyCalls is dedicated to keeping the residents in your community healthy and easing the impact of the community's petwaste and trash on the environment. Studies have shown that one gram of pet waste contains 23 million Fecal Coliform Bacteria which are known to cause cramps, diarrhea, intestinal illness, and serious kidney disorders in humans. Leaving pet waste on the ground allows it to wash into storm drains and contaminate the region's water supply. In addition, the waste that enters the water supply causes rapid algae growth that cuts the oxygen in the water and kills plant life and fish.



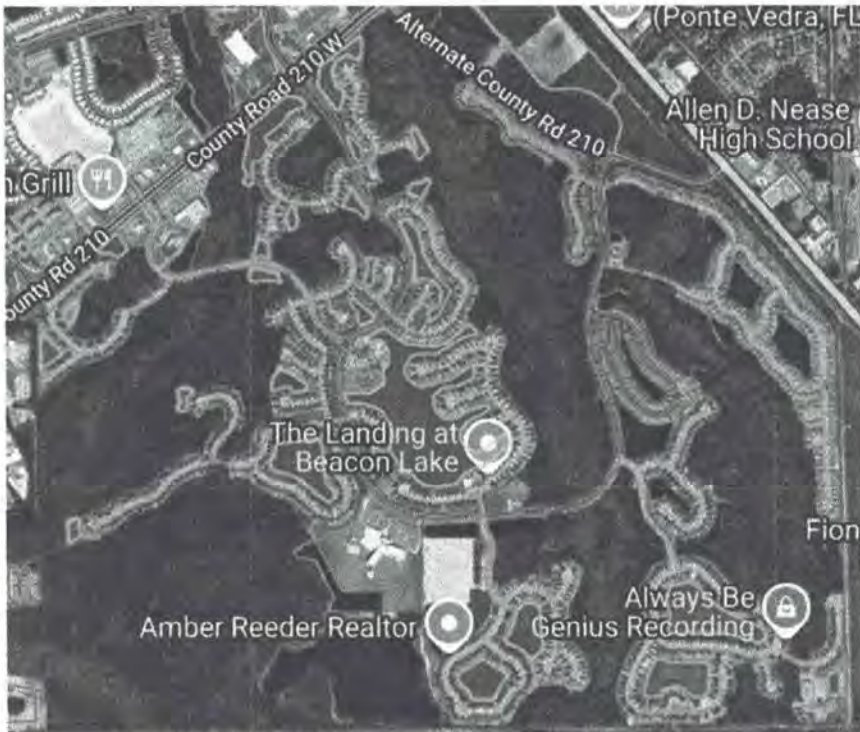
Service Options: Pet Waste Station And Trash Can Service

Pet Waste Station/Commercial Trash Can Service Includes

1. Replenish all pet waste bags as needed to make sure bags are always available.
2. Remove liner and all pet waste and install new liner bag on every visit for both Pet Waste Stations and Large Commercial Trash Cans
3. Inspect the area around the station and pick up any waste present.
4. Inspect the station and report any issues with the station to community representative and Board.
5. Remove all waste collected from community and dispose of per local and state guidelines.

SERVICE	QTY	COST PER STATION	TOTAL PER VISIT/WEEK	YEARLY TOTAL
Twice a Week Pet Waste Station Service	36	\$ 7.00	\$252/visit. \$504/week	\$ 26,208.00
Three times a Week Commercial Community Trash Cans (white)	15	\$ 4.00	\$60/visit \$180/week	\$ 9,360.00
M,W,F Common Area Trash Pick up Around 25 Community Ponds	25	\$34.00/Lake Average	\$850.00/week	\$ 44,200.00
	76		\$ 1,534.00	\$ 79,768.00
**Map attached below showing Pond Areas we will be assisting with				

**Pet waste bags in the top dispenser parts of all Pet Waste Stations and the trash canister liners are included in the cost per station/per trash can price above so community does not ever have to worry about maintaining or ordering product at all while under service with us. Price above indicates Pet Waste station service for twice a week frequency for a continuous year (52 weeks), Three times a week larger white community Trash Cans Service and Common Area Cleans (trash/litter) around the 25 community ponds (M,W,F) for a continuous year (52 weeks). Average monthly cost for the services will break down to be \$6,647.33/month. Depending on how the dates fall on the calendar most months of the year will have 4 visits/4 weeks each month but some months could have 5 visits/5 weeks where that is why the monthly average for the year is indicated above for annual total divided by 12 months.



SEVENTH ORDER OF BUSINESS

RESOLUTION 2026-04

A RESOLUTION OF THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT’S BOARD OF SUPERVISORS (“BOARD”); SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Section 190.011(5) of the Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, the District’s Rules of Procedure contemplates that the Board may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to establish a policy governing the disbursement of funds with prior approval by the District’s Property Manager as set forth below.

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

Section 1. Payment of Expenses.

A. Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
2. The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

B. Non-Continuing Expenses. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required or appropriate for the District to maintain orderly, efficient and effective operations, maintenance and replacement of the District's facilities and infrastructure, 2) required to provide for the health, safety, and welfare of the residents within the District; or 3) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$5,000 with approval of the Property Manager, if in the judgment of the Property Manager the expenditure is necessary for the Operations Manager; and

2. Non-Continuing Expenses Not Exceeding \$10,000 with approval of the Property Manager, if in the judgment of the Property Manager the expenditure is necessary for emergency repairs for the District Manager and is required to be addressed before the next scheduled meeting of the Board of Supervisors.

Before any expenditure is made under Section 1.B., the Property Manager shall confirm that there are available funds in the budget to pay the expense, either in the line item most germane to the expense or in another budget line item that has the capacity to be used for the expense.

C. Emergency Expenses. For emergency expenses exceeding the authorization in section 1.B. above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds in any amount necessary to address any emergency condition affecting the District, but only with the prior written approval of (i) the District Manager/Secretary and (ii) the Chair of the Board of Supervisors, or in his or her absence, the Vice Chair, or in his or her absence, the Secretary or any Assistant Secretary of the District. For purposes of this Resolution, the term "emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 2. Board Consideration. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting.

Section 3. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 4. Effective Date; Conflicts. This Resolution shall take effect upon the passage and adoption by the Board and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Introduced, considered favorably, and adopted this 16th day of April 2026.

ATTEST:

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

Secretary/Assistant Secretary

Chair

NINTH ORDER OF BUSINESS

AGREEMENT REGARDING THE USE OF THE AMENITY FACILITIES AT MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

THIS AGREEMENT ("Agreement") is made and entered into this 7 day of April 2026, by and between:

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and whose mailing address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092 ("**District**"); and

BITES BY EMA LLC, a Florida limited liability company, whose mailing address is 336 North Elverton Place, Jacksonville, Florida 32259 ("**Contractor**" and, together with the District, "**Parties**," or individually, "**Party**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District owns, operates, and maintains various recreational facilities, within the boundaries of the District ("**Amenity Facilities**"); and

WHEREAS, the Contractor desires to make use of the Amenity Facilities for the purpose of providing certain food and beverage services ("**Food Services**") for the benefit of the Amenity Facility patrons; and

WHEREAS, the District is willing to allow the Contractor to make use of the Amenity Facilities provided that such use does not impede the District's operation of the Amenity Facilities as a public improvement; and

WHEREAS, the District has determined that providing the Contractor with the ability to use the Amenity Facilities is a benefit to the District, is a proper public purpose, and makes appropriate use of the District's public facilities; and

WHEREAS, the District and the Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that the Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and the Contractor have agreed upon:

1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated by reference as a material part of this Agreement.

2. SCOPE OF SERVICES. The Contractor may use that portion of the Amenity Facilities known as Charlie's Grille to provide the Food Services set forth in **Exhibit A** in accordance with industry standards, and in a manner and at times reasonably acceptable to the District. The Contractor shall provide the Food Services at no cost to the District. Contractor's total days of use of the Amenity Facilities for purposes of this Agreement shall not exceed April 7, 2026 to December 31, 2026. Contractor agrees that its use of the Amenity Facilities will be in conjunction with the use of the Amenity Facilities by other members of the public, and the Contractor's use shall not interfere with the operation of the Amenity Facilities as a public improvement. Contractor further agrees that all use of the Amenity Facilities shall be subject to the policies and regulations of the District, and the District shall have the right to take such actions as are necessary to preserve the health, safety, and welfare of its residents, landowners, lands and facilities. Contractor understands and agrees that it will only provide the Food Services to patrons of the Amenity Facilities, as that term is defined in the Amenity Facility Policies, unless the District's Board of Supervisors consents to the inclusion of non-patrons. To the extent Exhibit A and this Agreement conflict, this Agreement shall control.

3. MANNER OF CONTRACTOR'S PERFORMANCE.

A. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations, and responsibilities are performed. Contractor agrees it (a) possesses and maintains all required licenses, permits, and health department approvals; (b) complies with all applicable federal, state, and local laws, ordinances, and regulations; (c) provides all necessary supplies and personnel necessary for operations; and (d) ensures that all individuals who participate in Contractor's assigned areas/Charlie's Grill are properly trained in food safety and handling. Contractor agrees to require all individuals who participate in Contractor's assigned areas/Charlie's Grill to execute the waiver and release attached hereto as Exhibit B ("Waivers") and provide copies of all executed Waivers to the District Manager.

B. Contractor shall maintain the Amenity Facilities, including the service area, in a clean, neat, safe, and sanitary condition in accordance with all applicable laws, rules, ordinances, and covenants. Contractor agrees to use all due care to protect the property of the District, its residents, and landowners from damage, and to require any individuals providing or consuming the Food Services to do the same. Contractor agrees it shall assume responsibility for any and all damage to the Amenity Facilities or lands as a result of Contractor's use under this Agreement and other damage, other than ordinary wear and tear, which may be attributable to an act or omission by the Contractor or its agent. In the event that any damage to the Amenity Facilities or lands occurs, the District shall notify the Contractor of such damage. Contractor agrees that the District may make whatever arrangements necessary, in its sole discretion, to promptly make any such repairs as are necessary to preserve the health, safety, and welfare of the District's lands, facilities, residents and landowners. Contractor agrees to reimburse the District for any such repairs within thirty (30) days of receipt of an invoice from the District reflecting the cost of the repairs made under this section.

C. Contractor shall coordinate the Food Services directly with the District Manager or his/her on-site management designee. This Agreement does not grant Contractor exclusive use of the facilities or any part thereof. Contractor shall schedule the Food Services in advance pursuant to the means and methods set forth by the District Manager and his/her on-site management designee, who shall have final and absolute discretion with respect to matters related to scheduling. At the time of execution of this Agreement, Contractor shall provide the Food Services as identified and attached hereto as **Exhibit A**.

D. This Agreement grants to Contractor the right to enter the Facilities that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances, and regulations affecting the provision of the Food Services.

Contractor acknowledges that the Facilities are open to use by Patrons and agrees to abide at all times by the District's Rules governing the use of the Facilities and the establishment of fees and rates.

4. **COMPENSATION.** Contractor shall be entitled to charge and collect fees for Food Service sales. In consideration for the rights granted herein, Contractor agrees to pay the District an amount equal to Five Percent (5%) of any and all such fees/sales for the Food

Services. Contractor agrees to remit payment to the District by the 10th day of the month for all sales for the immediately prior month.

Failure to remit such payment to the District shall result in immediate termination of this Agreement.

5. DURATION OF AGREEMENT. Food Services under this Agreement shall begin April 7, 2026 and end on December 31, 2026, unless terminated earlier pursuant to the terms of this Agreement. Parties may at their option renew this Agreement in a separate writing, subject to the Parties' agreement on the terms of such renewal.

6. INSURANCE. The Contractor shall maintain throughout the term of this Agreement the following insurance:

(1) Worker's Compensation Insurance in accordance with the laws of the State of Florida.

(2) Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, and covering at least the following hazards:

(i) Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.

(3) Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

(4) Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

With the exception of the Worker's Compensation insurance, the District, its staff, consultants and supervisors shall be named as additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

7. INDEMNIFICATION. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, staff, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Food Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, Florida Statutes, or other statute.

Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

8. **COMPLIANCE WITH GOVERNMENTAL REGULATION.** The Contractor is licensed and/or certified to provide the Food Services and shall possess, observe, and perform all requirements of applicable local, State and Federal laws, rules, regulations, ordinances, permits, or other requirements or approvals. Further, Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

9. **DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity for breach of this Agreement, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

10. **CUSTOM AND USAGE.** It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

11. **SUCCESSORS.** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

12. **TERMINATION.** The District may terminate this Agreement immediately with cause by providing written notice of termination to Contractor, or without cause by providing ten (10) days written notice to Contractor. Any termination by the District shall not result in liability to the District for consequential damages, lost profits, or any other damages or liability. The Contractor may terminate this Agreement upon fourteen (14) days' notice to the District.

13. **PERMITS AND LICENSES.** All permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

14. **ASSIGNMENT.** Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment of this Agreement without such prior written approval shall be void.

15. **INDEPENDENT CONTRACTOR STATUS.** In all matters relating to this Agreement, the Contractor shall be acting as an independent Contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **AGREEMENT.** This instrument, together with its attachments which are hereby incorporated herein, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any inconsistency or conflict between this document and the exhibit attached hereto, this document and the exhibit shall be read in harmony to fulfill the intent of this Agreement, provided however that in the event of an irreconcilable inconsistency or conflict, this document shall control.

18. ENFORCEMENT OF AGREEMENT. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees and costs for trial, mediation, or appellate proceedings.

19. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and the Contractor.

20. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

21. NOTICES. Any notice, demand, request or communication required or permitted hereunder ("Notice") shall be in writing and sent by hand delivery, United States certified mail, or by recognized overnight delivery service, addressed as follows:

If to the District: Meadow View at Twin Creeks Community Development
District
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32303
Attn: District Counsel

If to Contractor: Bites by Ema LLC
336 North Elverton Place
Jacksonville, Florida 32259
Attn: Sajma Manjic

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

22. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

23. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue for any legal actions regarding this Agreement shall be St. Johns County, Florida.

24. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Contractor acknowledges that the designated public records custodian for the District is James

Oliver ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall: (1) keep and maintain public records required by the District to perform the service; (2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; (3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and (4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats:

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 475 WEST TOWN PLACE, SUITE 114, ST. AUGUSTINE, FLORIDA 32092, (904) 940-5850, JOLIVER@GMSNF.COM.

25. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, Florida Statutes. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, Florida Statutes.

If the Contractor anticipates entering into agreements with a subcontractor for the Food Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, Florida Statutes, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, Florida Statutes, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of this Agreement.

26. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, Florida Statutes, that Contractor must disclose any current or prior interest, any contact with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. The District and the Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

30. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), Florida Statutes, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), Florida Statutes.

31. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies it: (i) is not in violation of Section 287.135, Florida Statutes, (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate this Agreement.

32. ANTI-HUMAN TRAFFICKING STATEMENT. Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statutes.

33. EFFECTIVE DATE. This Agreement shall be binding and effective as of the date that the Agreement is signed by the last of the Parties hereto and shall remain in effect as set forth in Section 5 herein, unless terminated in accordance with the provisions of this Agreement.

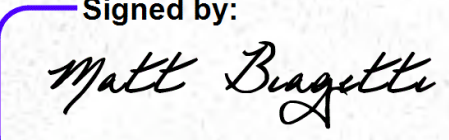
[Remainder of page intentionally left blank; signatures continue on following page]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

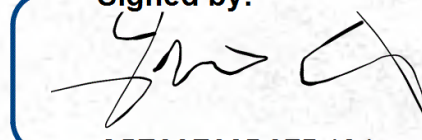
**ATTEST:
COMMUNITY**

MEADOW VIEW AT TWIN CREEKS

DEVELOPMENT DISTRICT

Signed by:

EB6F00213668403...

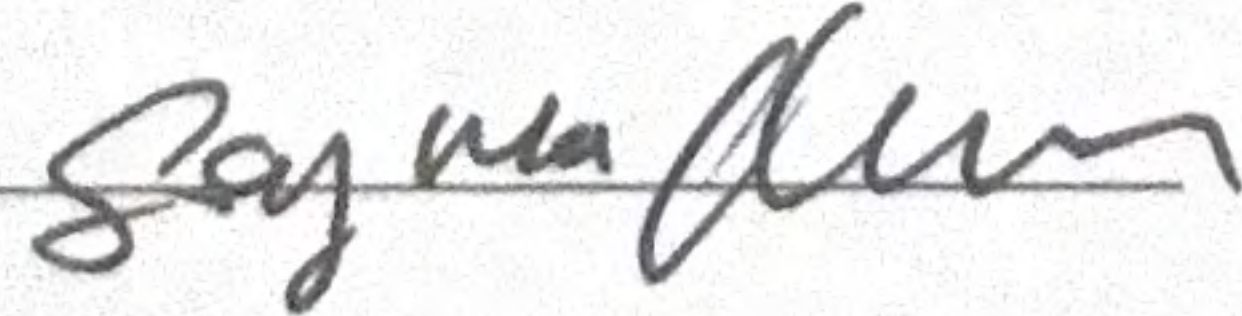
Secretary

Signed by:

C5E80F62D87D424...

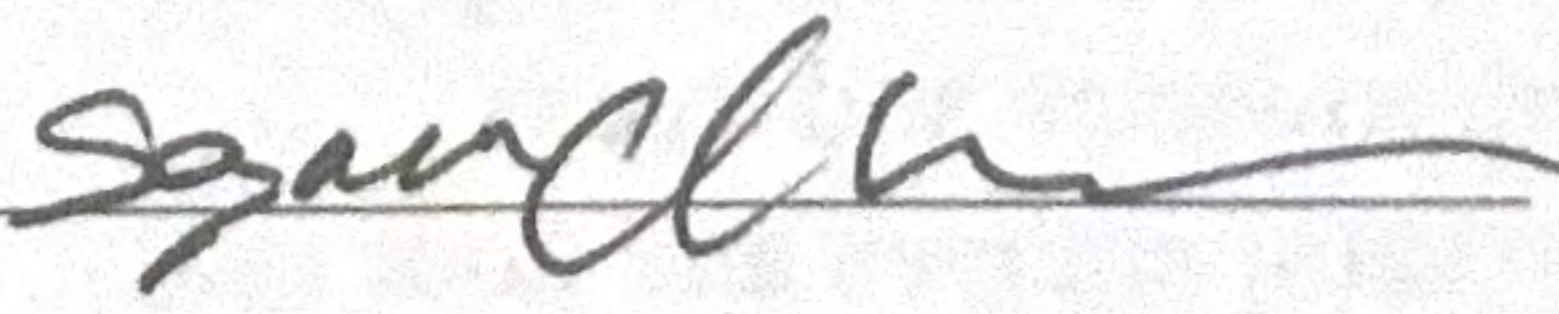
Chairperson, Board of Supervisors

Witnesses:

BITES BY EMA LLC



Signature

By: 

Sajma Manjic

Print Name of Witness

Its: owner



Exhibit A
Scope of Services

Bites by Ema – 336 N Elverton Pl, Jacksonville, Fl 32259 904-440-6432

Location: Charlie's Grill

Days and hours of service: Sunday - Saturday

Duration: 11:00am – 6:00pm

Offering the approved menu of food and beverages for sale.

Cleaning Requirements:

Daily Cleaning (After Each Use or End of Day)

- Wipe down and sanitize all food prep surfaces, cutting boards, and countertops.
- Clean and sanitize sinks and faucets.
- Wash, rinse, and sanitize all utensils, cookware, and equipment used.
- Wipe down exterior surfaces of appliances (ovens, stovetops, refrigerators, microwaves, etc.).
- Sweep and mop all kitchen floors with approved cleaner.
- Empty all interior kitchen trash cans and replace liners.
- Break down and remove all cardboard or recycling.
- Ensure grease traps and strainers are clear of food debris.
- Store all food items properly and label/date as required.
- Ensure refrigeration doors are closed and temperatures are maintained.

Deck & Outdoor Area Responsibilities

- Upper deck, lower pool dining tables and chairs must be wiped down as needed, but no less than once daily.
- All trash cans on the pool deck and upper deck must be emptied daily or more frequently if full.

Weekly Cleaning

- Deep clean stovetops, burners, and drip pans.
- Clean inside of microwaves and ovens.
- Wipe down refrigerator shelves and door seals.
- Clean backsplash and wall surfaces behind prep areas.
- Sweep and clean under movable equipment.
- Sanitize trash cans inside and outside the kitchen.

Monthly Cleaning

- Deep clean refrigeration units including gaskets and coils if accessible.
- Clean and inspect exhaust hood surfaces (non-technical cleaning only).
- Wipe down storage shelving and dry storage areas.
- Check for any grease buildup or maintenance concerns and report if needed.

General Expectations

- Kitchen must be left in clean, sanitary, and ready-to-use condition after each use.
- Any spills should be cleaned immediately to prevent hazards.
- Vendor is responsible for proper disposal of trash and maintaining cleanliness in all areas they use.
- Report any maintenance issues, broken equipment, or sanitation concerns promptly.

Exhibit B

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT FOOD SERVICES WAIVER AND RELEASE

**READ THIS DOCUMENT CAREFULLY BEFORE SIGNING.
THIS WAIVER AGREEMENT WILL AFFECT YOUR
LEGAL RIGHTS AND WILL LIMIT OR ELIMINATE YOUR
ABILITY TO BRING A FUTURE LAWSUIT.**

IN CONSIDERATION FOR THE ABILITY TO USE THE MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT'S ("DISTRICT") AMENITY FACILITIES FOR THE PURPOSE OF PROVIDING CERTAIN FOOD AND BEVERAGE SERVICES ("FOOD SERVICES"), I, Sajma Manjil (v/Bites By Emma), VOLUNTARILY AGREE TO INDEMNIFY, DEFEND, RELEASE, HOLD HARMLESS, AND FOREVER DISCHARGE THE DISTRICT, AND ITS PRESENT, FORMER, AND FUTURE SUPERVISORS, STAFF, OFFICERS, EMPLOYEES, REPRESENTATIVES, AGENTS, AND CONTRACTORS FROM ANY AND ALL LIABILITY, CLAIMS, LAWSUITS, ACTIONS, SUITS, OR DEMANDS, WHETHER KNOWN OR UNKNOWN, IN LAW OR EQUITY, FOR ANY AND ALL LOSS, INJURY, DAMAGE, THEFT, REAL OR PERSONAL PROPERTY DAMAGE, EXPENSES (INCLUDING ATTORNEY'S FEES, EXPERT WITNESS FEES, PARALEGAL FEES, COSTS AND OTHER EXPENSES FOR INVESTIGATION AND DEFENSE AND IN

CONTAINED IN SECTION 768.28, *FLORIDA STATUTES* OR OTHER STATUTE OR LAW. I AGREE THAT IF ANY PORTION OF THIS WAIVER AND RELEASE IS DEEMED INVALID, THAT THE REMAINDER WILL REMAIN IN FULL FORCE AND EFFECT.

[continued on following page]

I CERTIFY THAT I HAVE READ THIS DOCUMENT, AND I FULLY UNDERSTAND ITS CONTENT AND FURTHER UNDERSTAND THAT BY SIGNING THIS DOCUMENT THAT I AM WAIVING CERTAIN LEGAL RIGHTS AND REMEDIES. I AM AWARE THAT THIS IS A RELEASE OF LIABILITY AND A CONTRACT AND I SIGN IT OF MY OWN FREE WILL. I UNDERSTAND THAT BY SIGNING BELOW, SUCH WAIVER AND RELEASE, INCLUDING ALL OF THE TERMS IN THE PRECEDING PARAGRAPHS, SHALL APPLY TO MY PARTICIPATION IN THE PROVISION OF FOOD SERVICES.

Printed Name Sajma Manjic
336 N Elverton Place
Jacksonville, FL 32259

Mailing Address
904-440-6432
Telephone Number

Participant Signature Sajma Manjic

Date 4/7/26

Signature of Parent/Guardian
(if participant is under 18)

Date

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.

ELEVENTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
February 28, 2026



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12	<u>Debt Service Fund Series 2019A1</u>
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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

February 28, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 240,489	\$ -	\$ -	\$ 16,480	\$ 256,969
Due from Developer - BBX	2,268	-	-	-	2,268
Due from Developer - Dreamfinders	1,719	-	-	-	1,719
Due from Other	4,921	-	-	-	4,921
Due from Capital Reserve	-	-	-	-	-
Investments:					
General Fund Custody	273,019	-	-	-	273,019
State Board of Administration (SBA)-GF	1,695,427	-	-	-	1,695,427
State Board of Administration (SBA)-Fence Easement	98,478	-	-	-	98,478
State Board of Administration (SBA)-Capital Reserve	-	-	-	242,479	242,479
Series 2016					
Reserve	-	154,292	-	-	154,292
Revenue	-	527,257	-	-	527,257
Series 2018					
Reserve A1	-	212,644	-	-	212,644
Revenue A1	-	694,680	-	-	694,680
Reserve A2	-	-	-	-	-
Revenue A2	-	3,157	-	-	3,157
Prepayment A 2	-	1	-	-	1
Series 2019					
Reserve	-	89,495	-	-	89,495
Revenue	-	287,999	-	-	287,999
Series 2020					
Reserve A1	-	43,517	-	-	43,517
Revenue A1	-	134,222	-	-	134,222
Prepayment A1	-	1,032	-	-	1,032
Revenue A2	-	1,945	-	-	1,945
Interest A2	-	0	-	-	0
Prepayment A2	-	0	-	-	0
Series 2021 Ph3B					
Reserve	-	139,744	-	-	139,744
Revenue	-	295,176	-	-	295,176
Prepayment	-	87	-	-	87
Construction	-	-	22,060	-	22,060
Series 2021 Ph4					
Reserve	-	211,019	-	-	211,019
Interest	-	-	-	-	-
Revenue	-	429,073	-	-	429,073
Construction	-	-	32,234	-	32,234
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	4,864	-	-	-	4,864
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 2,324,946	\$ 3,225,421	\$ 54,294	\$ 258,959	\$ 5,863,619

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

February 28, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	\$ 72,921	\$ -	\$ -	\$ -	\$ 72,921
Accrued Expenses	-	-	-	-	-
FICA Payable	-	-	-	-	-
Total Liabilities	\$ 72,921	\$ -	\$ -	\$ -	\$ 72,921
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 4,864	\$ -	\$ -	\$ -	\$ 4,864
Deposits	3,760	-	-	-	3,760
Restricted for:					
Debt Service	-	3,225,421	-	-	3,225,421
Capital Project	-	-	54,294	-	54,294
Assigned for:					
Capital Reserve Fund	-	-	-	258,959	258,959
Unassigned	2,243,401	-	-	-	2,243,401
Total Fund Balances	\$ 2,252,025	\$ 3,225,421	\$ 54,294	\$ 258,959	\$ 5,790,698
Total Liabilities & Fund Balance	\$ 2,324,946	\$ 3,225,421	\$ 54,294	\$ 258,959	\$ 5,863,619

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,220,364	\$ 2,160,630	\$ 2,160,630	\$ -
Special Assessments - Gate Monitoring*	32,500	32,500	32,500	-
Interest/Miscellaneous Income	25,000	10,417	19,055	8,638
Restricted Easement Fence Fund	-	-	3,000	3,000
Facility Revenue	20,000	8,333	10,555	2,222
Total Revenues	\$ 2,297,864	\$ 2,211,880	\$ 2,225,739	\$ 13,860
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 9,600	\$ 4,000	\$ 4,000	\$ -
PR-FICA	734	306	306	-
Engineering	36,000	15,000	18,276	(3,276)
Attorney	30,000	12,500	6,357	6,143
Annual Audit	7,700	-	-	-
Assessment Administration	11,573	11,573	11,573	-
Arbitrage Rebate	3,600	3,000	3,000	-
Dissemination Agent	14,466	6,028	6,028	-
Trustee Fees	24,241	17,904	17,904	-
Management Fees	60,289	25,120	25,120	-
Information Technology	1,865	777	777	-
Website Maintenance	1,336	557	557	-
Website Hosting	3,600	1,500	-	1,500
Telephone	700	292	304	(12)
Postage & Delivery	1,600	667	788	(121)
Insurance General Liability/Public Officials	9,824	9,824	9,256	568
Printing & Binding	2,300	958	206	753
Legal Advertising	1,500	625	482	143
Other Current Charges	1,600	667	609	58
Office Supplies	300	125	3	122
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 223,003	\$ 111,597	\$ 105,720	\$ 5,877

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 14,902	\$ 6,209	\$ 6,209	\$ (0)
Electric	48,000	20,000	15,769	4,231
Water/Sewer/Irrigation	55,000	22,917	22,693	223
Gas	2,500	1,042	706	336
Trash Removal	9,860	4,108	5,367	(1,259)
<i>Security</i>				
Security Monitoring	1,440	600	555	45
Gate Monitoring	32,500	13,542	13,403	139
Gate Repairs	3,000	1,077	1,077	-
Access Cards	1,500	353	353	-
Contacted Security	30,000	12,500	5,166	7,334
<i>Management Contracts</i>				
Facility Management	104,652	43,605	43,605	0
Facility Attendant	41,498	17,291	11,523	5,768
Pool Attendants	61,479	-	-	-
Pool Monitors	6,000	-	-	-
Canoe Launch Attendant	2,000	-	-	-
Field Management / Admin	100,700	41,958	41,958	-
Pool Maintenance	21,000	8,750	5,452	3,298
Pool Chemicals	29,044	12,102	11,526	576
Janitorial	31,940	13,308	8,674	4,634
Facility Maintenance	103,200	43,000	36,497	6,503
Private Event Attendant	6,500	2,708	3,450	(742)
Repairs & Maintenance	62,800	26,167	32,511	(6,344)
Pressure Washing	10,000	4,167	3,824	343
Food Service License	600	250	-	250
Community Website Services	3,600	1,500	1,500	-
Subscriptions	4,000	1,667	1,387	280
Pest Control	2,878	1,199	1,179	20
Supplies	1,800	750	-	750
Furnitures, Fixtures & Equipment	5,000	347	347	-
Special Events	25,000	11,327	11,327	-
Holiday Decorations	20,000	20,000	27,262	(7,262)
Fitness Center Repairs/Supplies	5,500	2,292	925	1,366
Office Supplies	2,050	854	459	395
ACA++SCAP/BMI Licenses	800	333	-	333
Property Insurance	74,906	74,906	66,386	8,520
Permit and License	850	-	-	-
Rental and Leases	-	-	3,559	(3,559)
Subtotal Amenity Center Expenditures	\$ 926,499	\$ 410,828	\$ 384,648	\$ 26,180

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	15,134	13,309	1,824
Landscape Maintenance	592,940	247,058	248,339	(1,281)
Mulching	73,664	-	-	-
Annuals Rotation	52,020	-	-	-
Landscape Contingency	74,000	21,579	21,579	-
Tree Removal	15,000	982	982	-
Lake Maintenance	31,118	12,966	12,966	(0)
Grounds Maintenance	41,400	17,250	13,130	4,120
Pump Repairs	15,000	-	-	-
Streetlighting	87,000	36,250	34,171	2,079
Streetlight Repairs	5,000	2,083	3,168	(1,085)
Irrigation Repairs	40,000	16,667	6,834	9,833
Miscellaneous	2,500	1,042	25	1,016
Contingency	26,000	10,833	3,107	7,727
Capital Reserve	50,000	50,000	50,000	-
Subtotal Ground Maintenance Expenditures	\$ 1,148,362	\$ 431,844	\$ 407,610	\$ 24,234
Total Operations & Maintenance	\$ 2,074,861	\$ 842,672	\$ 792,258	\$ 50,413
Total Expenditures	\$ 2,297,864	\$ 954,269	\$ 897,978	\$ 56,291
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,327,761	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ -		(228,000)	
Total Other Financing Sources/(Uses)	\$ -		\$ (228,000)	
Net Change in Fund Balance	\$ -		\$ 1,099,761	
Fund Balance - Beginning	\$ -		\$ 1,152,264	
Fund Balance - Ending	\$ -		\$ 2,252,025	

(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	\$ 1,779,598	\$ 77,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,160,630
Special Assessments - Gate Monitoring*	-	-	-	32,500	-	-	-	-	-	-	-	-	32,500
Interest/Miscellaneous Income	3,487	2,373	2,169	3,124	7,902	-	-	-	-	-	-	-	19,055
Restricted Easement Fence Fund	600	1,200	600	600	-	-	-	-	-	-	-	-	3,000
Facility Revenue	4,555	2,250	1,813	650	1,288	-	-	-	-	-	-	-	10,555
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 8,642	\$ 124,161	\$ 189,736	\$ 1,816,471	\$ 86,729	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,225,739
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ 1,600	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
PR-FICA	61	-	122	61	61	-	-	-	-	-	-	-	306
Engineering	7,598	2,505	3,994	1,721	2,458	-	-	-	-	-	-	-	18,276
Attorney	2,068	2,850	1,440	-	-	-	-	-	-	-	-	-	6,357
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	11,573	-	-	-	-	-	-	-	-	-	-	-	11,573
Arbitrage Rebate	-	2,400	-	-	600	-	-	-	-	-	-	-	3,000
Dissemination Agent	1,206	1,206	1,206	1,206	1,206	-	-	-	-	-	-	-	6,028
Trustee Fees	4,234	-	13,671	-	-	-	-	-	-	-	-	-	17,904
Management Fees	5,024	5,024	5,024	5,024	5,024	-	-	-	-	-	-	-	25,120
Information Technology	155	155	155	155	155	-	-	-	-	-	-	-	777
Website Maintenance	111	111	111	111	111	-	-	-	-	-	-	-	557
Telephone	83	-	55	88	78	-	-	-	-	-	-	-	304
Postage & Delivery	63	418	41	190	76	-	-	-	-	-	-	-	788
Insurance General Liability/Public Officials	9,256	-	-	-	-	-	-	-	-	-	-	-	9,256
Printing & Binding	39	23	41	45	57	-	-	-	-	-	-	-	206
Legal Advertising	96	97	97	96	96	-	-	-	-	-	-	-	482
Other Current Charges	201	55	86	114	153	-	-	-	-	-	-	-	609
Office Supplies	1	1	1	1	1	-	-	-	-	-	-	-	3
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 42,742	\$ 14,844	\$ 27,644	\$ 9,612	\$ 10,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,720

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	\$ 1,186	\$ 1,329	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,209
Electric	3,431	2,932	2,848	3,407	3,152	-	-	-	-	-	-	-	15,769
Water/Sewer/Irrigation	4,691	3,125	5,495	4,284	5,098	-	-	-	-	-	-	-	22,693
Gas	124	14	167	27	374	-	-	-	-	-	-	-	706
Trash Removal	983	982	1,168	1,208	1,027	-	-	-	-	-	-	-	5,367
Security													
Security Monitoring	111	111	111	111	111	-	-	-	-	-	-	-	555
Gate Monitoring	2,665	2,697	2,681	2,681	2,681	-	-	-	-	-	-	-	13,403
Gate Repairs	727	-	-	-	350	-	-	-	-	-	-	-	1,077
Access Cards	-	-	-	-	353	-	-	-	-	-	-	-	353
Contacted Security	1,286	1,302	1,237	1,342	-	-	-	-	-	-	-	-	5,166
Management Contracts													
Facility Management	8,721	8,721	8,721	8,721	8,721	-	-	-	-	-	-	-	43,605
Facility Attendant	3,321	2,801	1,681	2,298	1,423	-	-	-	-	-	-	-	11,523
Pool Attendants	-	-	-	-	-	-	-	-	-	-	-	-	-
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	8,392	8,392	8,392	8,392	8,392	-	-	-	-	-	-	-	41,958
Pool Maintenance	1,363	1,363	1,363	1,363	-	-	-	-	-	-	-	-	5,452
Pool Chemicals	2,305	2,305	2,305	2,305	2,305	-	-	-	-	-	-	-	11,526
Janitorial	2,089	1,944	1,439	1,835	1,368	-	-	-	-	-	-	-	8,674
Facility Maintenance	8,347	6,029	7,783	9,240	5,099	-	-	-	-	-	-	-	36,497
Private Event Attendant	630	1,056	1,190	150	424	-	-	-	-	-	-	-	3,450
Repairs & Maintenance	9,967	4,942	8,395	4,931	4,275	-	-	-	-	-	-	-	32,511
Pressure Washing	1,060	-	-	2,239	525	-	-	-	-	-	-	-	3,824
Food Service License	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Website Services	300	300	300	300	300	-	-	-	-	-	-	-	1,500
Subscriptions	309	319	500	259	-	-	-	-	-	-	-	-	1,387
Pest Control	233	233	233	240	240	-	-	-	-	-	-	-	1,179
Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Furnitures, Fixtures & Equipment	-	-	87	260	-	-	-	-	-	-	-	-	347
Special Events	3,133	4,891	2,067	852	385	-	-	-	-	-	-	-	11,327
Holiday Decorations	27,262	-	-	-	-	-	-	-	-	-	-	-	27,262
Fitness Center Repairs/Supplies	925	-	-	-	-	-	-	-	-	-	-	-	925
Office Supplies	-	191	175	92	-	-	-	-	-	-	-	-	459
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	66,386	-	-	-	-	-	-	-	-	-	-	-	66,386
Permit and License	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental and Leases	-	-	-	3,559	-	-	-	-	-	-	-	-	3,559
Subtotal Amenity Center Expenditures	\$ 159,986	\$ 55,798	\$ 59,654	\$ 61,281	\$ 47,930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 384,648

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	3,356	2,666	-	-	-	-	-	-	-	13,309
Landscape Maintenance	49,668	49,668	49,668	49,668	49,668	-	-	-	-	-	-	-	248,339
Landscape Contingency	375	6,465	12,378	2,361	-	-	-	-	-	-	-	-	21,579
Tree Removal	-	-	-	982	-	-	-	-	-	-	-	-	982
Lake Maintenance	2,593	2,593	2,593	2,593	2,593	-	-	-	-	-	-	-	12,966
Grounds Maintenance	3,080	4,064	2,191	1,496	2,300	-	-	-	-	-	-	-	13,130
Pump Repairs	-	-	-	-	-	-	-	-	-	-	-	-	-
Streetlighting	6,695	6,695	6,695	7,044	7,044	-	-	-	-	-	-	-	34,171
Streetlight Repairs	-	-	-	3,168	-	-	-	-	-	-	-	-	3,168
Irrigation Repairs	1,945	-	1,186	2,942	760	-	-	-	-	-	-	-	6,834
Miscellaneous	25	-	-	-	-	-	-	-	-	-	-	-	25
Contingency	1,000	258	1,000	640	208	-	-	-	-	-	-	-	3,107
Capital Reserve	-	-	-	50,000	-	-	-	-	-	-	-	-	50,000
Subtotal Ground Maintenance Expenditures	\$ 67,609	\$ 72,017	\$ 78,494	\$ 124,250	\$ 65,239	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407,610
Total Operations & Maintenance	\$ 227,595	\$ 127,815	\$ 138,148	\$ 185,531	\$ 113,169	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 792,258
Total Expenditures	\$ 270,337	\$ 142,659	\$ 165,792	\$ 195,143	\$ 124,047	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 897,978
Excess (Deficiency) of Revenues over Expenditures	\$ (261,695)	\$ (18,498)	\$ 23,944	\$ 1,621,328	\$ (37,318)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,327,761
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	(228,000)	-	-	-	-	-	-	-	-	(228,000)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (228,000)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (228,000)
Net Change in Fund Balance	\$ (261,695)	\$ (18,498)	\$ 23,944	\$ 1,393,328	\$ (37,318)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,099,761

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest	1,000	417	1,128	711
Total Revenues	\$ 51,000	\$ 50,417	\$ 51,128	\$ 711
Expenditures:				
Capital Outlay	\$ 15,000	\$ 15,000	\$ 15,980	\$ (980)
Repair and Replacement	-	-	33,640	(33,640)
Other Current Charges	-	-	-	-
Total Expenditures	\$ 15,000	\$ 15,000	\$ 49,620	\$ (980)
Excess (Deficiency) of Revenues over Expenditures	\$ 36,000		\$ 1,507	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 228,000	\$ 228,000
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 228,000	\$ 228,000
Net Change in Fund Balance	\$ 36,000		\$ 229,507	
Fund Balance - Beginning	\$ 29,307		\$ 29,452	
Fund Balance - Ending	\$ 65,307		\$ 258,959	

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 February 28, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/26	Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 431,609	\$ 431,609	\$ -
Interest Income	12,000	5,000	5,809	809
Total Revenues	\$ 455,364	\$ 436,609	\$ 437,418	\$ 809
Expenditures:				
Interest - 11/1	\$ 150,113	\$ 150,113	\$ 150,113	\$ -
Interest - 5/1	150,113	-	-	-
Principal - 5/1	145,000	-	-	-
Total Expenditures	\$ 445,225	\$ 150,113	\$ 150,113	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,139	\$ 286,497	\$ 287,305	\$ 809
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,139	\$ 286,497	\$ 287,305	\$ 809
Fund Balance - Beginning	\$ 234,748		\$ 394,243	
Fund Balance - Ending	\$ 244,888		\$ 681,549	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 596,293	\$ 596,293	\$ -
Interest Income	20,000	8,333	7,640	(693)
Total Revenues	\$ 632,533	\$ 604,626	\$ 603,933	\$ (693)
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	\$ 382,289	\$ 381,596	\$ (693)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 17,858	\$ 382,289	\$ 381,596	\$ (693)
Fund Balance - Beginning	\$ 309,007		\$ 528,885	
Fund Balance - Ending	\$ 326,865		\$ 910,481	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 255,335	\$ 248,565	\$ 248,565	\$ -
Interest Income	9,000	3,750	3,159	(591)
Total Revenues	\$ 264,335	\$ 252,315	\$ 251,725	\$ (591)
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	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 12,045	\$ 158,670	\$ 158,080	\$ (591)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 12,045	\$ 158,670	\$ 158,080	\$ (591)
Fund Balance - Beginning	\$ 126,995		\$ 219,414	
Fund Balance - Ending	\$ 139,040		\$ 377,494	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 113,041	\$ 110,044	\$ 110,044	\$ -
Interest Income	5,000	2,083	1,608	(475)
Total Revenues	\$ 118,041	\$ 112,127	\$ 111,652	\$ (475)
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	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 6,222	\$ 71,218	\$ 70,743	\$ (475)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 6,222	\$ 71,218	\$ 70,743	\$ (475)
Fund Balance - Beginning	\$ 65,250		\$ 109,973	
Fund Balance - Ending	\$ 71,473		\$ 180,716	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 277,963	\$ 270,500	\$ 270,500	\$ -
Interest Income	9,000	3,750	3,750	0
Prepayments	-	-	-	-
Total Revenues	\$ 286,963	\$ 274,250	\$ 274,250	\$ 0
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	\$ 191,755	\$ 186,755	\$ (5,000)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (2,890)	\$ (2,890)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (2,890)	\$ (2,890)
Net Change in Fund Balance	\$ 11,973	\$ 191,755	\$ 183,865	\$ (7,890)
Fund Balance - Beginning	\$ 106,534		\$ 251,143	
Fund Balance - Ending	\$ 118,506		\$ 435,008	

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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 422,200	\$ 411,222	\$ 411,222	\$ -
Interest Income	12,000	5,000	5,346	346
Total Revenues	\$ 434,200	\$ 416,222	\$ 416,567	\$ 346
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	\$ 288,529	\$ 283,875	\$ (4,654)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,345)	\$ (3,345)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,345)	\$ (3,345)
Net Change in Fund Balance	\$ 13,815	\$ 288,529	\$ 280,530	\$ (7,999)
Fund Balance - Beginning	\$ 142,572		\$ 359,643	
Fund Balance - Ending	\$ 156,387		\$ 640,173	

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 February 28, 2026

	Actual
	Thru 02/28/26
Revenues	
Interest Income	\$ 314
Developer Contributions	31,848
Total Revenues	\$ 32,162
Expenditures:	
Capital Outlay	\$ 31,848
Total Expenditures	\$ 31,848
Excess (Deficiency) of Revenues over Expenditures	\$ 314
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 2,890
Total Other Financing Sources (Uses)	\$ 2,890
Net Change in Fund Balance	\$ 3,204
Fund Balance - Beginning	\$ 18,856
Fund Balance - Ending	\$ 22,060

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 February 28, 2026

	Actual
	Thru 02/28/26
Revenues	
Interest Income	\$ 473
Developer Contribution	45,933
Total Revenues	\$ 46,406
Expenditures:	
Capital Outlay	\$ 45,933
Total Expenditures	\$ 45,933
Excess (Deficiency) of Revenues over Expenditures	\$ 473
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 3,345
Total Other Financing Sources (Uses)	\$ 3,345
Net Change in Fund Balance	\$ 3,819
Fund Balance - Beginning	\$ 28,415
Fund Balance - Ending	\$ 32,234

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	154,292
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	212,644
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	89,495
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	43,517
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	139,744
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	211,019
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
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B.

C.

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
General Fund		
2/3/26	3278-3284	\$16,403.20
2/10/26	3285-3297	29,991.46
2/17/26	3299-3303	62,669.12
TOTAL		\$109,063.78
Capital Reserve Fund		
2/26/26	6-9	\$27,222.31
TOTAL		\$27,222.31
Autopayments		
2/2/26	AT&T	\$74.90
2/2/26	TECO	\$219.67
2/5/26	Florida Natural Gas	154.41
2/9/26	Republic Services	1,026.90
2/17/26	AT&T	96.30
2/18/26	St Johns County Utility Dept	5,097.58
2/20/26	Comcast	1,158.08
2/23/26	IRS FICA Tax Payment	122.40
2/27/26	FPL	12,860.97
Total Paid Electronically		\$20,811.21
Total General Fund		\$157,097.30

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/03/26	00215	2/01/26	26430	202601	320-57200-45505		JAN POOL MAINTENANCE COASTAL POOL CARE LLC	*	1,362.90	1,362.90	003278
2/03/26	00114	2/01/26	765154	202603	320-57200-45410		GATE MONITORING MAR26 HIDDEN EYES LLC	*	2,680.54	2,680.54	003279
2/03/26	00045	10/22/25	91971	202510	320-57200-44200		REPALCED MOTOR/PUMP FUTURE HORIZONS INC	*	6,659.12	6,659.12	003280
2/03/26	00045	1/30/26	93329	202601	320-53800-45005		JAN LAKE MAINTENANCE FUTURE HORIZONS INC	*	2,593.14	2,593.14	003281
2/03/26	00186	2/01/26	263829	202602	320-57200-45507		FEB JANITORIAL SERVICES NEWVENTURE OF JACKSONVILLE INC	*	1,368.00	1,368.00	003282
2/03/26	00209	2/01/26	3451	202602	320-57200-44205		FEB WEB HOSTING/MAINT JSK MARKETING LLC	*	300.00	300.00	003283
2/03/26	00178	1/31/26	3690207	202512	310-51300-31500		DEC GENERAL COUNSEL KUTAK ROCK LLP	*	1,439.50	1,439.50	003284
2/10/26	00065	1/31/26	30807	202601	320-53800-45006		ANNUAL BACKFLOW TESTING P3 SERVICES OF FL LLC	*	45.00	45.00	003285
2/10/26	00065	1/31/26	30831	202601	320-53800-45006		ANNUAL BACKFLOW TESTING P3 SERVICES OF FL LLC	*	45.00	45.00	003286
2/10/26	00001	2/01/26	135	202602	310-51300-34000		FEB MANAGEMENT FEES	*	5,024.08		
		2/01/26	135	202602	310-51300-35300		FEB WEBSITE ADMIN	*	111.33		
		2/01/26	135	202602	310-51300-35100		FEB INFORMATION TECH	*	155.42		
		2/01/26	135	202602	310-51300-31600		FEB DISSEMINATION SVCS	*	1,205.50		
		2/01/26	135	202602	310-51300-51000		OFFICE SUPPLIES	*	.81		

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/26		135		202602 310-51300-42000		*	76.28		
			POSTAGE						
2/01/26		135		202602 310-51300-42500		*	57.45		
			COPIES						
2/01/26		135		202602 310-51300-41000		*	78.43		
			TELEPHONE						
GOVERNMENTAL MANAGEMENT SERVICES								6,709.30	003287
2/10/26	00166	2/03/26	7927	202602 320-57200-44300		*	352.95		
			(100) ACCESS CARDS						
ID WORKPLACE LLC								352.95	003288
2/10/26	00020	1/31/26	434	202601 320-57200-45510		*	2,298.00		
			JAN FACILITY ATTENDANT						
RIVERSIDE MANAGEMENT SERVICES								2,298.00	003289
2/10/26	00020	1/31/26	435	202601 320-57200-49400		*	527.70		
			JAN SPECIAL EVT ASSISTANT						
RIVERSIDE MANAGEMENT SERVICES								527.70	003290
2/10/26	00020	1/31/26	436	202601 320-57200-45509		*	150.00		
			JAN PRIVATE EVT ATTENDANT						
RIVERSIDE MANAGEMENT SERVICES								150.00	003291
2/10/26	00020	2/01/26	433	202602 320-57200-45504		*	8,391.67		
			FEB FIELD MGMT/ADMIN						
2/01/26		433		202602 320-57200-45500		*	8,721.00		
			FEB FACILITY MANAGEMENT						
RIVERSIDE MANAGEMENT SERVICES								17,112.67	003292
2/10/26	00020	2/09/26	437	202602 320-57200-44201		*	525.00		
			PRESSURE WASHING SVCS-FEB						
RIVERSIDE MANAGEMENT SERVICES								525.00	003293
2/10/26	00221	1/31/26	7550302	202601 310-51300-48000		*	95.84		
			NOTICE OF MEETING-1/15/26						
USA TODAY MEDIA CORP								95.84	003294
2/10/26	00220	2/03/26	1402	202602 300-15500-10000		*	532.50		
			LIVE MUSIC EVENT-5/16/26						
VIOLETTE HIPPELI								532.50	003295
2/10/26	00220	2/03/26	1403	202602 300-15500-10000		*	532.50		
			LIVE MUSIC EVENT-6/26/26						
VIOLETTE HIPPELI								532.50	003296

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00220	2/03/26	1404	202602	300	15500	10000		LIVE MUSIC EVENT-7/3/26 VIOLETTE HIPPELI	*	532.50	532.50	003297
2/10/26	00220	2/03/26	1405	202602	300	15500	10000		LIVE MUSIC EVENT-8/1/26 VIOLETTE HIPPELI	*	532.50	532.50	003298
2/17/26	00005	2/09/26	224339	202601	310	51300	31100		JAN ENGINEERING SERVICES ENGLAND THIMS & MILLER INC	*	1,721.25	1,721.25	003299
2/17/26	00047	2/13/26	28710	202602	310	51300	31200		ARB SE2019 FYE 1/31/26 GRAU & ASSOCIATES	*	600.00	600.00	003300
2/17/26	00020	2/13/26	438	202601	320	57200	45508		FACILITY MAINTENANCE-JAN REPAIRS & MAINTENANCE-JAN GROUND MAINTENANCE-JAN CONTINGENCY-JAN RIVERSIDE MANAGEMENT SERVICES	*	5,100.00 3,700.00 1,000.00 639.60	10,439.60	003301
2/17/26	00046	2/10/26	62184438	202602	320	57200	45917		FEB PEST CONTROL SERVICES TURNER PEST CONTROL LLC	*	240.38	240.38	003302
2/17/26	00040	2/01/26	1098522	202602	320	53800	45003		FEB LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE INC	*	49,667.89	49,667.89	003303
TOTAL FOR BANK A											109,063.78		
TOTAL FOR REGISTER											109,063.78		

MVTP MEADOW VIEW TP TLEE

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

APPROVED POOL MAINTENANCE
 57200.320.45505
 CHRISTIAN BIROL 01/20/2026



RECEIVED
 By Tara Lee at 2:01 pm, Jan 20, 2026

INVOICE

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

INVOICE #	DATE	TERMS	DUE DATE
26430	02/01/2026	20th of Month (30 days)	02/20/2026

DESCRIPTION

DESCRIPTION

Commercial pool service Oct - March 2x's a week, April - Sept 3x's a week. Service Schedule: Service Includes, cleaning pool surface, gutters, skimmers, vacuuming, brushing walls and steps, waterline tile cleaning, filtration system monitories, routine cleaning out the pump baskets, keeping o-ring lubricate, filters back washed and cleaned properly along with maintaining proper water chemistry. A logbook on site for DOH to verify dates of testing.
 Chemicals: 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
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COASTAL POOL CARE OFFERS WEEKLY CLEANING, REPAIRS,
 EQUIPMENT UPGRADES, POOL REMODELS, INSPECTIONS
 AND WARRANTY FOR JANDY AND PENTAIR.

LICENSED AND INSURED CPC1459939 LI45356

APPROVED GATE MONITORING
57200.320.45410
CHRISTIAN BIROL 02/03/2026

Envera

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

RECEIVED
By Tara Lee at 11:44 am, Feb 03, 2026

Invoice

Invoice Number 765154	Date 02/01/2026
Customer Number 300380	Due Date 03/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		02/01/2026	03/01/2026

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 03/01/2026 - 03/31/2026	1.00	\$500.00	\$500.00
1.00	Data Management 03/01/2026 - 03/31/2026	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 03/01/2026 - 03/31/2026	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 03/01/2026 - 03/31/2026	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
2/1/2026	765154	Monitoring Services	\$2680.54	\$2680.54

Envera

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

Invoice

Invoice Number 765154	Date 02/01/2026
Customer Number 300380	Due Date 03/01/2026

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 02/03/2026

RECEIVED
 By Tara Lee at 11:39 am, Feb 03, 2026

INVOICE

Invoice Number: 91971
 Invoice Date: Oct 22, 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 Quote	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		11/21/25

Quantity	Item	Description	Unit Price	Amount
1.00		Grundfos 5hp submersible motor	2,706.21	2,706.21
1.00		Grundfos Pump	2,827.91	2,827.91
1.00	614-017	Large Splice Kit	175.00	175.00
1.00	Aerator Service	Repair of the Vertex fountain pulled from Beacon Lakes The motor had an electrical short due to bearing failure. Due to the type of motor Vertex uses in their fountains this damage can not be repaired. Repair the fountain all replaced parts come with a 1-year warranty.	950.00	950.00
Subtotal				6,659.12
Sales Tax				
Freight				
Total Invoice Amount				6,659.12
Payment/Credit Applied				
TOTAL				6,659.12

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Future Horizons, Inc

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

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

APPROVED LAKE MAINTENANCE
 53800.320.45005
 CHRISTIAN BIROL 02/03/2026

RECEIVED

By Tara Lee at 11:42 am, Feb 03, 2026

INVOICE

Invoice Number: 93329
 Invoice Date: Jan 30, 2026
 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		3/1/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in January 2026	1,769.14	1,769.14
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in Phase 4	515.00	515.00
1.00	Aquatic Weed Control	Aquatic Weed Control performed in 3B	309.00	309.00
Subtotal				2,593.14
Sales Tax				
Freight				
Total Invoice Amount				2,593.14
Payment/Credit Applied				
TOTAL				2,593.14

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



HIGH TECH

COMMERCIAL CLEANING

Invoice	
Date	Invoice #
2/1/2026	263829

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

Please Remit Payment To:

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

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

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of February 2026</p> <p>Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy St Augustine, FL 32095</p> <p>FL DR-14 85-8017121617C-7 exp 11/30/2026</p> <p>Billing on behalf of High Tech Commercial Cleaning franchisee, Patrick Lorenzo</p> <p>1 320 57200 45507 Amenity-Janitorial Approved Jen Erickson 1.20.2026</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>RECEIVED By Tara Lee at 2:02 pm, Jan 20, 2026</p> </div>	1,368.00	1,368.00
Thank you for your business.		Total	\$1,368.00

JSK Marketing, LLC

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



INVOICE

BILL TO
Jim Oliver
Meadow View at Twins Creek CDD

INVOICE 3451
DATE 02/01/2026
TERMS Net 15
DUE DATE 02/16/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Web Hosting		1	300.00	300.00

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

BALANCE DUE

\$300.00

Pay invoice

RECEIVED
By Tara Lee at 9:13 am, Feb 02, 2026

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 31, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157



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

RECEIVED
By Tara Lee at 9:53 am, Feb 02, 2026

Invoice No. 3690207
35723-1

Re: General Counsel

For Professional Legal Services Rendered

12/04/25	K. Haber	0.50	135.00	Correspond with Biagetti regarding encroachment on district property and revise letter to resident
12/14/25	G. Lovett	0.30	79.50	Monitor legislative process relating to matters impacting special districts
12/18/25	K. Buchanan	2.00	700.00	Prepare for and attend board meeting
12/29/25	K. Buchanan	1.00	350.00	Review correspondence regarding amenity violation; confer with district manager; prepare response to request for confidential and exempt records
12/30/25	K. Buchanan	0.20	70.00	Review meeting minutes
12/30/25	K. Buchanan	0.30	105.00	Review open items

TOTAL HOURS 4.30

TOTAL FOR SERVICES RENDERED \$1,439.50

TOTAL CURRENT AMOUNT DUE \$1,439.50

APPROVED GROUNDS MAINTENANCE
 53800.320.45006
 CHRISTIAN BIROL 02/04/2026

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

Phone # (904) 268-8009 Fax # (904) 292-4403

RECEIVED
 By Tara Lee at 10:27 am, Feb 04, 2026

INVOICE

30807
 Invoice Date
 1/31/2026

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

Job Location
Meadow View at Twin Creeks Various Address Saint Augustine, FL 32092



P.O. Number	Terms	Due Date
	Net 30	3/2/2026

Serviced	Description	Quantity	Price Each	Amount
1/28/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 205 Concave Ln 1" Wilkins 375 Serial# B324074 - PASSED	1	45.00	45.00

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

Thank you for your business. We appreciate your prompt payment.
 Please make checks payable to Bob's Backflow and include your invoice number.

APPROVED GROUNDS MAINTENANCE

53800.320.45006

CHRISTIAN BIROL 02/04/2026

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113

Jacksonville, FL 32244

Phone # (904) 268-8009

Fax # (904) 292-4403

RECEIVED
By Tara Lee at 10:28 am, Feb 04, 2026

INVOICE

30831

Invoice Date

1/31/2026

Bill To
Lakeside Park 35 Loosestrife way Saint Augustine, FL 32095

Job Location
Lakeside Park 35 Loosestrife way Saint Augustine, FL 32095



P.O. Number	Terms	Due Date
	Net 30	3/2/2026

Serviced	Description	Quantity	Price Each	Amount
1/28/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 1" Wilkins 975XL2 Serial# ABS0942 - PASSED	1	45.00	45.00

Total	\$45.00
Payments/Credits	\$0.00
Balance Due	\$45.00

Thank you for your business. We appreciate your prompt payment.
Please make checks payable to Bob's Backflow and include your invoice number.

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

Invoice

Invoice #: 135
Invoice Date: 2/1/26
Due Date: 2/1/26
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 - February 2026		5,024.08	5,024.08
Website Administration - February 2026		111.33	111.33
Information Technology - February 2026		155.42	155.42
Dissemination Agent Services - February 2026		1,205.50	1,205.50
Office Supplies		0.81	0.81
Postage		76.28	76.28
Copies		57.45	57.45
Telephone		78.43	78.43

Total \$6,709.30

Payments/Credits \$0.00

Balance Due \$6,709.30

RECEIVED
 By Tara Lee at 8:09 am, Feb 05, 2026

ID Workplace LLC dba First Class ID

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

Invoice

Date	Invoice #
2/3/2026	7927

Bill To
Meadow View at Twin Creeks CDD c/o Jennifer Erickson 50 Ellis Street, Ste 208 St Augustine, FL 32095

Ship To
Meadow View at Twin Creeks CDD c/o Jennifer Erickson 50 Ellis Street, Ste 208 St Augustine, FL 32095

Rep	S.O. No.	P.O. No.	Terms
MW22	6287		Net 30

Item	Description	Ordered	Invoiced	Each	Total
Prox26ClamshellIT	26 Bit Clamshell Proximity Badge	100	100	3.30	330.00 330.00
Shipping & Handling	UPS Shipping & Handling 2/3 - shipped UPS Track# 1ZY828A90390502053 1 320 57200 44300 Access Cards Approved Jen Erickson 2.3.2026	1	1	22.95	22.95

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

RECEIVED
By Tara Lee at 2:38 pm, Feb 03, 2026

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

Invoice

Invoice #: 434
Invoice Date: 1/31/2026
Due Date: 1/31/2026
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 January 2026 001.320.57200.45510	76.6	30.00	2,298.00
<i>Alison Moring</i> 2-9-26			

Total	\$2,298.00
Payments/Credits	\$0.00
Balance Due	\$2,298.00

RECEIVED
By Tara Lee at 11:37 am, Feb 09, 2026

**MVTC CDD
FACILITY ATTENDANT INVOICE DETAIL**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
76.6	Facility Attendant Covers January 2026	\$ 30.00	\$ 2,298.00
	TOTAL DUE:		<u>\$ 2,298.00</u>

Facility Management 001.320.57200.45510

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
 FACILITY ATTENDANT BILLABLE HOURS
 THROUGH JANUARY 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/26	5	S.D.	Facility Attendant
1/3/26	2.02	K.B.	Facility Attendant
1/4/26	2	K.B.	Facility Attendant
1/4/26	2.05	S.D.	Facility Attendant
1/5/26	2	K.B.	Facility Attendant
1/6/26	4	K.B.	Facility Attendant
1/6/26	6	S.D.	Facility Attendant
1/7/26	2	K.B.	Facility Attendant
1/8/26	3.53	S.D.	Facility Attendant
1/10/26	2	K.B.	Facility Attendant
1/11/26	2.02	S.D.	Facility Attendant
1/12/26	2	K.B.	Facility Attendant
1/13/26	2.17	S.D.	Facility Attendant
1/14/26	2	K.B.	Facility Attendant
1/15/26	2.38	S.D.	Facility Attendant
1/16/26	8.38	C.B.	Facility Attendant
1/17/26	2.02	K.B.	Facility Attendant
1/18/26	2.02	S.D.	Facility Attendant
1/19/26	2.02	K.B.	Facility Attendant
1/20/26	2.48	K.B.	Facility Attendant
1/21/26	2.05	K.B.	Facility Attendant
1/22/26	2.03	S.D.	Facility Attendant
1/24/26	2	K.B.	Facility Attendant
1/25/26	2.02	S.D.	Facility Attendant
1/26/26	2.02	K.B.	Facility Attendant
1/27/26	2.27	K.B.	Facility Attendant
1/28/26	2.03	K.B.	Facility Attendant
1/29/26	2.02	K.B.	Facility Attendant
1/31/26	2.07	S.D.	Facility Attendant
TOTAL	76.6		

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

Invoice

Invoice #: 435
Invoice Date: 1/31/2026
Due Date: 1/31/2026
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 January 2026 1.320, 57200, 49400	17.59	30.00	527.70
<i>Alison Moring</i> 2-9-26			

Total \$527.70

Payments/Credits \$0.00

Balance Due \$527.70

RECEIVED
By Tara Lee at 11:37 am, Feb 09, 2026

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
17.59	Special Event Assistant Covers January 2026	\$ 30.00	\$ 527.70
	TOTAL DUE:		<u>\$ 527.70</u>

Special Event Assistant 1.320.57200.49400

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
SPECIAL EVENT ASSISTANT BILLABLE HOURS
THROUGH JANUARY 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/26	3	K.B.	Special Event - Food Truck Friday
1/9/26	3.05	K.B.	Special Event - Food Truck Friday
1/16/26	3.02	K.B.	Special Event - Food Truck Friday
1/20/26	2.5	S.D.	Special Event - Kids Bingo
1/23/26	3.02	K.B.	Special Event - Food Truck Friday
1/30/26	3	K.B.	Special Event - Food Truck Friday
TOTAL	<u>17.59</u>		

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

Invoice

Invoice #: 436
Invoice Date: 1/31/2026
Due Date: 1/31/2026
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 January 2026 1.320.57200.45509	5	30.00	150.00
<i>Alison Moring</i> 2-9-26			

RECEIVED
By Tara Lee at 11:37 am, Feb 09, 2026

Total	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
5	Private Event Attendant Covers January 2026	\$ 30.00	\$ 150.00
	TOTAL DUE:		<u>\$ 150.00</u>

Private Event Attendant 1.320.57200.45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT
PRIVATE EVENT ATTENDANT BILLABLE HOURS
THROUGH JANUARY 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/31/26	5	K.B.	Private Event Attendant
TOTAL	<u>5</u>		

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

Invoice

Invoice #: 433
Invoice Date: 2/1/2026
Due Date: 2/1/2026
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 - February 2026		8,391.67	8,391.67
1.320.57200.45500 - Facility Management - Meadow View - February 2026		8,721.00	8,721.00
<i>Alison Mossing</i> 2-5-26			

RECEIVED
By Tara Lee at 9:48 am, Feb 05, 2026

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

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

Invoice

APPROVED PRESSURE WASHING
1.320.57200.44201
CHRISTIAN BIROL 02/10/2026

Invoice #: 437
Invoice Date: 2/9/2026
Due Date: 2/9/2026
Case:
P.O. Number:

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

RECEIVED

By Tara Lee at 12:31 pm, Feb 10, 2026

Description	Hours/Qty	Rate	Amount
Pressure Washing Service - February 2026 Pressure washed street signs along Beacon Lake Parkway and neighborhoods		525.00	525.00

Alison Moring
2-10-26

Total	\$525.00
Payments/Credits	\$0.00
Balance Due	\$525.00

Riverside Management Services, Inc.

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

Service Detail

Bill To: Meadow View at Twin Creeks CDD

Invoice Date: 2/1/26

Due Date: Upon Receipt

Amount Due:

\$525.00

<u>Description</u>	<u>Amount</u>
Pressure washed street signs along Beacon Lake Parkway and neighborhoods	\$525.00

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

TOTAL AMOUNT DUE: \$525.00

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

Remit Payment

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

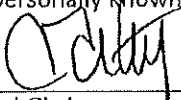
Courtney Hogge
Courtney Hogge
Meadow View at Twin Creeks Community Development District
c/o GMS, LLC
475 West Town Place, Suite 114
St. Augustine FL 32092

STATE OF WISCONSIN, COUNTY OF BROWN

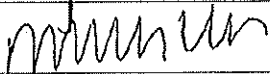
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of St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

SAG St Augustine Record 01/06/2026
SAG staugustine.com 01/06/2026

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 01/06/2026



Legal Clerk



Notary, State of WI, County of Brown

8 25 26

My commission expires

Publication Cost: \$95.84
Tax Amount: \$0.00
Payment Cost: \$95.84
Order No: 11926347 # of Copies:
Customer No: 764130 1
PO #:

THIS IS NOT AN INVOICE!
Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, January 15, 2026 at 6:00 p.m. at the Lake House Amenity Center located at 880 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 mblegetti@gmsnl.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksdcd.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 jolliver@gmsnl.com for further accommodations.

Matt Bleggetti
District Manager

Violette Lani and Iris Andie

INVOICE

7612 Saw Timber Lane
Jacksonville, FL 32256
(904) 635-2939

1 320 57200 49400 Special Events
Approved Jen Erickson 2.3.2026

INVOICE #1402
DATE: 2/3/26

TO:
Meadow View at Twin Creeks CDD
475 W. Town Place #114
Saint Augustine, FL 32092

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Beacon Lake 5/16/26	\$532.50	\$532.50

RECEIVED
By Tara Lee at 2:51 pm, Feb 03, 2026

TOTAL DUE \$532.50

Violette Lani and Iris Andie

INVOICE

7612 Saw Timber Lane
Jacksonville, FL 32256
(904) 635-2939

1 320 57200 49400 Special Events
Approved Jen Erickson 2.3.2026

INVOICE #1403
DATE: 2/3/26

TO:
Meadow View at Twin Creeks CDD
475 W. Town Place #114
Saint Augustine, FL 32092

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Beacon Lake 6/26/26	\$532.50	\$532.50

RECEIVED
By Tara Lee at 2:52 pm, Feb 03, 2026

TOTAL DUE \$532.50

Violette Lani and Iris Andie

INVOICE

7612 Saw Timber Lane
Jacksonville, FL 32256
(904) 635-2939

1 320 57200 49400 Special Events
Approved Jen Erickson 2.3.2026

INVOICE #1404
DATE: 2/3/26

TO:
Meadow View at Twin Creeks CDD
475 W. Town Place #114
Saint Augustine, FL 32092

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Beacon Lake 7/3/26	\$532.50	\$532.50

RECEIVED
By Tara Lee at 2:50 pm, Feb 03, 2026

TOTAL DUE \$532.50

Violette Lani and Iris Andie

INVOICE

7612 Saw Timber Lane
Jacksonville, FL 32256
(904) 635-2939

1 320 57200 49400 Special Events
Approved Jen Erickson 2.3.2026

INVOICE #1405
DATE: 2/3/26

TO:

Meadow View at Twin Creeks CDD
475 W. Town Place #114
Saint Augustine, FL 32092

QUANTITY	DESCRIPTION	UNIT PRICE	TOTAL
1	Live music for Beacon Lake 8/1/26	\$532.50	\$532.50

RECEIVED

By Tara Lee at 2:49 pm, Feb 03, 2026

TOTAL DUE

\$532.50



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

February 09, 2026

Invoice No: 224339

Total This Invoice \$1,721.25

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

Professional Services rendered through January 31, 2026

Phase 1. General Consulting Engineering Services

- CDD Meeting via phone - 1-15-26
- Deal with Pavement repair and bond releases
- Review request for pool encroachment into easement for Lot 79 Phase 3A
- Send out emails regarding bond issues
- Review bonds and PCPs for roaways.
- Missing signage and repair review.

Labor

		Hours	Rate	Amount
Senior Engineer/Project Manager				
Lockwood, Scott	1/10/2026	4.50	255.00	1,147.50
Lockwood, Scott	1/17/2026	1.75	255.00	446.25
Lockwood, Scott	1/24/2026	.25	255.00	63.75
Lockwood, Scott	1/31/2026	.25	255.00	63.75
Totals		6.75		1,721.25
Total Labor				1,721.25

Billing Limits	Current	Prior	To-Date
Total Billings	1,721.25	20,261.25	21,982.50
Limit			27,500.00
Remaining			5,517.50

Total this Phase \$1,721.25

Phase XP. Expenses

Total this Phase 0.00

Total This Invoice \$1,721.25

RECEIVED

By Tara Lee at 10:05 am, Feb 12, 2026

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. 28710
Date 02/13/2026

SERVICE	AMOUNT
Project: Arbitrage - Series 2019 FYE 1/31/26	
Arbitrage Services	
Arbitrage	\$ <u>600.00</u>
Subtotal:	<u>600.00</u>
Total	600.00
Current Amount Due	\$ <u>600.00</u>

RECEIVED
By Tara Lee at 11:02 am, Feb 13, 2026

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
600.00	0.00	0.00	0.00	0.00	600.00

Payment due upon receipt.

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

Invoice

Invoice #: 438
 Invoice Date: 2/13/2026
 Due Date: 2/13/2026
 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 January 1 - January 31, 2026	260.99	40.00	10,439.60
APPROVED CHRISTIAN BIROL			
FACILITY MAINTENANCE- \$5100.00 57200.320.45508			
REPAIRS AND MAINTENANCE- \$3700.00 57200.320.44200			
GROUNDS MAINTENANCE- \$1000.00 53800.320.45006			
CONTINGENCY- \$639.60 53800.320.45011			

Total \$10,439.60

Payments/Credits \$0.00

Balance Due \$10,439.60

Alison Moxing
 2-16-26

RECEIVED

By Tara Lee at 12:16 pm, Feb 16, 2026

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/2/26	7.53	D.M.	Straightened and organized all pool deck and patio furniture, removed debris around amenity center, parking lot, pool deck and courts, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/5/26	8.17	M.C.	Removed all Christmas decorations from trees and around amenity center, cleaned out the freezer and disposed of all melted ice cream, straightened and organized all pool deck and patio tables, chairs and umbrellas, removed debris around amenity center and pool deck
1/5/26	7.97	D.M.	Took down Christmas decorations and put in containers to put in storage, cleaned out freezer and refrigerator in kitchen, straightened and organized all pool deck and patio furniture, removed debris in parking lot and pool deck
1/6/26	8.1	M.C.	Stored Christmas decorations up in the attic with all holiday decorations, painted wall dark green at lake side park irrigation pump, straightened and organized all pool deck and patio tables, chairs and umbrellas, removed debris around amenity center and fields, emptied and restocked dog waste receptacles
1/6/26	7.93	D.M.	Finished storing away all Christmas decorations, removed debris from parks, basketball courts and common area, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
1/7/26	7.97	D.M.	Fixed netting on splash park on pool deck, straightened and organized all pool deck furniture, removed debris around amenity center, pool deck, parking lot, pickleball courts, tennis courts and around ponds in phase three and phase four
1/7/26	7.57	M.B.	Straightened and organized all pool deck and patio furniture, removed debris around ponds, amenity center, pickleball courts, roadways and common areas, checked and changed trash receptacles as needed
1/8/26	7.73	D.M.	Refilled dirt in holes at cement wall at lake side park, replaced light bulbs in men's and women's bathrooms next to gym, removed concrete slab from beach area, removed debris in parking lot, around amenity center and pool deck, straightened and organized pool deck and patio furniture, checked and changed trash receptacles as needed
1/9/26	8.15	D.M.	Fixed broken fence lining at phase four children's playground, straightened and organized pool deck and patio furniture, removed debris around parking lot, amenity center, pool deck and roadways, checked and changed all trash receptacle, emptied and restocked dog waste receptacles
1/12/26	8.3	M.C.	At lake side park found fire pit top layer of bricks were broken, straightened and organized pool deck and patio tables, chairs and umbrellas, removed debris around amenity center, pool deck, courts and lake side park
1/12/26	8.15	D.M.	Removed debris and damaged bricks from fire pit at lake side park, straightened and organized furniture at lake side park, pool deck and patio, removed debris around parking lot, amenity center, pool deck, field and lake side park, checked and changed all trash receptacles
1/13/26	8.18	M.C.	Started to work on call box at the landings by framing in the majority of the box, straightened and organized all pool deck and patio chairs, tables and umbrellas
1/13/26	8.03	D.M.	Worked on damaged call box at landings housing, broke down the call box and started to rebuild frame
1/14/26	7.8	M.C.	Continued to work on the call box at the landings, completed most of the work and prepped for staining and painting, straightened and organized pool deck furniture
1/14/26	7.57	D.M.	Continued to work on and rebuild damaged call box for the landings, finished frame rebuilt wall and installed shingles on call box
1/14/26	7.28	M.B.	Straightened and organized all pool deck and patio furniture, removed debris around ponds, amenity center, pickleball courts, roadways and common areas, checked and changed trash receptacles
1/15/26	8.08	D.M.	Straightened and organized all pool deck and patio furniture, removed debris around amenity center, pool deck, parking lot and roadways, checked and changed trash

**MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF JANUARY 2026**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
1/20/26	7.97	M.C.	receptacles, emptied and restocked dog waste receptacles Stained the call box at the landings, moved furniture around for upcoming kids bingo night, removed debris around parking lot and pool deck, straightened and organized pool deck and patio furniture, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
1/20/26	8.07	D.M.	Stained shingles on call box at landings housing, removed debris around amenity center, parking lot and pool deck, straightened and organized pool deck and patio furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles
1/21/26	7.77	D.M.	Started painting call box at the landings, assembled steel fire ring together for fire pit at landings, removed debris around amenity center and parking lot, cleaned area at lake side park, straightened and organized all pool deck, patio and lake side furniture
1/22/26	8.1	M.C.	Cleaned up lake side park fire pit pavers that were broken and removed pallets, removed debris around amenity center and roadways
1/22/26	8.07	D.M.	Continued painting call box, removed debris around amenity center, parking lot, playground, pickleball courts, tennis courts and roadways
1/23/26	8.23	M.C.	Finished painting the call box trim white, removed debris along roadways, checked and changed trash receptacles, emptied and restocked all dog waste receptacles
1/23/26	8.13	D.M.	Took down damaged windscreen at pickleball courts, completed painting call box, removed debris around amenity center, courts and parking lot, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
1/26/26	7.85	M.C.	At lake side park removed the fire pit area and leveled it off with cement, straightened and organized pool deck and patio chairs, tables and umbrellas
1/26/26	7.85	D.M.	Removed all stones and dirt from fire pit at lake side park, filled fire pit with concrete, removed debris around amenity center and parking lot, straightened and organized pool deck and patio furniture
1/27/26	8.38	M.C.	Installed the bollards at the landings call box and cleaned up the area to be reopened soon, straightened and organized pool deck and patio chairs, tables and umbrellas, checked and changed all trash receptacles, emptied and restocked dog waste receptacles, removed debris through out the community
1/27/26	8.2	D.M.	Worked on installing the bollards at the landing call box, straightened and organized all pool deck and patio furniture, removed debris around amenity center, parking lot and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
1/28/26	8.32	D.M.	Continued to work on filling cement at lake side park fire pit, removed debris at amenity center, parking lot and pool deck, straightened and organized pool deck and patio furniture
1/29/26	8.55	M.C.	Worked on resurfacing fire pit circle at lake side park, removed debris from roadways, straightened and organized all pool deck and patio chairs, tables and umbrellas
1/29/26	8.18	D.M.	Finished resurfacing ground with concrete at lake side park fire pit removal, straightened and organized all pool deck and patio furniture, removed debris around amenity center, parking lot and pool deck
1/30/26	7.03	M.C.	Rehung windscreens on pickleball courts, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center and roadways, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
1/30/26	5.78	D.M.	Removed debris from around amenity center, parking lot and pool deck, straightened and organized pool deck and patio furniture, checked and changed all trash receptacles, emptied and restocked dog waste receptacles

TOTAL 260.99

APPROVED LANDSCAPE MAINTENANCE
53800.320.45003
CHRISTIAN BIROL 02/04/2026



YELLOWSTONE
LANDSCAPE

Bill To:

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

Property Name: Meadow View at Twin Creeks CDD

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

INVOICE

INVOICE #	INVOICE DATE
1098522	2/1/2026
TERMS	PO NUMBER
Net 30	

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Invoice Due Date: March 3, 2026

Invoice Amount: \$49,667.89

Description	Current Amount
Monthly Landscape Maintenance February 2026	\$49,667.89

RECEIVED

By Tara Lee at 10:11 am, Feb 04, 2026

Invoice Total \$49,667.89

IN COMMERCIAL LANDSCAPING

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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/26/26	00004	2/20/26	23489	202602	600-53800-60100				SPLASH PARK-WRAP PANELS 201 WRAP	*	4,762.43	4,762.43	000006
2/26/26	00005	1/23/26	F9873686	202601	600-53800-60000				NEW GYM EQUIP-FULL AMOUNT COMMERCIAL FITNESS PRODUCTS INC	*	4,680.95	4,680.95	000007
2/26/26	00007	2/24/26	F0224260	202602	600-53800-60000				GYM INTERLOCKING TILES	*	5,400.00		
		2/24/26	F0224260	202602	600-53800-60000				DISCOUNT PER TILE	*	500.00-		
		2/24/26	F0224260	202602	600-53800-60000				FREIGHT MARK SMILEK	*	898.93	5,798.93	000008
2/26/26	00006	2/25/26	52126	202602	600-53800-60100				REPLMT NETTING PANELS SPLASHTACULAR LLC	*	11,980.00	11,980.00	000009
TOTAL FOR BANK B											27,222.31		
TOTAL FOR REGISTER											27,222.31		

MVTP MEADOW VIEW TP TLEE

APPROVED REPAIRS AND MAINTENANCE
CAPITAL RESERVE
CHRISTIAN BIROL 02/24/2026

INVOICE

#201 WRAP JACKSONVILLE
7818 PHILIPS HWY SUITE 201
JACKSONVILLE, FL 32256
(904) 201-9727
ACCOUNTING@201WRAP.COM

#201WRAP

Bill To:

Christian Birol
Meadow View at Twin
Creeks
475 West Town Place
Suite 114

P.O. Number:

Sales Rep: **AS**
Invoice No: **23489**
Status: **Open**
Invoice Date: **2/20/2026**
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 Amount:	\$4,905.30	\$4,762.43
Previous Payment(s):	\$0.00	
Amount Due (USD)	\$4,905.30	\$4,762.43

Thank you for doing business with us!

#201WRAP

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!



APPROVED CAPITAL OUTLAY
 CAPITAL RESERVE FUND
 CHRISTIAN BIROL 02/24/2026

INVOICE

5034 N Hiatus Road, Sunrise, FL 33351

Office:
 Cell: 904- 562-8318
 Email: mark@commfitnessproducts.co
 Fax: 239-938-1462

INVOICE # F98736867M
 Date: Jan 23, 2026

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

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

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

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

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

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

Frame Color	Standard Silver
Upholstery Color	Standard Black
Notes	Customer is responsible for removal & disposal of existing equipment unless otherwise noted. CFP does not provide anchoring or wall mounting.

Subtotal	\$4,281.55
State Tax	\$0.00
Freight	\$399.40
Grand Total	\$4,680.95

Amount Due	\$4,680.95
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For Delivery Staff			
Date:	Amount Collected:	Check No.:	
Received By: (Print Name and Sign)			

RECEIVED
 By Tara Lee at 2:16 pm, Feb 24, 2026

Terms and Conditions

Acceptance of Proposal

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

Scheduled Installations

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

Confidentiality

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

Additional Terms of Sale

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

Technology

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

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

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

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

Warranties

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

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

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

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

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

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

BodyCraft SPX Spin Bike: 10 Year Frame, 3 Year Parts, 1 Year Wear Items, 90 Days Labor

Pre-Owned Equipment Warranty: 30 Days Parts & Labor



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

Make payments to the order of:
Commercial Fitness Products, Inc.
Fed-Ex, UPS, USPS etc.
Commercial Fitness Products, Inc.
5034 N Hiatus Rd
Sunrise, FL 33351

Wire Transfer Bank Information Available
Upon Request.

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

MoveFit

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

APPROVED CAPITAL OUTLAY
CAPITAL RESERVE FUND
CHRISTIAN BIROL 02/25/2026

INVOICE

F02242605M

RECEIVED
By Tara Lee at 2:18 pm, Feb 25, 2026

Submitted on 02/24/2026
(Quotes Valld for 15 Days)

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

Payable to
MoveFit

Project
9mm Interlocking Tiles - 1600 sq ft - Beacon Lake

Terms
100% Prepaid

	Qty	Unit price	Total price
9mm Interlocking 2' x 2' Tile - 20% Fleck - Center Tiles - 103 iTL Blue/Gray 400 tiles = 1600sqft	400	\$13.50	\$5,400.00
Discount - \$1.25 (\$12.25 per sqft)	400	-\$1.25	-\$500.00
<i>Optional Services -</i>			
<i>Demo/Prep - TBT</i>			
<i>Installation - No Glue - \$1.25 sqft (1600 sqft x \$1.25 = \$2000)</i>			
<i>Installation Glued - \$1.75 sqft (1512 sqft x \$1.75 = \$2800)</i>			
<i>Trim - Pricing Varies</i>			
<i>Trim Installation - \$1 linear ft.</i>			
<i>Equipment Moving - TBT</i>			

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

FQ # 37511575/12187469(C698P00A796) Freight Quote Good For 2 Weeks Then Recheck Freight

Subtotal \$4,900.00
Sales Tax EXEMPT
Freight \$898.93

Total \$5,798.93

Material Only Quote

MoveFit Is a Sole Proprietorship

Grand Total \$5,798.93

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

Signature: _____

Date: _____

APPROVED REPAIRS AND MAINTENANCE
 CAPITAL RESERVE
 CHRISTIAN BIROL 02/25/2026

Invoice



Date	Invoice #
2/25/26	52126

Bill To
Meadow View at Twin Creeks CDD 475 West Town Place, Suite 114 World Golf Village St. Augustine, Florida 32092

Ship To

RECEIVED
 By Tara Lee at 2:37 pm, Feb 25, 2026

P.O. No.	Project
	52126.St. Augustine, FL

Description	Amount
New replacement netting panels sand in color and screws for the abs skirting panels - furnish only	11,980.00

If you have been contacted by someone that appears to be from our office, either via email or phone, requesting that you change the payment method or the remit to address, please contact your Splashtacular project manager or our main office phone number that is listed on our website.

Total	\$11,980.00
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