

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

JUNE 18, 2026

AGENDA

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

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

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June 11, 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, June 18, 2026 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the May 21, 2026 Meeting
- IV. Matters Related to Refunding of the Series 2016 Bonds
 - A. Consideration of Supplemental Assessment Methodology Report
 - B. Consideration of Delegation Resolution 2026-07
 - C. Consideration of Supplemental Assessment Resolution 2026-08
- V. Staff Reports
 - A. Landscape
 - B. District Engineer
 - C. District Counsel
 - D. District Manager
 - E. Amenity Manager
 - F. Operations Manager – Report

- VI. Acceptance of the Fiscal Year 2025 Audit Report
- VII. Discussion of the Fiscal Year 2027 Budget
- VIII. Financial Reports
 - A. Financial Statements as of April 30, 2026
 - B. Assessment Receipts Schedule
 - C. Check Register
- IX. Other Business
- X. Supervisors' Requests and Audience Comments
- XI. Next Scheduled Meetings – July 9, 2026 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095
- XII. Adjournment

MINUTES

MINUTES OF MEETING
MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, May 21, 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
Blaz Kovacic <i>by phone</i>	Vice Chairman
Daryl Berman	Supervisor
Jim McNamee <i>by phone</i>	Supervisor
Jessica Brown	Supervisor

Also present were:

Matt Biagetti	District Manager
Katie Buchanan <i>by phone</i>	District Counsel
Scott Lockwood	District Engineer
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager
Alison Mossing	Riverside Management Services
Rhonda Mossing	MBS Capital Markets

The following is a summary of the discussions and actions taken at the May 21, 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 April 16,
2026 Meeting**

A copy of the minutes of the April 16, 2026 meeting was included in the agenda package for the Board's review.

On MOTION by Ms. Brown seconded by Mr. Berman with all in favor the April 16, 2026 meeting minutes were approved as presented.

FOURTH ORDER OF BUSINESS

Update from MBS Capital Markets on Refunding the Series 2026 Bonds

Ms. Mossing stated that MBS Capital Markets sent credit packages to approximately 20 banks after the last meeting and received two responses, from SouthState Bank and Seacoast Bank. Seacoast was the lowest bid at a 4.2% interest rate. The annual savings would amount to about 10% for the residents in that area. She recommended approving the proposal from Seacoast Bank and authorize staff to negotiate the terms, such as having to move the bank accounts to Seacoast Bank at their proposed interest rates.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from Seacoast Bank was approved with staff authorized to negotiate the terms and the Chair authorized to provide final approval.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Landscape

Mr. Arnold went over the landscape projects completed since the last meeting. Next, he informed the Board there are some oak trees that have not recovered from the winter so a proposal will be submitted in the future for arbor injections.

B. District Engineer

Mr. Lockwood presented a report from Legacy Engineering regarding the cracking in the Phase 1 roadways. Legacy recommended sealing the cracks with a cold pour crack sealant product.

Mr. Arias stated that the cracks should have been addressed before the final asphalt lift was completed. He recommended waiting until it rains to see where the bubbling is coming from and research when the community initially noticed the lime rock bubbling up.

Next, Mr. Arias asked for an update on the issues with the curbing.

Mr. Lockwood responded that the county inspector came out and stated that there are three or four areas that would not meet his standards in Phases 3B and 4.

Mr. Arias asked that those areas be addressed as part of the final punch list.

C. District Counsel

Ms. Buchanan stated that she would research what entity is responsible for the areas in which the curbing and roadways need to be addressed.

D. District Manager

1. Report on the Number of Registered Voters (2,398)

Mr. Biagetti informed the Board there are 2,398 registered voters reporting to be residing within the District's boundaries.

2. Reminder of Upcoming Election

Mr. Biagetti reminded the Board there are three seats up for election in November. The qualifying period runs from June 8th through June 12th.

Next, Mr. Biagetti reminded the board members to complete their Form 1 by July 1st and to complete four hours of ethics training by the end of the year.

E. Amenity Manager

Ms. Erickson provided an overview of past and future community events. Next, Ms. Erickson stated that Next Level Fitness has asked to offer free fitness classes on the lawn on Saturdays. There was also a request from a resident to offer drawing, painting and vocal classes in the social room with a profit share of 5% to the District.

The Board's consensus was not to allow the vocal lessons in the social room, as it may disrupt others.

F. Operations Manager

1. Report

A copy of the operations report was included in the agenda package for the Board's review. Mr. Birol informed the Board that the fire marshal has warned the five side gates need to be open. It was recommended alarm crash bars be installed. Sterling Fence could provide the bars for around \$5,000 to \$6,000.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor installing crash bars on the side gates was approved.

2. Discussion of C Buss Pool Maintenance Contract

Mr. Birol stated that he has been unhappy with the current pool maintenance contractor. There have been a few instances in which they have no shown up on their scheduled maintenance days, and some instances of insufficient chlorine levels. A proposal from C Buss Enterprises was presented totaling \$3,800 per month, including chemicals and rental of the chemical controller, or \$1,600 per month for just the pool maintenance. This would be \$100 less per month than the current contractor.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the proposal from C Buss Enterprises was approved.

Next, Mr. Birol informed the Board that the splash pad marcite needs to be replaced after the summer season as it is chipping in multiple locations.

Next, Mr. Birol stated that the quote from St. Johns County for new meters for Phase 3B came in at double the cost that was expected due to a connection fee increase. The fees for the meters would be \$4,363.97 and \$5,154. He proposed holding off on the pine straw until the next budget begins to free up the funds needed for the meters.

The Board’s consensus was to move forward with the meters.

SIXTH ORDER OF BUSINESS

Consideration of Amended Towing Policy

Mr. Biagetti presented the towing policy, noting primary changes address the townhome guest parking.

Ms. Erickson stated that there have been multiple complaints of disabled cars or cars that haven’t moved in the guest parking for Harborside. The policy states that the parking spaces are strictly for guest parking. It allows for 48 hours parking. Anything beyond that would require a parking pass from District staff.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor the amended towing policy was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Proposal from RMS for
Renewal of Onsite Management and
Maintenance Staff**

Mr. Biagetti presented the proposal from Riverside Management Services for fiscal year 2027 fees for facility management, attendants, operations manager, pool staff, event attendants, trash collection and facility maintenance. The increase comes to 4% for all but the lifeguards, which is a 6% increase due to the increase in minimum wage.

This item was tabled.

EIGHTH ORDER OF BUSIENSS

**Consideration of Resolution 2026-05,
Approving the Proposed Budget for Fiscal
Year 2027 and Setting a Public Hearing
Date**

Mr. Biagetti presented the proposed budget for fiscal year 2027, which includes 4% inflationary increases, includes an additional \$110,000 for roving security, and \$182,000 going into the capital reserve fund. The budget as proposed would result in a 13% increase in assessments. It was noted the budget is presented high initially as it can be decreased going towards adoption but not increased.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor Resolution 2026-05, approving the proposed budget for fiscal year 2027 and setting a public hearing for August 20, 2026 was approved.

The Board discussed holding a workshop to discuss the budget further and settled on Monday, July 15th at 10: 00 a.m.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06,
Setting a Public Hearing Date to Adopt
Revised Rules of Procedure**

Mr. Biagetti stated that every few years District Counsel updates the rules of procedure to ensure they match any legislative changes, as well as best practices.

On MOTION by Mr. Berman seconded by Ms. Brown with all in favor Resolution 2026-06, setting a public hearing for August 20, 2026 to adopt revised rules of procedure was approved.

TENTH ORDER OF BUSINESS Financial Reports

A. Financial Statements as of March 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. There is a positive variance overall and the capital reserve fund balance is at \$238,000. It was noted there are some expenses coming up that have not yet been included in the financials, such as the fencing around the soccer field, and the Phase 3B and Windemere landscaping projects.

B. Assessment Receipts Schedule

Mr. Biagetti reported the on-roll assessments for fiscal year 2026 were 98% collected.

C. Check Register

A copy of the check register totaling \$196,507.46 was included in the agenda package for the Board’s review.

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

ELEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Supervisors’ Requests and Audience Comments

Ms. Brown suggested included some more information in the same envelope as the mailed notice of increase in assessments to put residents on notice of other issues such as safety concerns and the need to keep trash cleaned up throughout the community.

Ms. Buchanan recommended using the language the Sheriff’s Office put out regarding e-bikes as they are the entity responsible for policing e-bike concerns.

A resident asked if wrist bands will be given out this summer.

Mr. Erickson responded the wrist bands were just for visitors, not residents.

A resident expressed concern over safety in the community, noting she does not like to go out after 4pm due to the kids terrorizing the neighborhood. She stated that she thinks security is imperative and questioned how often security would be present.

A resident commented that the vendor at the concession stand is doing a great job and has a good menu. He questioned if there is anything the community members can do to increase the amount of business the vendor gets throughout the week, such as offering delivery to households.

Mr. Berman stated that the vendor chose to start prior to school being out with the understanding that it may be slow.

THIRTEENTH ORDER OF BUSINESS Discussion of Security Matters

This portion of the meeting was closed to the public in accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, as the Board discussed matters related to the security system plan. The closed session began at approximately 11:53 a.m. The public portion of the meeting resumed at approximately 12:09 p.m. and the following motions were made.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor upgrading the security camera system for a total of \$9,710 was approved.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor terminating the contact with the St. Johns County Sheriff's Office and entering into a contract with S3 Security on a month-to-month basis was approved.

FOURTEENTH ORDER OF BUSINESS Next Scheduled Meeting – June 18, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

FIFTEENTH 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

A.

Meadow View At Twin Creeks Community Development District

Final Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bond, Series 2026

June 18, 2026



Governmental Management Services, LLC

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1.0 Introduction

The Meadow View at Twin Creeks Community Development District is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes (the “District”), as amended. The District will issue on June 22, 2026, \$5,465,000 of Special Assessment Refunding Bonds (the “Series 2026 Bond”) to refund the District’s Special Assessment Bonds, Series 2016A-1 Bonds (the “Series 2016A-1 Bonds”), presently outstanding in the principal amount of \$5,550,000.

1.1 Purpose

This Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bonds, Series 2026, the (“Series 2026 Report”) provides for a methodology for allocating the assessments pledged to the repayment of the Series 2026 Bond (“Series 2026 Assessments”) consistent with the methodology adopted by the District in connection with the issuance of the Series 2016A-1 Bonds levied on the benefiting properties within the District to secure the Series 2026 Bond. This Assessment Report is consistent with the allocation of the Series 2016A-1 Bond debt to properties based upon the special benefits each received from the infrastructure program financed in part with the Series 2016 Bonds (“CIP”). This Series 2026 Report supplements the Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds Series 2016A-1 & A-2 report adopted October 27, 2016 by the Meadow View at Twin Creeks Community Development District (“Meadow View CDD” or “District”). This Series 2026 Report is consistent with the allocation of the Series 2016-1 Assessments to the properties within the District based upon the special benefits each received from the Series 2016 infrastructure program described in the 1st Supplemental Engineers Report for Master Infrastructure – Phases 1 and Future Phases Construction Improvement Plan dated October 6, 2016, as revised by the Second Revised Master Special Assessment Methodology Report dated September 20, 2018 prepared by England, Thims & Miller, Inc (the “2016 Engineer’s Report”). This 2026 Report is designed to conform to the requirements of Chapters 170,190 and 197 Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

On June 22, 2026, the District will issue the Series 2026 Bond which will refund and defease the Series 2016-1 Bonds and reduce the annual non-ad valorem debt service assessments previously imposed on the benefited lands within the District’s Series 2016-1 Assessment Area (now the “Series 2026 Assessment Area”) based on this Assessment Report. The Series

2026 special assessments will be collected through the Uniform Method of Collection described in Chapter 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner's association, or any other unit of government.

1.2 Background

The Meadow View CDD currently encompasses approximately 630.22 acres in St. Johns County, Florida. The total development program consists of 1,476 platted and completed residential homes. The debt assessments securing the Series 2026 Bond ("Series 2026 Assessments") will be levied on the 301 completed residential homes within Phase 1 of the District that have not previously prepaid their total Series 2016A-1 Assessment. There is a total of 302 platted lots within Phase 1 .

On October 27, 2016, the District issued the Series 2016A-1 Phase 1 Bonds totaling \$6,640,000 with an average coupon rate of 5.313% for a 30-year term that matures on May 1, 2047 (the "Series 2016A-1 Bonds"), Series 2016A-2 Phase 1 Bonds totaling \$5,390,000 with an average coupon rate of 2.8% for a 30-year term that matures on May 1, 2047 (the "Series 2016A-2 Bonds"), and Series 2016B (Future Phases) Bonds totaling \$9,405,000 with an average coupon of 6.0% with a 10-year term that matures on November 1, 2026 (the "Series 2016B Bonds"), (together the "2016 Bonds"). The Series 2016 Bonds were issued for the primary purpose of constructing infrastructure improvements. The improvements constructed in connection with the Series 2016 Bonds continues to specially benefit all assessable property within the District. The Series 2016A-2 Bonds were paid off at closing to each builder and have been extinguished. The Series 2016B Bonds were refunded with Series 2018 and Series 2019 Bonds for subsequent development of Phases 2 and 3 and have been paid in full.

2.0 The Series 2026 Bond

The Series 2026 Bond are serial bonds with a par amount of \$5,465,000 with an average coupon rate of 4.20%. Payment of Interest on the Series 2026 Bond will begin on November 1, 2026 with principal amortization beginning on May 1, 2027 continuing through the original maturity of May 1, 2047. The proceeds from the sale of the Series 2026 Bond and funds available by liquidating Series 2016A-1 Revenue Account, Prepayment Accounts, and Debt Service Reserve Accounts will be used to (i) fund interest due on November 1, 2026; (ii) fund the cost of issuance, and (iii) fund an escrow account to defease the Series 2016-1 Bonds

outstanding. A description of the sources and uses of funds is attached hereto as Table 2 and incorporated by reference herein.

The maximum annual debt service assessment revenues necessary for debt service on the Series 2026 Bond is \$393,925 which is net of collection costs, and early payment discounts. The Series 2026 Assessments on the assessable lots within the Series 2026 Assessment Area will be collected with the property taxes via the Uniform Method, by the tax collector, and will be assessed an extra 6% for collection costs, and early payment discounts, subject to change.

2.1 Purpose of Report

The purpose of this Assessment Report is to (i) re-confirm the benefit of the Series 2016 CIP to the 301 assessable units comprising the Series 2026 Assessment Area that have not prepaid in full their Series 2016A-1 Assessments; and (ii) allocate the Series 2026 Assessments to reflect the financing terms of the of the Series 2026 Bond.

2.2 Process of Levying Assessments

The process of levying the Series 2026 Assessments is a three-step process. First, the Assessment Consultant determines the costs of the refunding bonds contemplated by the District. Second, these costs of the refunding bonds form the basis for a bond sizing. Third, the financial costs are allocated among the benefited properties (the remaining assessable units) based on benefit determined by the assessment methodology.

2.3 Requirements of a Valid Special Assessment

There are two requirements under Florida Law for a valid special assessment:

1. The properties being assessed must receive a special benefit from the improvements being paid for by the special assessment.
2. The assessments must be fairly and reasonably allocated to the properties being assessed.

This Assessment Report does not change the allocation of benefits received from the improvements financed with the Series 2016A-1 Bonds, nor the method of allocation as adopted in the Master Assessment Report.

2.4 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay

The determination has been made that the obligation to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the Series 2026 Bond (and the concomitant responsibility for the payment of the resultant and allocated debt) have been apportioned to the property according to reasonable estimates of the special and peculiar benefits provided consistent with the land use categories.

3.0 Allocation Methodology

As described above, the District will issue on June 22, 2026, \$5,465,000 of Series 2026 Bond to refund and defease the Series 2016A-1 Bonds. The Series 2026 Assessments will be allocated to the benefited parcels using the same methodology in the Master Assessment Report as was previously adopted by the District's Board of Supervisors. The Series 2026 Assessments will be allocated on an ERU basis consistent with the Series 2016A-1 Assessments as shown in Table 3.

4.0 Final Assessment Rolls

The allocation of the Series 2026 Assessments as set forth herein will result in the District annually certifying collection of special assessments in the amounts set forth in the Assessment Roll in Table 4 attached.

TABLE 1
Meadow View at Twin Creeks
Community Development District
Development Program Series 2026

LAND USE	ERU FACTOR	TOTAL UNITS	TOTAL SERIES 2026 ASSBL UNITS	TOTAL ASSBL ERUS
43' LOT	0.9	86	86	77.4
53' LOT	1	111	111	111
63' LOT	1.1	65	64	70.4
73' LOT	1.15	40	40	46
TOTAL		302	301	304.8

One 63' lot has paid off the Series 2016A-1 Bond Debt

TABLE 2
Meadow View at Twin Creeks Community Development District
Sources and Uses Series 2026

<u>Sources:</u>	TOTAL SERIES 2026
Bond Proceeds - Par Amount	5,465,000
Liquidation of Series 2016 Revenue Account	247,613
Liquidation of Series 2016 Reserve Fund	156,073
Liquidation of Series 2016 Prepayment Account	19,479
Total Sources of Funds	5,888,165

<u>Uses:</u>	
Refunding escrow deposit	5,603,029
Interest to 11/1/2026	82,248
Cost of Issuance	201,475
Underwriter's Discount	
Rounding	1,413
Total Uses of Funds	5,888,165

Principal Amortization Installments	21
Average Coupon	4.20%
Par Amount	5,465,000
Maximum Annual Debt Service	393,925
Capitalized Interest Through	11/01/26
Maturity	5/1/2047

Notes:
 Provided by MBS Capital Markets, LLC

TABLE 3
Meadow View at Twin Creeks Community Development District
Confirmation of Benefit and Debt Service Allocations

LAND USE	TOTAL SERIES 2026 ASSBL UNITS	ERU PER UNIT (1)	TOTAL ERU'S	BENEFIT PER UNIT (1)	SERIES 2016A-1 BALANCE	SERIES 2016A-1 BALANCE PER UNIT	SERIES 2016A-1 MAX ANNUAL NET	SERIES 2016A-1 ANNUAL PER UNIT NET	SERIES 2016A-1 ANNUAL PER UNIT GROSS (2)	TOTAL SERIES 2026 PAR DEBT	SERIES 2026 PAR PER UNIT	TOTAL SERIES 2026 MAX ANNUAL	SERIES 2026 ANNUAL PER UNIT NET	SERIES 2026 ANNUAL PER UNIT GROSS TAX BILL (2)	DECREASE IN GROSS ANNUAL PER UNIT	% DECREASE PER UNIT
43' LOT	86	0.90	77.4	61,033	1,404,272	16,329	112,185	1,304.47	1,387.70	1,387,766	16,137	100,032	1,163.16	1,237.41	(150.29)	-10.83%
53' LOT	111	1.00	111	67,814	2,013,878	18,143	160,885	1,449.41	1,541.89	1,990,207	17,930	143,457	1,292.40	1,374.90	(166.99)	-10.83%
63' LOT	64	1.10	70.4	74,595	1,277,270	19,957	102,039	1,594.36	1,696.08	1,262,257	19,723	90,985	1,421.65	1,512.39	(183.69)	-10.83%
73' LOT	40	1.15	46	77,986	834,580	20,865	66,673	1,666.83	1,773.17	824,770	20,619	59,451	1,486.27	1,581.13	(192.04)	-10.83%
TOTAL	301		304.8		5,530,000		441,781.64			5,465,000				393,925		

(1) Based on the Second Revised Master Special Assessment Methodology Report dated September 20, 2018

(2) Amounts are grossed up 6% for St Johns County discounts and collection costs, subject to change.

TABLE 4

Meadow View at Twin Creeks Community Development District
Assessment Roll

PARCEL ID #	SITE STREET #	SITE STREET	SITE ST SUF	LOT	LOT TYPE	SERIES 2026 ASSBL UNITS	SERIES 2016A-1 PAR DEBT PER UNIT	SERIES 2016A-1 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)	SERIES 2026 PAR DEBT PER UNIT	SERIES 2026 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)
023721-0010	107	FRESNEL	LN	1	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0020	135	FRESNEL	LN	2	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0030	151	FRESNEL	LN	3	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0040	165	FRESNEL	LN	4	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0050	179	FRESNEL	LN	5	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0060	191	FRESNEL	LN	6	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0070	203	FRESNEL	LN	7	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0080	213	FRESNEL	LN	8	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0090	225	FRESNEL	LN	9	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0100	243	FRESNEL	LN	10	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0110	275	FRESNEL	LN	11	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0120	291	FRESNEL	LN	12	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0130	317	FRESNEL	LN	13	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0140	323	FRESNEL	LN	14	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0150	324	FRESNEL	LN	15	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0160	316	FRESNEL	LN	16	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0170	312	FRESNEL	LN	17	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0180	304	FRESNEL	LN	18	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0190	294	FRESNEL	LN	19	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0200	280	FRESNEL	LN	20	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0210	268	FRESNEL	LN	21	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0220	256	FRESNEL	LN	22	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0230	244	FRESNEL	LN	23	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0240	230	FRESNEL	LN	24	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0250	210	FRESNEL	LN	25	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0260	182	FRESNEL	LN	26	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0270	166	FRESNEL	LN	27	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0280	154	FRESNEL	LN	28	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0290	140	FRESNEL	LN	29	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0300	126	FRESNEL	LN	30	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0310	114	FRESNEL	LN	31	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0320	104	FRESNEL	LN	32	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0330	55	LENS	CT	33	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0340	69	LENS	CT	34	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0350	81	LENS	CT	35	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0360	87	LENS	CT	36	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0370	41	FOCAL	CT	37	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0380	42	FOCAL	CT	38	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-0390	38	FOCAL	CT	39	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-0400	32	FOCAL	CT	40	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-0410	28	FOCAL	CT	41	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-0420	20	FOCAL	CT	42	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-0430	26	HUTCHINSON	LN	43	63'	0	0.00	0.00	0.00	0.00
023721-0440	36	HUTCHINSON	LN	44	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0450	46	HUTCHINSON	LN	45	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0460	56	HUTCHINSON	LN	46	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0470	66	HUTCHINSON	LN	47	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0480	76	HUTCHINSON	LN	48	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0490	98	HUTCHINSON	LN	49	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0500	134	HUTCHINSON	LN	50	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0510	158	HUTCHINSON	LN	51	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0520	198	HUTCHINSON	LN	52	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0530	218	HUTCHINSON	LN	53	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0540	234	HUTCHINSON	LN	54	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0550	246	HUTCHINSON	LN	55	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0560	268	HUTCHINSON	LN	56	63'	1	19,957.35	1,696.08	19,722.77	1,512.39

PARCEL ID #	SITE STREET #	SITE STREET	SITE ST SUF	LOT	LOT TYPE	SERIES 2026 ASSBL UNITS	SERIES 2016A-1 PAR DEBT PER UNIT	SERIES 2016A-1 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)	SERIES 2026 PAR DEBT PER UNIT	SERIES 2026 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)
023721-0570	286	HUTCHINSON	LN	57	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0580	304	HUTCHINSON	LN	58	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0590	320	HUTCHINSON	LN	59	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0600	338	HUTCHINSON	LN	60	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0610	354	HUTCHINSON	LN	61	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0620	372	HUTCHINSON	LN	62	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0630	390	HUTCHINSON	LN	63	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0640	406	HUTCHINSON	LN	64	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0650	418	HUTCHINSON	LN	65	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0660	428	HUTCHINSON	LN	66	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0670	440	HUTCHINSON	LN	67	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0680	452	HUTCHINSON	LN	68	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0690	472	HUTCHINSON	LN	69	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0700	476	HUTCHINSON	LN	70	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0710	477	HUTCHINSON	LN	71	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0720	471	HUTCHINSON	LN	72	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0730	465	HUTCHINSON	LN	73	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0740	457	HUTCHINSON	LN	74	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0750	445	HUTCHINSON	LN	75	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0760	433	HUTCHINSON	LN	76	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0770	419	HUTCHINSON	LN	77	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0780	401	HUTCHINSON	LN	78	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0790	339	HUTCHINSON	LN	79	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0800	329	HUTCHINSON	LN	80	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0810	317	HUTCHINSON	LN	81	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0820	307	HUTCHINSON	LN	82	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0830	297	HUTCHINSON	LN	83	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0840	285	HUTCHINSON	LN	84	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0850	275	HUTCHINSON	LN	85	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0860	263	HUTCHINSON	LN	86	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0870	44	LUMEN	CT	87	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0880	54	LUMEN	CT	88	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0890	64	LUMEN	CT	89	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0900	74	LUMEN	CT	90	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0910	84	LUMEN	CT	91	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0920	90	LUMEN	CT	92	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0930	98	LUMEN	CT	93	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0940	97	LUMEN	CT	94	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0950	91	LUMEN	CT	95	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0960	81	LUMEN	CT	96	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0970	53	LUMEN	CT	97	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0980	29	LUMEN	CT	98	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-0990	159	HUTCHINSON	LN	99	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-1000	143	HUTCHINSON	LN	100	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-1010	131	HUTCHINSON	LN	101	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-1020	121	HUTCHINSON	LN	102	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-1030	111	HUTCHINSON	LN	103	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-1040	99	HUTCHINSON	LN	104	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-1050	89	HUTCHINSON	LN	105	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-1060	77	HUTCHINSON	LN	106	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-1070	47	HUTCHINSON	LN	107	63'	1	19,957.35	1,696.08	19,722.77	1,512.39
023721-1080	27	CONVEX	LN	108	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1090	37	CONVEX	LN	109	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1100	45	CONVEX	LN	110	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1110	55	CONVEX	LN	111	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1120	63	CONVEX	LN	112	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1130	71	CONVEX	LN	113	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1140	81	CONVEX	LN	114	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1150	93	CONVEX	LN	115	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1160	103	CONVEX	LN	116	53'	1	18,143.04	1,541.89	17,929.79	1,374.90

PARCEL ID #	SITE STREET #	SITE STREET	SITE ST SUF	LOT	LOT TYPE	SERIES 2026 ASSBL UNITS	SERIES 2016A-1 PAR DEBT PER UNIT	SERIES 2016A-1 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)	SERIES 2026 PAR DEBT PER UNIT	SERIES 2026 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)
023721-1170	111	CONVEX	LN	117	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1180	121	CONVEX	LN	118	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1190	131	CONVEX	LN	119	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1200	139	CONVEX	LN	120	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1210	149	CONVEX	LN	121	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1220	157	CONVEX	LN	122	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1230	165	CONVEX	LN	123	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1240	175	CONVEX	LN	124	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1250	185	CONVEX	LN	125	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1260	197	CONVEX	LN	126	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1270	209	CONVEX	LN	127	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1280	223	CONVEX	LN	128	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1290	237	CONVEX	LN	129	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1300	249	CONVEX	LN	130	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1310	263	CONVEX	LN	131	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1320	275	CONVEX	LN	132	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1330	285	CONVEX	LN	133	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1340	295	CONVEX	LN	134	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1350	307	CONVEX	LN	135	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1360	315	CONVEX	LN	136	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1370	323	CONVEX	LN	137	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1380	331	CONVEX	LN	138	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1390	339	CONVEX	LN	139	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1400	347	CONVEX	LN	140	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1410	355	CONVEX	LN	141	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1420	363	CONVEX	LN	142	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1430	373	CONVEX	LN	143	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1440	383	CONVEX	LN	144	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1450	395	CONVEX	LN	145	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1460	405	CONVEX	LN	146	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1470	417	CONVEX	LN	147	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1480	427	CONVEX	LN	148	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1490	439	CONVEX	LN	149	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1500	451	CONVEX	LN	150	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1510	459	CONVEX	LN	151	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1520	469	CONVEX	LN	152	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1530	477	CONVEX	LN	153	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1540	487	CONVEX	LN	154	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1550	497	CONVEX	LN	155	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1560	505	CONVEX	LN	156	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1570	515	CONVEX	LN	157	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1580	523	CONVEX	LN	158	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1590	533	CONVEX	LN	159	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1600	541	CONVEX	LN	160	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1610	553	CONVEX	LN	161	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1620	567	CONVEX	LN	162	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1630	575	CONVEX	LN	163	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1640	587	CONVEX	LN	164	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1650	34	CONVEX	LN	165	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1660	54	CONVEX	LN	166	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1670	76	CONVEX	LN	167	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1680	100	CONVEX	LN	168	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1690	116	CONVEX	LN	169	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1700	126	CONVEX	LN	170	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1710	146	CONVEX	LN	171	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1720	168	CONVEX	LN	172	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1730	182	CONVEX	LN	173	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1740	192	CONVEX	LN	174	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1750	200	CONVEX	LN	175	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1760	212	CONVEX	LN	176	53'	1	18,143.04	1,541.89	17,929.79	1,374.90

PARCEL ID #	SITE STREET #	SITE STREET	SITE ST SUF	LOT	LOT TYPE	SERIES 2026 ASSBL UNITS	SERIES 2016A-1 PAR DEBT PER UNIT	SERIES 2016A-1 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)	SERIES 2026 PAR DEBT PER UNIT	SERIES 2026 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)
023721-1770	222	CONVEX	LN	177	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1780	232	CONVEX	LN	178	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1790	242	CONVEX	LN	179	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1800	250	CONVEX	LN	180	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1810	260	CONVEX	LN	181	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1820	270	CONVEX	LN	182	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1830	278	CONVEX	LN	183	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1840	290	CONVEX	LN	184	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1850	300	CONVEX	LN	185	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1860	322	CONVEX	LN	186	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1870	358	CONVEX	LN	187	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1880	374	CONVEX	LN	188	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1890	384	CONVEX	LN	189	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1900	394	CONVEX	LN	190	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1910	406	CONVEX	LN	191	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1920	424	CONVEX	LN	192	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1930	442	CONVEX	LN	193	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1940	458	CONVEX	LN	194	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1950	474	CONVEX	LN	195	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1960	488	CONVEX	LN	196	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1970	508	CONVEX	LN	197	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1980	26	LECLERC	CT	198	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-1990	38	LECLERC	CT	199	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2000	48	LECLERC	CT	200	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2010	58	LECLERC	CT	201	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2020	68	LECLERC	CT	202	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2030	80	LECLERC	CT	203	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2040	90	LECLERC	CT	204	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2050	100	LECLERC	CT	205	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2060	108	LECLERC	CT	206	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2070	112	LECLERC	CT	207	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-2080	111	LECLERC	CT	208	73'	1	20,864.50	1,773.17	20,619.26	1,581.13
023721-2090	99	LECLERC	CT	209	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2100	89	LECLERC	CT	210	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2110	79	LECLERC	CT	211	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2120	69	LECLERC	CT	212	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2130	59	LECLERC	CT	213	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2140	49	LECLERC	CT	214	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2150	39	LECLERC	CT	215	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2160	25	LECLERC	CT	216	53'	1	18,143.04	1,541.89	17,929.79	1,374.90
023721-2170	20	STROBE	CT	217	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2180	28	STROBE	CT	218	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2190	36	STROBE	CT	219	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2200	44	STROBE	CT	220	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2210	50	STROBE	CT	221	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2220	58	STROBE	CT	222	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2230	64	STROBE	CT	223	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2240	72	STROBE	CT	224	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2250	78	STROBE	CT	225	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2260	86	STROBE	CT	226	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2270	94	STROBE	CT	227	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2280	104	STROBE	CT	228	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2290	114	STROBE	CT	229	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2300	115	STROBE	CT	230	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2310	105	STROBE	CT	231	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2320	95	STROBE	CT	232	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2330	85	STROBE	CT	233	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2340	73	STROBE	CT	234	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2350	57	STROBE	CT	235	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2360	41	STROBE	CT	236	43'	1	16,328.74	1,387.70	16,136.81	1,237.41

PARCEL ID #	SITE STREET #	SITE STREET	SITE ST SUF	LOT	LOT TYPE	SERIES 2026 ASSBL UNITS	SERIES 2016A-1 PAR DEBT PER UNIT	SERIES 2016A-1 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)	SERIES 2026 PAR DEBT PER UNIT	SERIES 2026 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)
023721-2370	29	STROBE	CT	237	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2380	21	STROBE	CT	238	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2390	140	CONCAVE	LN	239	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2400	148	CONCAVE	LN	240	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2410	156	CONCAVE	LN	241	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2420	162	CONCAVE	LN	242	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2430	172	CONCAVE	LN	243	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2440	180	CONCAVE	LN	244	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2450	186	CONCAVE	LN	245	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2460	192	CONCAVE	LN	246	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2470	198	CONCAVE	LN	247	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2480	204	CONCAVE	LN	248	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2490	212	CONCAVE	LN	249	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2500	216	CONCAVE	LN	250	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2510	222	CONCAVE	LN	251	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2520	230	CONCAVE	LN	252	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2530	229	CONCAVE	LN	253	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2540	223	CONCAVE	LN	254	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2550	217	CONCAVE	LN	255	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2560	199	CONCAVE	LN	256	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2570	181	CONCAVE	LN	257	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2580	159	CONCAVE	LN	258	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2590	145	CONCAVE	LN	259	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2600	129	CONCAVE	LN	260	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2610	113	CONCAVE	LN	261	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2620	101	CONCAVE	LN	262	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2630	89	CONCAVE	LN	263	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2640	77	CONCAVE	LN	264	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2650	67	CONCAVE	LN	265	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2660	55	CONCAVE	LN	266	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2670	47	CONCAVE	LN	267	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2680	39	CONCAVE	LN	268	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2690	31	CONCAVE	LN	269	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2700	30	CONCAVE	LN	270	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2710	38	CONCAVE	LN	271	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2720	46	CONCAVE	LN	272	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2730	44	CARBIDE	CT	273	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2740	50	CARBIDE	CT	274	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2750	56	CARBIDE	CT	275	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2760	62	CARBIDE	CT	276	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2770	70	CARBIDE	CT	277	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2780	78	CARBIDE	CT	278	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2790	82	CARBIDE	CT	279	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2800	88	CARBIDE	CT	280	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2810	96	CARBIDE	CT	281	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2820	97	CARBIDE	CT	282	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2830	89	CARBIDE	CT	283	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2840	83	CARBIDE	CT	284	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2850	79	CARBIDE	CT	285	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2860	65	CARBIDE	CT	286	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2870	70	CONCAVE	LN	287	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2880	78	CONCAVE	LN	288	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2890	84	CONCAVE	LN	289	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2900	92	CONCAVE	LN	290	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2910	100	CONCAVE	LN	291	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2920	110	CONCAVE	LN	292	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2930	120	CONCAVE	LN	293	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2940	111	BEAM	LN	294	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2950	99	BEAM	LN	295	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2960	89	BEAM	LN	296	43'	1	16,328.74	1,387.70	16,136.81	1,237.41

PARCEL ID #	SITE STREET #	SITE STREET	SITE ST SUF	LOT	LOT TYPE	SERIES 2026 ASSBL UNITS	SERIES 2016A-1 PAR DEBT PER UNIT	SERIES 2016A-1 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)	SERIES 2026 PAR DEBT PER UNIT	SERIES 2026 GROSS MAX ANNUAL DEBT SERVICE PER UNIT (1)
023721-2970	79	BEAM	LN	297	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2980	69	BEAM	LN	298	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-2990	57	BEAM	LN	299	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-3000	47	BEAM	LN	300	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-3010	39	BEAM	LN	301	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
023721-3020	31	BEAM	LN	302	43'	1	16,328.74	1,387.70	16,136.81	1,237.41
TOTAL SERIES 2026							5,530,000.00	469,967.31	5,465,000.00	419,069.15
LESS DISCOUNTS / COLLECTION COSTS								-28,185.67		-25,144.15
NET SERIES 2026							5,530,000.00	441,781.64	5,465,000.00	393,925.00

(1) Amounts are grossed up 6% for St Johns County discounts and collection costs, subject to change.

B.

RESOLUTION NO. 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") APPROVING THE SALE AND TERMS OF SALE OF THE DISTRICT'S SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2026 (2016 REFUNDING) (THE "2026 BOND"); ESTABLISHING THE INTEREST RATE, MATURITY DATE, AND REDEMPTION PROVISIONS THEREOF; APPROVING A PRIVATE PLACEMENT FOR THE 2026 BOND; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF A NINTH SUPPLEMENTAL TRUST INDENTURE; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN ESCROW DEPOSIT AGREEMENT; APPOINTING A TRUSTEE AND ESCROW AGENT; AUTHORIZING THE REFUNDING OF THE DISTRICT'S OUTSTANDING SPECIAL ASSESSMENT BONDS, SERIES 2016A-1 (THE "REFUNDED BONDS"); AUTHORIZING AND RATIFYING CERTAIN ACTIONS OF THE OFFICIALS AND STAFF OF THE DISTRICT, INCLUDING THE EXECUTION AND DELIVERY OF ALL DOCUMENTS, INSTRUMENTS, AGREEMENTS AND CERTIFICATES NECESSARY IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF THE 2026 BOND AND THE REFUNDING OF THE REFUNDED BONDS; APPOINTING A VERIFICATION AGENT; SPECIFYING THE APPLICATION OF THE PROCEEDS OF THE 2026 BOND; MAKING SUCH DETERMINATIONS AS ARE REQUIRED TO AFFORD THE 2026 BOND "BANK QUALIFIED" STATUS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO THE 2026 BOND; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO THE 2026 BOND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of Meadow View at Twin Creeks Community Development District (the "Board" and the "District," respectively) has determined to proceed at this time with the sale and issuance of the Meadow View at Twin Creeks Community Development District Special Assessment Refunding Bond, Series 2026 (the "2026 Bond"), which 2026 Bond is to be issued under and pursuant to a Master Trust Indenture, dated as of November 1, 2016 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Ninth Supplemental Trust Indenture, to be dated as of June 1, 2026 (the "Supplemental Indenture" and, together with the Master Indenture, the "Indenture"), between the District and the Trustee, which 2026 Bond is to be issued and the proceeds thereof applied, together with other funds held by the Trustee with respect to the Refunded Bonds (as hereinafter defined), for the purposes of (i) currently refunding and defeasing all of the Outstanding principal amount of the District's Special Assessment Bonds, Series 2016A-1 (the "Refunded Bonds") in order to achieve debt service savings; (ii) paying the interest to become due on the 2026 Bond on November 1, 2026; and (iii) funding the costs of issuance for the 2026 Bond; and

WHEREAS, the Board has previously received the proposal (the “Proposal”) attached hereto as Exhibit B from Seacoast National Bank, a national banking association (the “Bank”) submitted through MBS Capital Markets, LLC (the “Placement Agent”) for the purchase of the 2026 Bond, and the Board previously approved and accepted such Proposal; and

WHEREAS, in conjunction with the sale and issuance of the 2026 Bond, it is necessary to approve the form of the Supplemental Indenture to establish the principal amount, interest rate, maturity, redemption provisions, costs and certain other details with respect thereto, to approve the form of an Escrow Deposit Agreement to effect the defeasance of the Refunded Bonds, and to provide for various other matters with respect to the issuance and sale of the 2026 Bond and the refunding of the Refunded Bonds.

NOW, THEREFORE, BE IT RESOLVED that:

1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meanings ascribed to them in the Indenture.

2. Private Placement. The Board hereby determines that a private placement of the 2026 Bond through the facilities of the Placement Agent is in the best interest of the District because the market for instruments such as the 2026 Bond is limited, because of prevailing market conditions and because the delays caused by soliciting competitive bids could adversely affect the District’s ability to timely issue and deliver the 2026 Bond.

3. Authorization and Award. Pursuant to Section 190.016(7), Florida Statutes, the Board hereby determines that, in its judgment, the issuance of the 2026 Bond will be advantageous to the District. The sale of the 2026 Bond to the Bank upon the terms and conditions set forth in the Proposal, and in a principal amount not to exceed \$5,465,000, is hereby authorized and approved.

4. Supplemental Indenture. Attached hereto as Exhibit A is the form of Supplemental Indenture, which is hereby authorized and approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chair or Vice Chair, which approval shall be conclusively evidenced by the execution thereof. The Chair or Vice Chair is hereby authorized to execute and the Secretary or any Assistant Secretary is hereby authorized to attest such Supplemental Indenture, and the Chair or Vice Chair is hereby authorized to deliver to the Trustee the Supplemental Indenture, which, when executed and delivered by the Trustee, shall constitute a legal, valid and binding obligation of the District, enforceable in accordance with its terms.

5. Description of 2026 Bond. The 2026 Bond shall be dated as of the date of issuance and delivery to the Bank and may be issued in one series having such details as are set forth in the Proposal and as reflected in the Supplemental Indenture. The 2026 Bond shall be in the form and subject to redemption on the terms, at the times and prices and in the manner provided in the Proposal and in the form of 2026 Bond attached to the Supplemental Indenture, which form is hereby approved, subject to such changes, additions, deletions and insertions as shall be approved by the Chair or Vice Chair, which approval shall be conclusively evidenced by the

execution thereof. The Chair or Vice Chair is hereby authorized to execute and the Secretary or any Assistant Secretary is hereby authorized to attest the 2026 Bond, and the Chair or Vice Chair is hereby authorized to deliver to the Trustee for authentication and delivery to the Bank, upon payment therefor, the 2026 Bond, which, when authenticated by the Trustee, shall be a legal, valid and binding obligation of the District, enforceable in accordance with its terms.

The 2026 Bond shall be secured by, and the District in the Supplemental Indenture grants to the Trustee for the benefit of the Bank, a lien on and a pledge of the Series 2026 Assessments imposed, levied and collected by the District in accordance with the Act, as more specifically described in the Supplemental Indenture. In addition, the 2026 Bond shall be secured by a lien and pledge of all amounts on deposit in the Funds and Accounts established under the Supplemental Indenture, except for any amounts in the Series 2026 Rebate Account in the Rebate Fund, all in accordance with the Supplemental Indenture.

6. Approval of Escrow Deposit Agreement. The Escrow Deposit Agreement, pursuant to which certain proceeds of the 2026 Bond and other legally available moneys of the District will be deposited to provide for the current refunding and defeasance of the Refunded Bonds, is hereby approved in substantially the form attached hereto as Exhibit C and the Chair or the Vice Chair of the Board is hereby authorized and directed to execute and deliver such Escrow Deposit Agreement on behalf of and in the name of the District and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chair or the Vice Chair executing the same, such execution to be conclusive evidence of such approval. U.S. Bank Trust Company, National Association, the trustee for the Refunded Bonds, is hereby appointed to serve as Escrow Agent under the Escrow Deposit Agreement.

7. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the 2026 Bond, including but not limited to adoption of this Resolution, were taken in open meetings of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirements of Section 286.011, Florida Statutes.

8. Other Actions. The Chair, the Vice Chair, the Secretary, any Assistant Secretary and all other members, officers and staff of the Board and the District are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the 2026 Bond and the consummation of all transactions in connection therewith, including the execution of all necessary or desirable certificates, documents, papers, and agreements and the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture, this Resolution and the Proposal.

9. Deposits to Funds and Accounts. The Trustee is hereby authorized and directed to apply the proceeds of the 2026 Bond and the amounts on deposit in the Funds and Accounts for the Refunded Bonds in the amounts and in the manner set forth in Section 402 of the Supplemental Indenture.

10. Undertaking of the Refunding. The Board hereby authorizes the current refunding and defeasance of the Refunded Bonds, which are currently Outstanding in the principal amount of \$5,550,000, upon the terms and conditions as shall be set forth in the Indenture and the Escrow Deposit Agreement.

11. Appointment of Trustee, Paying Agent and Registrar. U.S. Bank Trust Company, National Association is hereby appointed to serve as Trustee, Paying Agent, and Registrar under the Indenture.

12. Appointment of Verification Agent. Causey Public Finance, LLC is hereby appointed to serve as verification agent with respect to the current refunding and defeasance of the Refunded Bonds.

13. Designation of the 2026 Bond as a “Qualified Tax-Exempt Obligation” Pursuant to Section 265(b)(3) of the Code. The District hereby designates the 2026 Bond as a “qualified tax-exempt obligation” within the meaning of Section 265(b)(3) of the Code. The District and any subordinate entities of the District and any issuer of “tax-exempt” debt that issues “on behalf of” the District do not reasonably expect during calendar year 2025 to issue more than \$10,000,000 of “tax-exempt” obligations, including the 2026 Bond, exclusive of any private activity bonds as defined in Section 141(a) of the Code (other than qualified 501(c)(3) bonds as defined in Section 145 of the Code).

14. Approval of Prior Actions. All actions taken to date by the members of the Board and the District officers, agents and consultants of the District in furtherance of the issuance of the 2026 Bond, including but not limited to, the approval of the Proposal and the giving of a Conditional Notice of Optional Redemption of the Refunded Bonds, are hereby approved, confirmed and ratified.

[Remainder of page intentionally left blank]

15. **Effective Date.** This Resolution shall take effect immediately upon its adoption.

PASSED in Public Session of the Board of Supervisors of Meadow View at Twin Creeks Community Development District, this 18th day of June, 2026.

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

Attest:

Secretary/Assistant Secretary,
Board of Supervisors

Chair/Vice Chair,
Board of Supervisors

EXHIBIT A

FORM OF SUPPLEMENTAL INDENTURE

NINTH SUPPLEMENTAL TRUST INDENTURE

between

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE

DATED AS OF JUNE 1, 2026

\$5,465,000
MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2026 (2016 REFUNDING)

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This Table of Contents is incorporated herein for ease of reference only and shall not be deemed a part of this Ninth Supplemental Trust Indenture.

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EXHIBIT A - FORM OF 2026 BOND

EXHIBIT B - FORM OF CERTIFICATE OF TRANSFEREE

**NINTH SUPPLEMENTAL
TRUST INDENTURE**

THIS NINTH SUPPLEMENTAL TRUST INDENTURE (this “Ninth Supplemental Indenture”) is dated as of June 1, 2026, between **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT** (the “Issuer” or “District”) and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, as successor trustee (the “Trustee”), a national banking association authorized to accept and execute the trusts of the character herein set forth, with its designated corporate trust office located at 500 West Cypress Creek Road, Suite 460, Fort Lauderdale, Florida 33309, Attention: Corporate Trust Department.

WHEREAS, the District has entered into a Master Trust Indenture, dated as of November 1, 2016 (the “Master Indenture” and, together with this Ninth Supplemental Indenture, the “Indenture”) with the Trustee to secure its Bonds (the “Bonds”), issuable in one or more Series from time to time; and

WHEREAS, the District has heretofore issued its \$6,640,000 Meadow View at Twin Creeks Community Development District Special Assessment Bonds, Series 2016A-1 (the “2016 Bonds”) for the primary purpose of financing a portion of the Cost of acquiring, constructing and equipping assessable capital improvements (the “2016 Project”) pursuant to the Master Indenture, as supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of November 1, 2016 (the “First Supplemental Indenture” and, together with the Master Indenture, the “2016 Indenture”); and

WHEREAS, pursuant to Resolution No. 2026-07, adopted by the Board of Supervisors of the District (the “Board”) on June 18, 2026, the District has authorized the issuance, sale and delivery of its \$5,465,000 Meadow View at Twin Creeks Community Development District (St. Johns County, Florida) Special Assessment Refunding Bond, Series 2026 (2016 Refunding) (the “2026 Bond”), which is issued hereunder as a Series of Bonds under the Master Indenture, and has authorized the execution and delivery of this Ninth Supplemental Indenture to secure the 2026 Bond and to set forth the terms of the 2026 Bond; and

WHEREAS, the District will apply the proceeds of the 2026 Bond, together with other funds held by the Trustee under the 2016 Indenture, to: (i) currently refund and defease all of the Outstanding principal amount of the 2016 Bonds (the “Refunded Bonds”) (ii) pay certain costs associated with the issuance of the 2026 Bond; and (iii) fund the interest due on the 2026 Bond on November 1, 2026; and

WHEREAS, the 2026 Bond will be payable from and secured by revenues received by the District from Special Assessments imposed, levied and collected by the District with respect to property specially benefited by the 2016 Project that have not been previously prepaid by landowners (the “Series 2026 Assessments”), all in accordance with the Series 2026 Assessment Proceedings (as defined herein); and

WHEREAS, the execution and delivery of the 2026 Bond and of this Ninth Supplemental Indenture have been duly authorized by the Board and all things necessary to make the 2026 Bond, when executed by the District and authenticated by the Trustee, a valid and binding legal obligation of the District and to make this Ninth Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Series 2026 Trust Estate (hereinafter defined) have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS NINTH SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the 2026 Bond by the purchaser or purchasers thereof, and other good and valuable consideration, receipt of which is hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, the 2026 Bond Outstanding from time to time, according to its tenor and effect, and such other payments required to be made under the Master Indenture or hereunder, and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Ninth Supplemental Indenture and in the 2026 Bond: (a) has executed and delivered this Ninth Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or to the purposes and on the terms set forth in the Master Indenture the revenues derived by the District from the Series 2026 Assessments (the "Series 2026 Pledged Revenues") and the Funds and Accounts (except for the Series 2026 Rebate Account) established hereby (the "Series 2026 Pledged Funds") which shall comprise a part of the trust estate securing the 2026 Bond (the "Series 2026 Trust Estate");

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, except as in each such case may otherwise be provided in the Master Indenture, upon the terms and trusts in the Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the 2026 Bond issued or to be issued under and secured by this Ninth Supplemental Indenture;

PROVIDED HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the 2026 Bond or any portion thereof issued, secured and Outstanding under this Ninth Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the 2026 Bond and this Ninth Supplemental Indenture, according to the

true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Ninth Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Ninth Supplemental Indenture, then upon such final payments, this Ninth Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to the 2026 Bond or such portion thereof, otherwise this Ninth Supplemental Indenture shall remain in full force and effect;

THIS NINTH SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that the 2026 Bond issued and secured hereunder is to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as expressed in the Master Indenture (except as amended directly or by implication by this Ninth Supplemental Indenture), including this Ninth Supplemental Indenture, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the Owner of the 2026 Bond, as follows:

ARTICLE I DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meanings herein unless the context clearly requires otherwise. All terms used herein that are defined in the Master Indenture are used with the same meanings herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given different meanings herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

“Assessment Methodology” shall mean the Revised Master Special Assessment Methodology Report dated October 6, 2016, as revised by the Second Revised Master Special Assessment Methodology Report dated September 20, 2018, as supplemented by the Final Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bond, dated June 18, 2026, including, without limitation, all exhibits and appendices thereto.

“Authorized Denominations” shall mean, with respect to the 2026 Bond, the then Outstanding principal amount of the 2026 Bond, from time to time; provided, however, that any partial redemption of the 2026 Bond shall be in integral whole number multiples of \$1,000.

“Bank” or “Owner” shall mean initially, Seacoast National Bank, a national banking association and/or its affiliates, successors and assigns, as the initial registered owner (or its authorized representative) of the 2026 Bond.

“Closing Memorandum” shall mean the Memorandum prepared by MBS Capital Markets, LLC dated the Date of Issuance and signed by a Responsible Officer of the District.

“County” shall mean St. Johns County, Florida.

“Date of Issuance” shall mean June 22, 2026.

“Delinquent Assessment Interest” shall mean Series 2026 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2026 Assessment Interest has, or would have, become delinquent under State law or the Series 2026 Assessment Proceedings applicable thereto.

“Delinquent Assessment Principal” shall mean Series 2026 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2026 Assessment Principal has, or would have, become delinquent under State law or the Series 2026 Assessment Proceedings applicable thereto.

“Determination of Taxability” shall mean (a) the issuance by the Internal Revenue Service of a statutory notice of deficiency or other written notification which holds in effect that the interest payable on the 2026 Bond is includable for federal income tax purposes in the gross income of the Owner thereof, which notice or notification is not successfully contested by either the District or any Owner of the 2026 Bond, or (b) a determination by a court of competent jurisdiction that the interest payable on the 2026 Bond is includable for federal income tax purposes in the gross income of the Owner thereof, which determination either is final and non-appealable or is not appealed within the requisite time period for appeal, or (c) the admission in writing by the District to the effect that interest on the 2026 Bond is includable for federal income tax purposes in the gross income of the Owner thereof; provided, however, any such notice, determination or admission shall be based solely upon an action or inaction of the District. The effective date of the Determination of Taxability shall be the date such interest is includable in gross income.

“Escrow Agent” shall mean the Trustee in its capacity as Escrow Agent under the Escrow Deposit Agreement.

“Escrow Deposit Agreement” shall mean that certain Escrow Deposit Agreement dated June 22, 2026, between the District and the Escrow Agent with respect to the payment, redemption and defeasance of the Refunded Bonds.

“Escrow Fund” shall mean the Escrow Fund as defined in and established under the Escrow Deposit Agreement.

“Interest Payment Date” shall mean each May 1 and November 1, commencing November 1, 2026.

“Interest Rate” shall mean (i) the Tax-Exempt Rate or (ii) upon a Determination of Taxability, the Taxable Rate.

“Methodology Consultant” shall mean Governmental Management Services, LLC.

“Series 2026 Assessments” shall mean the non-ad valorem special assessments imposed, levied and collected by the District in accordance with the Series 2026 Assessment Proceedings and that have not been previously prepaid as of the date of issuance of the 2026 Bond.

“Series 2026 Assessment Interest” shall mean the interest on the Series 2026 Assessments which is pledged to the 2026 Bond.

“Series 2026 Assessment Principal” shall mean the principal amount of Series 2026 Assessments received by the District which represent the principal of and Sinking Fund Installments of the 2026 Bond, other than applicable Delinquent Assessment Principal and Series 2026 Prepayment Principal.

“Series 2026 Assessment Proceedings” shall mean, collectively, Resolution Nos. 2016-21, 2016-24, 2016-30, 2017-01, and 2026-08 and any additional proceedings of the District with respect to the establishment, levy and collection of the Series 2026 Assessments adopted by the Board and any supplemental proceedings undertaken by the District with respect to the 2026 Bond.

“Series 2026 Pledged Funds” shall mean the Funds and Accounts (except for the Series 2026 Rebate Account) established by the Indenture to secure the 2026 Bond. For the avoidance of doubt, Series 2026 Pledged Funds constitute Pledged Revenues for purposes of the Master Indenture.

“Series 2026 Pledged Revenues” shall mean the revenues received by the District in connection with the levy and collection of the Series 2026 Assessments. For the avoidance of doubt, Series 2026 Pledged Revenues constitute Pledged Revenues for purpose of the Master Indenture.

“Series 2026 Prepayment Principal” shall mean the excess amount of Series 2026 Assessment Principal received by the District over the Series 2026 Assessment Principal included within a Series 2026 Assessment appearing on any outstanding and unpaid tax bill, whether or not mandated to be prepaid in accordance with the Series 2026 Assessment Proceedings. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2026 Prepayment Principal shall not mean the proceeds of any Bonds issued to refund the 2026 Bond or other borrowing of the District.

“State” shall mean the State of Florida.

“Taxable Rate” shall mean an interest rate on the 2026 Bond which will result in the same after-tax yield to the Owner of the 2026 Bond as before a Determination of Taxability; provided, however, the Taxable Rate shall not exceed 5.23% per annum. The determination of the Taxable Rate, including any partial application as provided in Section 203 of this Ninth Supplemental Indenture, shall be made by the Owner in good faith and shall be conclusive and binding upon the District absent manifest error. Written notice of the Taxable Rate shall be given to the District and the Trustee by the Owner and the District agrees that the Trustee may conclusively rely on the information in such notice.

“Tax Certificate” shall mean that certain “Tax Certificate as to Arbitrage and the Provisions of Sections 141-150 of the Internal Revenue Code of 1986, as Amended” of the Issuer, dated as of the Date of Issuance.

“Tax Exempt Rate” shall mean a fixed rate of 4.20% per annum.

“Uniform Method” shall mean the uniform method for the levy, collection and enforcement of Assessments afforded by Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, or any successor statutes.

**ARTICLE II
AUTHORIZATION, ISSUANCE AND PROVISIONS OF 2026 BOND**

Section 201. Authorization of 2026 Bond. The 2026 Bond is hereby authorized to be issued in the principal amount of \$5,465,000 for the purposes enumerated in the recitals hereto to be designated “Meadow View at Twin Creeks Community Development District (St. Johns County, Florida) Special Assessment Refunding Bond, Series 2026 (2016 Refunding).” The 2026 Bond shall be substantially in the form set forth as **EXHIBIT A** to this Ninth Supplemental Indenture. The 2026 Bond shall bear the designation “2026R-1.”

The 2026 Bond shall be initially issued in the form of a single certificated fully registered 2026 Bond. The provisions of the Master Indenture with respect to the registration, transfer and exchange of Bonds shall apply to the 2026 Bond, except as otherwise provided herein.

Section 202. Terms of 2026 Bond. The 2026 Bond shall be one term Bond, shall initially bear interest at the Tax-Exempt Rate per annum, subject to adjustment as hereinafter provided, and shall mature in the amount and on the date set forth below:

Principal Amount	Initial Interest Rate	(Maturity)
\$5,465,000	4.20%	May 1, 2047

Section 203. Dating; Interest Accrual; Interest Adjustment. (a) The 2026 Bond shall be dated the Date of Issuance. The 2026 Bond also shall bear its date of authentication. The 2026 Bond shall bear interest at the Interest Rate, initially the Tax Exempt Rate, from the Date of Issuance. Interest on the 2026 Bond shall be due and payable on each May 1 and November 1, commencing November 1, 2026.

(b) Interest on the 2026 Bond will be computed in all cases on the basis of a 360-day year of twelve 30-day months.

(c) If there is a Determination of Taxability, the 2026 Bond shall bear interest at the Taxable Rate from the effective date of the Determination of Taxability. The District hereby covenants that on each date it certifies for collection Series 2026 Assessments following the

effective date of the Determination of Taxability, it will certify for collection Series 2026 Assessments in an amount that will provide sufficient Series 2026 Pledged Revenues to pay, in addition to the current year's Debt Service Requirements, the difference between the Tax-Exempt Rate and the Taxable Rate from the effective date of the Determination of Taxability, which may be the date of issuance, to the immediately succeeding November 1 (the "Taxable Rate Differential"); provided, however, that such levy will not cause the interest component of the Series 2026 Assessments to exceed the Taxable Rate. In the event there is a Determination of Taxability, and the District is unable to certify for collection the full amount of the Taxable Rate Differential during the remaining term of the 2026 Bond without exceeding the Taxable Rate, the District would have no other obligation to levy and recover the portion of Taxable Rate Differential exceeding the Taxable Rate. If the amount of Series 2026 Assessments certified for collection by the District in such years are insufficient to pay the Taxable Rate Differential such insufficiency, in and of itself, shall not be an Event of Default so long as the interest component of such Series 2026 Assessments is at least the Taxable Rate.

In the event that interest on the 2026 Bond during any period becomes partially taxable as a result of a Determination of Taxability applicable to less than all of the 2026 Bond, then the interest rate on the 2026 Bond shall be increased during such period by an amount equal to $(A-B) \times C$ where:

- (i) "A" equals the Taxable Rate (expressed as a percentage);
- (ii) "B" equals the interest rate on the 2026 Bond absent such Determination of Taxability (expressed as a percentage); and
- (iii) "C" equals the portion of the 2026 Bond the interest on which has become taxable as the result of such Determination of Taxability (expressed as a decimal).

The Trustee is entitled to assume, in the absence of notice from the Owner to the contrary, that the 2026 Bond bears interest at the Tax-Exempt Rate. Additionally, the Trustee is entitled to assume that the Taxable Rate and the amount of the Taxable Rate Differential provided by the Owner are correct.

Section 204. Denominations. The 2026 Bond shall be issued in the Authorized Denomination.

Section 205. Transfer Restrictions. The registration of ownership of the 2026 Bond may be transferred only in whole and only to a Qualified Institutional Buyer (as defined in Section 517.021(20), Florida Statutes), certified by the transferee to the Trustee in writing, on which certification the Trustee may conclusively rely. The 2026 Bond shall bear a legend consistent with this Section 205.

Section 206. Registrar and Paying Agent. The District appoints the Trustee as Registrar, Paying Agent and Authenticating Agent for the 2026 Bond.

Section 207. Conditions Precedent to Issuance of 2026 Bond. In addition to complying with the applicable requirements set forth in the Master Indenture in connection with the issuance of the 2026 Bond, the 2026 Bond shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Authenticating Agent and delivered to the District or upon its order, but only upon the further receipt by the Trustee and the Bank of:

- (a) Certified copies of the Series 2026 Assessment Proceedings;
- (b) Executed copies of the Master Indenture and this Ninth Supplemental Indenture;
- (c) A customary Bond Counsel opinion addressed to the District, the Trustee and the Bank in a form satisfactory to the Bank;
- (d) An opinion of Counsel to the District addressed to the District, the Trustee and the Bank to the effect that all proceedings undertaken by the District with respect to the Series 2026 Assessments have been in accordance with State law and that the District has taken all action necessary to levy and impose the Series 2026 Assessments and the Series 2026 Assessments are legal, valid and binding first liens upon the property against which such Series 2026 Assessments are made, coequal with the lien of all State, County, district and municipal taxes, superior in dignity to all other liens, titles and claims, other than federal liens, until paid, and covering other matters reasonably requested by the Bank;
- (e) A certificate of a Responsible Officer to the effect that, upon the authentication and delivery of the 2026 Bond, the District will not be in default in the performance of the terms and provisions of the Indenture;
- (f) A supplemental opinion of Bond Counsel dated the Date of Issuance, addressed to the District, the Bank and the Trustee, to the effect that the defeasance of the Refunded Bonds is permitted by the 2016 Indenture, that the defeasance of the Refunded Bonds will not adversely affect the tax-exempt status of the Refunded Bonds, and that the Refunded Bonds are no longer Outstanding under the 2016 Indenture;
- (g) A certificate of the Methodology Consultant to the effect that the benefit from the 2016 Project equals or exceeds the amount of Series 2026 Assessments, the Series 2026 Assessments are fairly and reasonably allocated across the lands subject to the Series 2026 Assessments and the Series 2026 Assessments are sufficient to pay Debt Service Requirements on the 2026 Bond;
- (h) The documents, certificate and opinion required by subsections (12), (13) and (14) of Section 3.01 of the Master Indenture; and
- (i) an executed Escrow Deposit Agreement and a verification report prepared by Causey Public Finance, LLC.

The Owner's receipt of the executed and authenticated 2026 Bond, together with payment to the Trustee of the net proceeds from the issuance of the 2026 Bond shall be conclusive evidence that the foregoing conditions have been met to the satisfaction of the District and the Bank.

**ARTICLE III
REDEMPTION OF 2026 BOND**

Section 301. Redemption of the 2026 Bond. The 2026 Bond is subject to redemption prior to maturity as provided in the form thereof set forth as **EXHIBIT A** to this Ninth Supplemental Indenture. Interest on the 2026 Bond or portion thereof called for redemption shall be paid on the date of redemption from the Series 2026 Interest Account or from the Series 2026 Revenue Account to the extent moneys in the Series 2026 Interest Account are insufficient for such purpose.

**ARTICLE IV
ESTABLISHMENT OF FUNDS AND ACCOUNTS AND OPERATION THEREOF;
DEPOSIT OF 2026 BOND PROCEEDS AND OTHER FUNDS AND APPLICATION
THEREOF**

Section 401. Establishment of Funds Accounts. There are hereby established with respect to the 2026 Bond the following Funds and Accounts:

- (a) within the Acquisition and Construction Fund held by the Trustee, a Series 2026 Costs of Issuance Account;
- (b) within the Debt Service Fund held by the Trustee, a Series 2026 Sinking Fund Account and a Series 2026 Interest Account;
- (c) there is hereby created a Series 2026 Bond Redemption Fund to be held by the Trustee and within the Series 2026 Bond Redemption Fund, a Series 2026 Prepayment Account and a Series 2026 General Account;
- (d) within the Revenue Fund held by the Trustee, a Series 2026 Revenue Account; and
- (d) within the Rebate Fund held by the Trustee, a Series 2026 Rebate Account.

For the 2026 Bond, there is no Debt Service Reserve Requirement and, therefore, no Series Account is being established in the Debt Service Reserve Fund with respect to the 2026 Bonds.

Section 402. Use of 2026 Bond Proceeds and Other Moneys. The amount received by the District from the sale of the 2026 Bond (the "Proceeds"), which is equal to the \$5,465,000.00 principal amount of the 2026 Bond, and all amounts on deposit in the funds and accounts being held by the Trustee pursuant to the 2016 Indenture (the "2016 Indenture Funds"), which are equal to \$423,165.68 (comprised of \$247,613.70 on deposit in the Series 2016A-1 Revenue Account,

\$156,072.75 on deposit in the Series 2016A-1 Debt Service Reserve Account, and \$19,479.23 on deposit in the Series 2016A-1 Prepayment Account), will be applied as follows:

(a) \$82,248.25 of the 2016 Indenture Funds (comprised of amounts on deposit in the Series 2016A-1 Revenue Account) shall be transferred to the Series 2026 Interest Account to pay the interest coming due on the 2026 Bond on November 1, 2026;

(b) \$340,917.43 constituting the remaining 2016 Indenture Funds and \$5,262,111.74 of Proceeds shall be delivered to the Escrow Agent on the date of delivery of the 2026 Bond for deposit in the Escrow Fund created under the Escrow Deposit Agreement to be applied to currently refund and redeem the Refunded Bonds on July 6, 2026; and

(c) the remaining Proceeds in the amount of \$202,888.26 shall be deposited in the Series 2026 Costs of Issuance Account to be used to pay the costs of issuance for the 2026 Bond pursuant to the Closing Memorandum.

Following the foregoing transfers, upon the defeasance of the Refunded Bonds, any additional moneys remaining in the Funds and Accounts established for the Refunded Bonds pursuant to the 2016 Indenture shall be transferred over and deposited into the Series 2026 Revenue Account and such Funds and Accounts shall be closed.

Section 403. Series 2026 Costs of Issuance Account. The amount deposited in the Series 2026 Costs of Issuance Account shall, at the written direction of a Responsible Officer of the District, be used to pay the costs of issuance relating to the 2026 Bond; provided, however, that on the Date of Issuance, initial costs of issuance shall be paid pursuant to the instructions in the Closing Memorandum signed by a Responsible Officer of the District. On the earlier to occur of: (x) the written direction of a Responsible Officer of the District or (y) September 1, 2026, any amounts deposited in the Series 2026 Costs of Issuance Account which have not been requisitioned shall be transferred over and deposited into the Series 2026 Revenue Account and used for the purposes permitted therefor, whereupon the Series 2026 Costs of Issuance Account shall be closed.

Section 404. Application of Series 2026 Prepayment Principal. All Series 2026 Prepayment Principal shall, upon receipt by the District, be deposited with the Trustee. At the time of such deposit, the amount representing Series 2026 Prepayment Principal shall be identified by the District in writing as such, upon which the Trustee may conclusively rely, with written direction to the Trustee to deposit such amount into the Series 2026 Prepayment Account in the Series 2026 Bond Redemption Fund pursuant to Section 407(b)(iii) hereof. Amounts on deposit in the Series 2026 Prepayment Account shall be applied to the extraordinary mandatory redemption of the 2026 Bond as provided in the form of the 2026 Bond set forth in **EXHIBIT A** hereto.

Section 405. Sinking Fund Installments. (a) The Sinking Fund Installments established for the 2026 Bond shall be as set forth in the form of 2026 Bond attached as **EXHIBIT A** hereto.

(b) Upon any redemption of the 2026 Bond (other than any portion of the 2026 Bond redeemed in accordance with scheduled Sinking Fund Installments), the District shall cause to be recalculated and delivered to the Trustee and the Owner revised Sinking Fund Installments recalculated so as to reamortize the Outstanding 2026 Bond, after giving effect to such redemption, in substantially equal annual installments of principal and interest (subject to rounding to \$1,000 integral amounts of principal, except for the final installment) over the remaining term of the 2026 Bond.

Section 406. Tax Covenants. The District shall comply with the Tax Certificate, as amended and supplemented from time to time in accordance with its terms.

Section 407. Series 2026 Revenue Account; Application of Revenues and Investment Earnings. (a) The Trustee is hereby authorized and directed to deposit any and all amounts required to be deposited in the Series 2026 Revenue Account by this Section 407 or by any other provision of the Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2026 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The District shall deposit Series 2026 Pledged Revenues with the Trustee immediately upon receipt, together with a written accounting setting forth the amounts of such Series 2026 Pledged Revenues, including as contemplated by Section 404, in the following categories which shall be deposited by the Trustee into the Funds and Accounts established hereunder as follows:

(i) Series 2026 Assessment Principal, which shall be deposited into the Series 2026 Sinking Fund Account;

(ii) Series 2026 Assessment Interest, which shall be deposited into the Series 2026 Interest Account;

(iii) Series 2026 Prepayment Principal, which shall be deposited into the Series 2026 Prepayment Account of the Series 2026 Bond Redemption Fund;

(iv) Delinquent Assessment Principal, which shall be deposited into the Series 2026 Sinking Fund Account;

(v) Delinquent Assessment Interest, which shall be deposited into the Series 2026 Interest Account; and

(vi) all other Series 2026 Pledged Revenues, which shall be deposited into the Series 2026 Revenue Account.

Moneys other than Series 2026 Pledged Revenues shall be deposited at the written direction of a Responsible Officer of the District.

(c) On the thirtieth (30th) day preceding each Interest Payment Date (or if such thirtieth (30th) day is not a Business Day, on the Business Day next preceding such day), the Trustee shall determine the amount on deposit in the Series 2026 Prepayment Account of the Series 2026 Bond Redemption Fund and, if the balance therein is greater than zero, shall, with the prior written direction of the District, transfer from the Series 2026 Revenue Account for deposit into the Series 2026 Prepayment Account, an amount sufficient to increase the amount on deposit therein to the nearest integral multiple of \$1,000 (provided that there are sufficient funds remaining therein to pay Debt Service Requirements coming due on the 2026 Bond on such Interest Payment Date), and shall thereupon give notice and cause the extraordinary mandatory redemption of all or a portion of the 2026 Bond on the next succeeding Interest Payment Date in the maximum principal amount for which moneys are then on deposit in such Series 2026 Prepayment Account in accordance with the provisions for extraordinary mandatory redemption of the 2026 Bond set forth in the form of the 2026 Bond attached as **EXHIBIT A** hereto, Section 301 hereof, and Article VIII of the Master Indenture.

(d) Unless otherwise specified below, on each May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall transfer amounts on deposit in the Series 2026 Revenue Account to the Accounts designated below in the following amounts and in the following order of priority:

FIRST, commencing November 1, 2026, to the Series 2026 Interest Account, an amount equal to the amount of interest payable on the 2026 Bond then Outstanding on such May 1 or November 1, less any other amount already on deposit in the Series 2026 Interest Account not previously credited; and

SECOND, commencing November 1, 2026, to the Series 2026 Interest Account, an amount specified by the Owner equal to the amount of any Taxable Rate Differential due and owing to the Owner of the 2026 Bond on such May 1 or November 1, less any other amount already on deposit in the Series 2026 Interest Account not previously credited and such amounts shall be immediately payable to the Owner; and

THIRD, on each May 1, commencing May 1, 2027, to the Series 2026 Sinking Fund Account, the amount, if any, equal to the difference between the Sinking Fund Installment due on such May 1, and the amount already on deposit in the Series 2026 Sinking Fund Account not previously credited; and

FOURTH, the balance shall be retained in the Series 2026 Revenue Account.

(e) On any date required by the Tax Certificate, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2026 Revenue Account to the

Series 2026 Rebate Account established for the 2026 Bond in the Rebate Fund in accordance with the Master Indenture, the amount due and owing to the United States, which amount shall be paid to the United States when due, in accordance with such Tax Certificate. The Trustee may conclusively rely on such written direction and shall have no responsibility for calculation or payment of the rebate amount, if any.

(f) On or after each November 2, beginning November 2, 2027, the balance on deposit in the Series 2026 Revenue Account on such November 2 shall be paid over to the District at the written direction of a Responsible Officer of the District to be used for any lawful purpose of the District; provided, however, that on the date of such proposed transfer the Trustee shall not have actual knowledge of an Event of Default under the Indenture relating to the 2026 Bond, including the payment of Trustee's fees and expenses then due or any fees or expenses due to the Owner of the 2026 Bond, in which case any balance shall be paid to the Owner and/or Trustee and applied to such fees and expenses and any excess shall remain in the Series 2026 Revenue Account.

(g) Anything herein or in the Master Indenture to the contrary notwithstanding, earnings on investments in all of the Funds and Accounts held as security for the 2026 Bond shall be invested only in Investment Securities. Subsection (3) of the definition of Investment Securities in the Master Indenture is hereby supplemented with respect to the 2026 Bond to add "money market deposit accounts" after "time deposits." The Trustee may conclusively rely that any investment directed by the District is permitted under the Indenture and is a legal investment for funds of the District. Earnings on the Funds and Accounts established hereby shall be retained, as realized, in such Funds and Accounts and used for the purposes of such Funds or Accounts; provided, however, that notwithstanding the foregoing, earnings on investments in the Series 2026 Sinking Fund Account and the Series 2026 Bond Redemption Fund and the Accounts therein shall be deposited, as realized, to the credit of the Series 2026 Revenue Account and used for the purpose of such Account.

ARTICLE V CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Ninth Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Ninth Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article XI thereof.

Section 504. Brokerage Statements. The District acknowledges that to the extent regulations of the Comptroller of the Currency or other applicable regulatory entity grant the District the right to receive individual confirmations of security transactions at no additional cost, as they occur, the District specifically waives receipt of such confirmations to the extent permitted by law. The Trustee will furnish or otherwise make available to the District periodic cash transaction statements that include detail for all investment transactions made by the Trustee hereunder.

Section 505. USA Patriot Act Requirements of the Trustee. To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify, and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust, or other legal entity, the Trustee will ask for documentation to verify such non-individual person's formation and existence as a legal entity. The Trustee may also ask to see financial statements, licenses, identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation.

ARTICLE VI ADDITIONAL BONDS

Section 601. No Parity Bonds. Other than Bonds issued to refund the then Outstanding 2026 Bond, the issuance of which results in net present value Debt Service savings, the District shall not, while the 2026 Bond is Outstanding, issue or incur any debt payable in whole or in part from the Series 2026 Trust Estate.

ARTICLE VII MISCELLANEOUS

Section 701. Confirmation of Master Indenture. As supplemented by this Ninth Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this Ninth Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Ninth Supplemental Indenture and to the 2026 Bond issued hereunder. To the extent of any conflict between the Master Indenture and this Ninth Supplemental Indenture the terms and provisions of this Ninth Supplemental Indenture shall control.

Section 702. Additional Covenant Regarding Assessments. Notwithstanding any provision of the Master Indenture, the Series 2026 Assessments pledged hereunder to secure the 2026 Bond shall be collected pursuant to the Uniform Method, unless such method is not available. In addition to, and not in limitation of, the covenants contained elsewhere in the Indenture, the District covenants to comply with the terms of the Series 2026 Assessment Proceedings heretofore adopted with respect to the Series 2026 Assessments, including the Assessment Methodology, and to levy and collect the Series 2026 Assessments set forth in the

Assessment Methodology in such manner as will generate funds sufficient to pay the principal of and interest on the 2026 Bond, when due.

Section 703. Additional Covenants of the District. For so long as the 2026 Bond is Outstanding, the District covenants and agrees that it will provide, at its own expense, to the Bank: (a) a copy of its audited financial statements no later than 270 days following the end of each Fiscal Year, beginning with the audited financial statements for the Fiscal Year ended September 30, 2025; and (b) a copy of its internally prepared unaudited annual financial statements no later than ninety (90) days following the end of each Fiscal Year, beginning with the Fiscal Year ending September 30, 2026.

Failure to provide the financial statements and reports as provided in the preceding paragraph, after three (3) Business Days' written notice from the Bank to the District, the district manager and legal counsel to the District, with a copy to the Trustee, shall constitute a "Financial Covenant Reporting Failure." Upon the occurrence of a Financial Covenant Reporting Failure, the Bank may enforce the provisions of this section by action in mandamus or specific performance, to compel performance of the District's financial reporting obligations under this section. A Financial Covenant Reporting Failure under this section shall not constitute an Event of Default under the Master Indenture.

For so long as the 2026 Bond is Outstanding, the District covenants and agrees that it will maintain its entire banking relationship exclusively with the Bank, including, without limitation, all operating accounts, reserve accounts, depository accounts, and all treasury management, lockbox, and related banking services; provided, however, the foregoing excludes the Series 2026 Pledged Funds. Borrower shall not establish or maintain any accounts or banking relationships with any other financial institution without the prior written consent of the Bank.

The Trustee shall have no obligation to monitor the District's compliance with the District's obligations under this Section 703.

Section 704. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the 2026 Bond or the date fixed for the redemption of the 2026 Bond shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Meadow View at Twin Creeks Community Development District has caused these presents to be signed in its name and on its behalf by its Chair, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its duly authorized officer.

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

(SEAL)

Frank Arias, Chair, Board of Supervisors

Attest:

Matt Biagetti, Secretary

[Ninth Supplemental Trust Indenture]

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Trustee**

Scott A. Schuhle, Vice President

[Ninth Supplemental Trust Indenture]

EXHIBIT A

FORM OF 2026 BOND

THE REGISTRATION OF OWNERSHIP OF THIS BOND MAY BE TRANSFERRED ONLY IN WHOLE AND ONLY TO A QUALIFIED INSTITUTIONAL BUYER (AS DEFINED IN SECTION 517.021(20), FLORIDA STATUTES), ALL AS PROVIDED IN THE INDENTURE

No. 2026R-1

\$5,465,000

United States of America

State of Florida

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT

(ST. JOHNS COUNTY, FLORIDA)

SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2026 (2016 REFUNDING)

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>
4.20% (subject to adjustment as provided herein)	May 1, 2047	June 22, 2026

Registered Owner: **SEACOAST NATIONAL BANK**

Principal Amount: **AND NO/100 DOLLARS**

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT, a community development district duly created and existing pursuant to Chapter 190, Florida Statutes (the "District"), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture, as hereinafter defined) shall have been duly made or provided for, the principal amount shown above on the dates and on the conditions set forth below and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an "Interest Payment Date"), commencing on November 1, 2026, until payment of said principal sum has been made or provided for, at the Interest Rate per annum set forth above (subject to adjustment as provided herein and in the Indenture). Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date and no additional interest will accrue as a result.

The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture, be paid to the registered Owner hereof at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date or, if such day is not a Business Day, on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clauses (a) or (b) of Section 10.02 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Sinking Fund Installments shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Registrar as the registered Owner of this Bond. Upon a Determination of Taxability (as defined in the hereinafter defined Supplemental Indenture), the Interest Rate shall be subject to adjustment pursuant to Section 203 of the Supplemental Indenture to the Taxable Rate, as set forth in the Supplemental Indenture, and the District shall pay to the Owner certain additional amounts pursuant to such Section 203. Any payment of principal or Redemption Price shall be made to such person who appears on the registration books of the Registrar as the registered Owner of this Bond at the close of business on the fifteenth (15th) day of the calendar month next preceding such payment or, if such day is not a Business Day, on the Business Day immediately preceding such day. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular Record Date for the respective interest payment to such account as shall be specified in such request). Interest on this Bond will be computed on the basis of a 360-day year of twelve 30-day months. Presentment of this Bond for payment of principal or interest shall not be required so long as the Bank (as defined in the Supplemental Indenture) is the registered Owner thereof, including upon final maturity and any partial redemption of this Bond in accordance with the Indenture, upon which all or such portion of this Bond so redeemed shall be canceled without physical surrender of this Bond by the registered Owner thereof. Records of all such redemptions shall be maintained by the Registrar and shall be the basis for the principal amount of this Bond actually Outstanding at any given time. Capitalized terms used herein and not otherwise defined shall have the same meanings as set forth in the Indenture.

This Bond is a duly authorized issue of bonds of the District designated "Special Assessment Refunding Bond, Series 2026 (2016 Refunding)" in the principal amount of \$5,465,000 (the "2026 Bond," which, together with any other Bonds issued under and governed by the terms of the hereinafter defined Master Indenture, are hereinafter collectively referred to as the "Bonds"), under a Master Trust Indenture, dated as November 1, 2016 (the "Master Indenture"), between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Ninth Supplemental Trust Indenture, dated as of June 1, 2026 (the "Supplemental Indenture"), between the District and the Trustee (the Master Indenture, as amended and supplemented by the Supplemental Indenture is hereinafter referred to as the "Indenture"). This 2026 Bond is being issued to, together with other funds held by the Trustee under the 2016 Indenture: (i) currently

refund and defease all of the Refunded Bonds; (ii) pay certain costs associated with the issuance of this 2026 Bond; and (iii) fund the interest to become due on the 2026 Bond on November 1, 2026.

NEITHER THIS 2026 BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF THE STATE OF FLORIDA. THIS 2026 BOND AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE REQUIREMENTS OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THIS 2026 BOND. RATHER, DEBT SERVICE REQUIREMENTS AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THIS 2026 BOND, SHALL BE PAYABLE FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2026 TRUST ESTATE PLEDGED TO THIS 2026 BOND, ALL AS PROVIDED HEREIN AND IN THE INDENTURE.

This 2026 Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the designated corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Bonds issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal and Redemption Price of, and the interest on, this 2026 Bond, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Series 2026 Assessments, the terms and conditions under which this 2026 Bond is or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the registered Owners of this Bond, and, by the acceptance of this 2026 Bond, the registered Owner hereof assents to all of the provisions of the Indenture. This 2026 Bond is secured by the Series 2026 Trust Estate.

This 2026 Bond is issuable only as a single registered bond without coupons in current interest form in the denomination of the then outstanding principal amount (the "Authorized Denomination"). The registration of ownership of this 2026 Bond may be transferred only in whole and only to a Qualified Institutional Buyer (as defined in Section 517.021(20), Florida Statutes), certified by the transferee to the Trustee in writing, on which certification the Trustee may conclusively rely, at the designated corporate trust office of the Trustee in Fort Lauderdale, Florida, as Registrar (the "Registrar"), upon surrender of this 2026 Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory

to the Registrar, subject to such reasonable regulations as the District or the Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Bond, in the same principal amount as the Bond transferred, will be issued to the transferee. At the designated corporate trust office of the Registrar in Fort Lauderdale, Florida, in the manner and subject to the limitations and conditions provided in the Master Indenture and without cost, except for any tax or other governmental charge, this 2026 Bond may be exchanged for a Bond of an equal principal amount and maturity, in the Authorized Denomination and bearing interest at the same rate.

This 2026 Bond is subject to redemption prior to maturity at the option of the District on or after June 22, 2031, in whole or in part on any Business Day, at the Redemption Price of 100% of the principal amount of this 2026 Bond to be redeemed plus interest accrued to the redemption date.

This 2026 Bond is subject to mandatory redemption in part by the District prior to its scheduled maturity from moneys in the Series 2026 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Sinking Fund Installments at the Redemption Price of 100% of the principal amount thereof, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1</u> <u>of the Year</u>	<u>Sinking Fund</u> <u>Installment</u>	<u>May 1</u> <u>of the Year</u>	<u>Sinking Fund</u> <u>Installment</u>
2027	\$165,000	2038	\$265,000
2028	175,000	2039	275,000
2029	180,000	2040	285,000
2030	190,000	2041	300,000
2031	195,000	2042	310,000
2032	205,000	2043	325,000
2033	215,000	2044	340,000
2034	220,000	2045	350,000
2035	230,000	2046	365,000
2036	240,000	2047*	385,000
2037	250,000		

* Maturity

Sinking Fund Installments are subject to recalculation, as provided in the Supplemental Indenture, as the result of the redemption of this 2026 Bond (other than as the result of a scheduled Sinking Fund Installment) so as to reamortize the remaining Outstanding principal balance of this 2026 Bond as set forth in the Supplemental Indenture.

This 2026 Bond is subject to extraordinary mandatory redemption prior to maturity, in whole on any date and in part on any Interest Payment Date, in the manner determined by the Registrar, at the Redemption Price of 100% of the principal amount redeemed, without premium,

together with accrued interest to the date of redemption from Series 2026 Prepayment Principal deposited into the Series 2026 Prepayment Account of the Series 2026 Bond Redemption Fund.

Notice of redemption other than scheduled redemption, as to which no notice shall be required, shall be by written or electronic transmission to the Owner at the physical or electronic address of such registered Owner recorded on the bond register maintained by the Registrar not less than ten (10) calendar days prior to the redemption date. Notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by U.S. Bank Trust Company, National Association, Fort Lauderdale, Florida, or any alternate or successor paying agent (collectively, the "Paying Agent"), all as provided in the Indenture, this 2026 Bond or such portion thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of this 2026 Bond or such portion thereof on such date, interest on this 2026 Bond or such portion thereof so called for redemption shall cease to accrue, this 2026 Bond or such portion thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owner thereof shall have no rights in respect of this 2026 Bond or such portion thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent.

The Owner of this 2026 Bond shall have no right to enforce the provisions of the Indenture or to institute action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

Modifications or alterations of the Master Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for two (2) years after the date when such Bond has become due and payable, either at its stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for two (2) years after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee funds or Defeasance Securities sufficient to pay the principal or redemption price of this 2026 Bond becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the

interest accrued to the due date, the lien of this 2026 Bond as to the Series 2026 Trust Estate shall be discharged, except for the rights of the Owner thereof with respect to the funds so deposited as provided in the Indenture.

This 2026 Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This 2026 Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this 2026 Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This 2026 Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Meadow View at Twin Creeks Community Development District has caused this 2026 Bond to bear the signature of the Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

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

(SEAL)

Frank Arias, Chair, Board of Supervisors

Attest:

Matt Biagetti, Secretary

CERTIFICATE OF VALIDATION

This 2026 Bond refunds a Series of Bonds which were validated by judgment of the Circuit Court of the Seventh Judicial Circuit of the State of Florida, in and for St. Johns County, Florida on June 6, 2016.

Frank Arias, Chair, Board of Supervisors

CERTIFICATE OF AUTHENTICATION FOR 2026 BOND

This Bond is all of the Bond of the Series designated herein, described in the within-mentioned Indenture.

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Trustee**

Date of Authentication:

June 22, 2026_____

Scott A. Schuhle, Vice President

[FORM OF ABBREVIATIONS FOR 2026 BOND]

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entireties

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under Uniform
Transfer to Minors Act _____ (Cust.) _____ (Minor)
(State)

Additional abbreviations may also be used though not in the above list.

[FORM OF ASSIGNMENT FOR 2026 BOND]

For value received, the undersigned hereby sells, assigns and transfers unto _____ within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said 2026 Bond on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or Employer

Identification Number of Transferee:

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within 2026 Bond in every particular without alteration or any change whatever.

EXHIBIT B
FORM OF CERTIFICATE OF TRANSFEREE

To: U.S. Bank Trust Company, National Association, as Trustee

Date: _____

_____ (the "Transferee"), hereby certifies to U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, trustee (the "Trustee") pursuant to that certain Master Trust Indenture dated as of November 1, 2016, as supplemented by that certain Ninth Supplemental Trust Indenture dated as of June 1, 2026, each by and between the Meadow View at Twin Creeks Community Development District (the "District") and the Trustee (together, the "Indenture") securing the District's Special Assessment Refunding Bond, Series 2026 (2016 Refunding) (the "2026 Bond") issued in the original principal amount of \$5,465,000, as follows:

a. the Transferee has the knowledge and experience in financial and business matters that make it capable of evaluating the District, the 2026 Bond and the risks associated with owning the 2026 Bond; and has the ability to bear the economic risk of owning the 2026 Bond;

b. the Transferee understands that the 2026 Bond is subject to the transfer restrictions set forth in the Indenture;

c. the Transferee understands that no offering statement, prospectus, offering circular, official statement or other disclosure document containing material information with respect to the District and the 2026 Bond are being or have been prepared and understands that neither the District nor any other party known to the District has undertaken to make any filing with respect to the 2026 Bond with Electronic Municipal Market Access ("EMMA"), the Municipal Securities Rulemaking Board's continuing disclosure site;

d. the Transferee acknowledges that it is a "qualified institutional buyer" within the meaning of the Securities Act of 1933, as amended; and

e. the Transferee acknowledges that there is no credit rating with respect to the 2026 Bond.

[SIGNATURE BLOCK FOR TRANSFEREE]

EXHIBIT B
PROPOSAL

May 11, 2026

Meadow View at Twin Creeks CDD
c/o MBS Capital Markets, LLC
Attn: Rhonda Mossing
1005 Bedford Way
Kingston, TN 37763

Re: Term Sheet Proposal

Dear Rhonda,

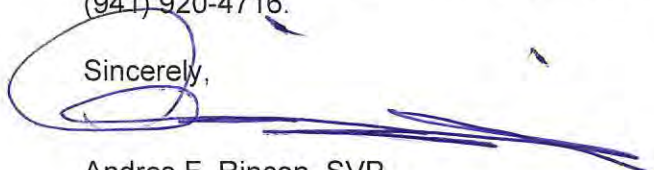
We are pleased to advise you that Seacoast National Bank is willing to consider providing financing to Meadow View at Twin Creeks Community Development District. The credit facility will be based substantially on the proposed summary of terms and conditions set forth in the attached Annex I; together with this cover letter, the "Proposal Letter".

This Proposal Letter is merely an expression of interest by the Bank in the proposed financing and should not be construed to be expressly or by implication, a commitment, an offer, an agreement in principle or an agreement by the Bank to make the Loan. The terms are subject to standard credit underwriting and approval by the Bank.

We look forward to working with you on this financing request. If these general terms are satisfactory to you, and you would like the Bank to begin its formal underwriting process toward seeking the appropriate credit approval, please sign this letter were provided below and return no later than
May 25, 2026 .

Should you have any questions regarding the Proposal Letter, please feel free to call me
(941) 920-4716.

Sincerely,



Andres F. Rincon, SVP
1950 Ringling Boulevard
Sarasota, FL 34236

(941) 920-4716
Andres.rincon@seacoastbank.com

ANNEX I

BORROWER	Meadow View at Twin Creeks CDD
LOAN AMOUNT	Not to exceed \$5,550,000
GUARANTORS	Not Applicable
CREDIT FACILITY	Tax-Exempt, Bank Qualified Term Loan
PURPOSE	Refund its outstanding Capital Improvement Revenue Bonds, Series 2016 Bonds
MATURITY	May 1, 2047
INDICATIVE RATES	Fixed rate of 4.20% with a Tax Equivalent Yield of 5.23%.
LOAN FEES	Not Applicable
REPAYMENT	Annual principal payments with semi-annual interest payments.
PREPAYMENT PENALTY	The proposed Loan will be non-callable for the first 5 years from closing. Property owners will be allowed to prepay their assessments at any time during the term of the loan.
COLLATERAL	Pledge of Non-Ad valorem special assessment on 302 residential land owners within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such Assessments or, if applicable, from the issuance and sale of tax certificates with respect to such assessments.
DEPOSIT RELATIONSHIP	<p>As a material condition to the Loan, for so long as any Obligations remain outstanding, Borrower shall maintain its entire banking relationship exclusively with Seacoast Bank, including, without limitation, all operating accounts, reserve accounts, depository accounts, and all treasury management, lockbox, and related banking services. Borrower shall not establish or maintain any accounts or banking relationships with any other financial institution without the prior written consent of Seacoast Bank.</p> <p>Deposits for the reserve accounts will be maintained in a variable-rate account, subject to prevailing market conditions, with an initial interest rate of 2.0%.</p>
MADS	Not Applicable

COSTS Standard and reasonable costs related to this loan transaction are the responsibility of the Borrower.

ADDITIONAL COVENANTS AND CONDITIONS

Receipt and Satisfactory review by Seacoast National Bank-engaged legal counsel of the legal documentation provided by the Bond Counsel engaged in this transaction. Bond Counsel Opinion to include, among other required information, that the form of the proposed Bonds is regular and proper to include an opinion as to tax exemption and enforceability.

Receipt and satisfactory review of the Master Trust Indenture for the proposed funding.

Receipt and satisfactory review of the Series 2026 Bonds Report utilizing the agreed upon terms (loan amount, interest rate, payment schedule, etc.)

FINANCIAL REPORTING

On an annual basis, within 270 days of the Fiscal year end, a copy of the audited financial statements for the Borrower.

On an annual basis, within 90 days of the Fiscal year end, a copy of an internally prepared financial statement for the Borrower.

Failure to provide the financial statements and reports as provided in the preceding paragraphs, after three (3) Business Days' written notice to the District, the District Manager and Counsel to the District, with a copy to the Trustee, shall constitute a "Financial Covenant Reporting Failure." Upon the occurrence of a Financial Covenant Reporting Failure Seacoast National Bank may enforce the provisions of this section by action in mandamus or specific performance, to compel performance of the District's financial reporting obligations under this section. A financial Covenant Reporting Failure under this section shall not constitute an Event of Default under the Master Indenture.

TAX-EXEMPT STATUS

In the event this loan is deemed to no longer be tax exempt, then in such event Borrower shall also pay to Bank, at the time such interest is paid all additional amounts which Bank specifies as necessary to preserve the after-tax yield that Bank would have received at each interest payment date had the loan remained tax exempt.

The Borrower agrees to pay, and indemnify Bank with respect to, any present or future stamp or documentary taxes, or any other excise or property taxes, charges or similar levies which arise from any payment made under this Loan or from the execution, delivery or registration of, or otherwise with respect to this Loan or any agreement or instrument required by, or executed or delivered in connection with, this Loan.

This indicative Term Sheet is for discussion and illustrative purposes only and does not represent a commitment by Seacoast National Bank to provide an extension of credit. I have reviewed and hereby accept the proposed terms and conditions stated in this letter.

THIS TERM SHEET IS AN OUTLINE ONLY AND DOES NOT PURPORT TO SUMMARIZE ALL THE CONDITIONS, COVENANTS, REPRESENTATIONS, WARRANTIES AND OTHER PROVISIONS WHICH WOULD BE CONTAINED IN DEFINITIVE LEGAL DOCUMENTATION FOR THE FACILITIES CONTEMPLATED HEREIN.

Accepted on this _____ day of _____, 2026.

Meadow View at Twin Creeks Community Development District

By: _____

Printed Name: _____

EXHIBIT C

FORM OF ESCROW DEPOSIT AGREEMENT

ESCROW DEPOSIT AGREEMENT

This **ESCROW DEPOSIT AGREEMENT**, dated June 22, 2026 (this “Agreement”), by and between the **MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT** (the “District”), a duly constituted and existing local unit of special purpose government under the laws of the State of Florida, and **U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION**, a national banking association authorized to accept and execute the trusts of the character herein set forth, with its designated corporate trust office located at 500 West Cypress Creek Road, Suite 460, Fort Lauderdale, Florida 33309, Attention: Corporate Trust Department (the “Escrow Agent”).

WHEREAS, the District has previously issued its Special Assessment Bonds, Series 2016A-1 (the “2016A-1 Bonds”), pursuant to a Master Trust Indenture dated as of November 1, 2016 (the “Master Indenture”), as supplemented by a First Supplemental Trust Indenture dated as of November 1, 2016 (the “First Supplemental Indenture,” and, together with the Master Indenture, the “Indenture”), both between the District and the Escrow Agent, as trustee (in such capacity, the “Trustee”); and

WHEREAS, Article XIV of the Master Indenture provides that Bonds shall be deemed to have been paid within the meaning and with the effect expressed therein upon compliance by the District with the provisions thereof, which provisions the District hereby represents have not been amended or supplemented with respect to the 2016A-1 Bonds; and

WHEREAS, the District has determined to issue, pursuant to the Master Indenture, as supplemented by a Ninth Supplemental Trust Indenture dated as of June 1, 2026, by and between the District and the Trustee, its \$5,465,000 Special Assessment Refunding Bond, Series 2026 (2016 Refunding) (the “2026 Bond”) for the primary purpose, together with moneys held on deposit under the Indenture, of refunding and defeasing as provided herein all of the Outstanding 2016A-1 Bonds (hereinafter, the “Refunded Bonds”); and

WHEREAS, a portion of the proceeds of the 2026 Bond, together with a portion of the moneys held on deposit under the Indenture, will be deposited in the Escrow Fund created pursuant to Section 4 hereof and held uninvested in an amount sufficient, without reinvestment, to pay the Refunded Bonds as provided herein and to discharge and satisfy the covenants, agreements and other obligations of the District under the Indenture in regard to such Refunded Bonds; and

WHEREAS, the issuance of the 2026 Bond, the deposit of such cash into the Escrow Fund to be held by the Escrow Agent and the discharge and satisfaction of the covenants, agreements and other obligations of the District under the Indenture in regard to the Refunded Bonds shall occur as a simultaneous transaction; and

WHEREAS, this Agreement is intended to effectuate such simultaneous transaction;

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

1. The recitals stated above are true and correct and incorporated herein.
2. Receipt of true and correct copies of the above-mentioned Indenture is hereby acknowledged by the Escrow Agent. The applicable and necessary provisions of the Indenture, in particular Article III and Article XIV of the Master Indenture, are incorporated herein by reference. The District and the Escrow Agent also acknowledge receipt of the verification report of Causey Public Finance, LLC, dated June 22, 2026 (the "Verification Report") indicating that sufficient cash has been deposited into the Escrow Fund to provide for all payments due on the Refunded Bonds as provided in **Exhibit "A"** hereto. The Escrow Agent has no responsibility for the production, review or accuracy of the Verification Report.
3. In accordance with the Master Indenture, the District, by this Agreement, exercises the option to have the covenants, agreements and other obligations of the District to the holders of the Refunded Bonds discharged and satisfied, except for those arising hereunder or those that by their express terms survive payment or defeasance of the Refunded Bonds.
4. There is hereby created and established with the Escrow Agent a special, segregated and irrevocable escrow fund designated the "Meadow View at Twin Creeks Community Development District Escrow Deposit Fund" (the "Escrow Fund"), which Escrow Fund is to be held in the custody of the Escrow Agent, separate and apart from other funds of the District and the Escrow Agent. The Escrow Agent hereby acknowledges the receipt and deposit of the sum of \$5,603,029.17 (comprised of \$5,262,111.74 of proceeds of the 2026 Bond and \$340,917.43 of funds held under the Indenture (collectively, the "Escrow Proceeds")) to the Escrow Fund. The District instructs the Escrow Agent to hold the Escrow Proceeds uninvested in cash and neither the District nor the Escrow Agent shall otherwise invest or reinvest any moneys in the Escrow Fund.
5. In reliance upon the Verification Report, the District represents and warrants that the deposit made pursuant to Section 4 is sufficient to pay the principal of, redemption premium, if any, and interest due on the Refunded Bonds as described in **Exhibit "A"** attached hereto. If such deposit shall be insufficient to make such payments, the District shall timely deposit in the Escrow Fund, solely from legally available funds of the District, such additional amounts as may be required to pay the Refunded Bonds as described in **Exhibit "A"** hereto. Notice of any insufficiency shall be given by the Escrow Agent to the District as promptly as possible after the Escrow Agent knows of such insufficiency, but the Escrow Agent shall in no manner be responsible for the District's failure to make such deposits.
6. The deposit of the Escrow Proceeds in the Escrow Fund as described above shall constitute deposit of moneys held by the Escrow Agent solely for the payment of the principal of and interest on the Refunded Bonds at such time and in such amounts as set forth in **Exhibit "A"** hereto, and such deposit shall be used solely for such purposes.

7. The District hereby directs, and the Escrow Agent hereby agrees, that it will undertake the timely transfer of money to the Paying Agent for the Refunded Bonds or any successors or assigns thereto (the "Refunded Bonds Paying Agent") in accordance with **Exhibit "A"** attached hereto, in order to effectuate this Agreement and to pay the Refunded Bonds in the amounts and at the time provided in said **Exhibit "A"** notwithstanding any failure by the District to pay when due any fees or expenses of the Escrow Agent or Refunded Bonds Paying Agent. The liability of the Escrow Agent to make such transfer for the payment of the principal of and interest on the Refunded Bonds pursuant to this Agreement shall be limited to the application of amounts available for such purposes in the Escrow Fund.

8. The District hereby irrevocably instructs the Escrow Agent to deliver to the holders of the Refunded Bonds, on the date hereof, the notice of defeasance attached hereto as **Exhibit "B."** The Escrow Agent, in its capacity as Trustee and Bond Registrar for the Refunded Bonds and at the written direction of the District, has previously caused to be provided to the holders of the Refunded Bonds a Conditional Notice of Optional Redemption with respect to the redemption of the Refunded Bonds on July 6, 2026. The District hereby confirms that the conditions to optional redemption contained in such notice have been met and agrees and confirms that such notice is now irrevocable.

9. The District represents that concurrently with the deposit set forth in Section 4 hereof, the Refunded Bonds are hereby deemed to have been paid within the meaning and with the effect expressed in the Indenture and are no longer Outstanding (as defined in the Indenture) thereunder.

10. The Escrow Fund shall be irrevocable and the holders of the Refunded Bonds shall have an express lien on all cash deposited in the Escrow Fund pursuant to the terms hereof until paid out, used and applied in accordance with this Agreement. Neither the District nor the Escrow Agent shall cause nor will the District permit, any other lien or interest to be imposed upon the Escrow Fund.

11. This Agreement is made for the benefit of the District and the holders from time to time of the Refunded Bonds and it shall not be repealed, revoked, altered or amended without the written consent of all such holders and the written consent of the Escrow Agent; provided, however, that the District and the Escrow Agent may, without the consent of, or notice to, such holders enter into such agreements supplemental to this Agreement as shall not adversely affect the rights of such holders and as shall not be inconsistent with the terms and provisions of this Agreement, for any one or more of the following purposes:

- (a) to cure any ambiguity or formal defect or omission in this Agreement;
- (b) to grant, or confer upon, the Escrow Agent for the benefit of the holders of the Refunded Bonds, any additional rights, remedies, powers or authority that may lawfully be granted to, or conferred upon, such holders or the Escrow Agent; and
- (c) to subject to this Agreement additional funds, securities or properties.

The Escrow Agent shall be entitled to rely exclusively upon an unqualified opinion of nationally recognized bond counsel with respect to compliance with this Section 11, including the extent, if any, to which any change, modification or addition affects the rights of the holders of the Refunded Bonds, or that any instrument executed hereunder complies with the conditions and provisions of this Section 11.

12. The District shall pay the Escrow Agent upon execution hereof a one-time fee in an amount to be agreed upon between the District and the Escrow Agent for performing the ordinary and customary services hereunder. The District also shall pay any fees and expenses associated with the performance by the Escrow Agent of any reasonable extraordinary services hereunder, which are payable by the District upon presentation of an invoice therefor from the Escrow Agent. The Escrow Agent shall have no lien whatsoever upon any of the cash in said Escrow Fund for the payment of such proper fees and expenses.

13. The Escrow Agent shall not be liable in connection with the performance of its duties hereunder except for its own gross negligence, misconduct or default. The Escrow Agent shall not be liable for any loss resulting from any investments made pursuant to the terms of this Agreement. The Escrow Agent shall not be liable for the accuracy of the calculations as to the sufficiency of the deposits to the Escrow Fund to pay the Refunded Bonds. So long as the Escrow Agent applies any moneys to pay the Refunded Bonds as provided herein, the Escrow Agent shall not be liable for any deficiencies in the amounts necessary to pay the Refunded Bonds caused by such calculations. Notwithstanding any provision herein to the contrary, in no event shall the Escrow Agent be liable for special, indirect or consequential loss or damage of any kind whatsoever (including but not limited to lost profits), even if the Escrow Agent has been advised of the likelihood of such loss or damage and regardless of the form of action.

The duties and obligations of the Escrow Agent shall be determined by the express provisions of this Agreement and no implied warrants or obligations shall be read into this Agreement against the Escrow Agent. The Escrow Agent may consult with counsel knowledgeable with respect to any matter relevant to this Agreement, who may or may not be counsel to the District, and be entitled to receive from the District reimbursement of the reasonable fees and expenses of such counsel, and in reliance upon the opinion of such counsel have full and complete authorization and protection in respect of any action taken, suffered or omitted by it in good faith in accordance therewith. Escrow Agent shall notify the District of its intent to engage such counsel. Whenever the Escrow Agent shall deem it necessary or desirable that a matter be proved or established prior to taking, suffering or omitting any action under this Agreement, such matter may be deemed to be conclusively established by a certificate signed by an authorized officer of the District and the Escrow Agent may in good faith conclusively rely upon such certificate.

The Escrow Agent may conclusively rely upon and shall be fully protected in acting and relying upon any notice, order, requisition, request, consent, certificate, order, opinion (including an opinion of counsel), affidavit, letter, telegram or other paper or document in good faith deemed by it to be genuine and correct and to have been signed or sent by the proper person or

persons. Any payment obligation of the Escrow Agent hereunder shall be paid from, and is limited to funds available, established and maintained hereunder; the Escrow Agent shall not be required to expend its own funds for the performance of its duties hereunder. The Escrow Agent may act through its agents and attorneys and shall not be responsible for any misconduct or negligence on the part of any such person so appointed with due care. The Escrow Agent shall not be responsible or liable for any failure or delay in the performance of its obligations under this Agreement arising out of or caused, directly or indirectly, by circumstances beyond its reasonable control, including, without limitation, acts of God; earthquakes; fire; flood; hurricanes or other storms; wars; terrorism; similar military disturbances; sabotage; epidemic; pandemic; riots; interruptions; loss or malfunctions of utilities, computer (hardware or software) or communications services; accidents; labor disputes; acts of civil or military authority or governmental action; it being understood that the Escrow Agent shall use commercially reasonable efforts which are consistent with accepted practices in the banking industry to resume performance as soon as reasonably practicable under the circumstances.

The District further agrees to indemnify and save the Escrow Agent harmless, to the extent allowed by law, against any liabilities, which it may incur in the exercise and performance of its powers and duties hereunder, and which are not due to the Escrow Agent's negligence or default. The provisions of Section 12 and this Section 13 shall survive the termination of this Agreement and/or the sooner resignation or removal of the Escrow Agent and shall also inure to the benefit of the Escrow Agent's successors and assigns.

14. The Escrow Agent, at the time acting hereunder, may at any time resign and be discharged from the duties and obligations hereby created by giving not less than ten (10) days written notice to the District and mailing notice thereof, specifying the date when such resignation will take effect to the holders of all Refunded Bonds then outstanding, but no such resignation shall take effect unless a successor Escrow Agent shall have been appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then outstanding or by the District as hereinafter provided and such successor Escrow Agent shall have accepted such appointment, in which event such resignation shall take effect immediately upon the appointment and acceptance of a successor Escrow Agent.

The Escrow Agent may be removed at any time by an instrument or concurrent instruments in writing, delivered to the Escrow Agent and to the District and signed by the holders of a majority in aggregate principal amount of the Refunded Bonds then outstanding.

In the event the Escrow Agent hereunder shall resign or be removed, or be dissolved, or shall be in the course of dissolution or liquidation, or otherwise become incapable of acting hereunder, or in case the Escrow Agent shall be taken under the control of any public officer or officers, or of a receiver appointed by a court, a successor may be appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then outstanding by an instrument or concurrent instruments in writing, signed by such holders, or by their attorneys in fact, duly authorized in writing; provided, nevertheless, that in any such event, the District shall appoint a temporary Escrow Agent to fill such vacancy until a successor Escrow Agent shall be

appointed by the holders of a majority in aggregate principal amount of the Refunded Bonds then outstanding in the manner above provided, and any such temporary Escrow Agent so appointed by the District shall immediately and without further act be superseded by the Escrow Agent so appointed by such holders.

In the event that no appointment of a successor Escrow Agent or a temporary successor Escrow Agent shall have been made by such holders or the District pursuant to the foregoing provisions of this Section 14 within ten (10) days after written notice of resignation of the Escrow Agent has been given to the District, the holder of any of the Refunded Bonds or any retiring Escrow Agent may apply to any court of competent jurisdiction for the appointment of a successor Escrow Agent, and such court may thereupon, after such notice, if any, as it shall deem proper, appoint a successor Escrow Agent.

No successor Escrow Agent shall be appointed unless such successor Escrow Agent shall be a corporation with trust powers organized under the banking laws of the United States or any state thereof, and shall have at the time of appointment capital and surplus of not less than \$75,000,000.

Except as provided in the next succeeding paragraph, every successor Escrow Agent appointed hereunder shall execute, acknowledge and deliver to its predecessor and to the District an instrument in writing accepting such appointment hereunder and thereupon such successor Escrow Agent, without any further act, deed or conveyance, shall become fully vested with all the rights, immunities, powers, duties and obligations of its predecessor except for the predecessor rights under Sections 12 and 13 hereof; but such predecessor shall nevertheless, on the written request of such successor Escrow Agent or the District execute and deliver an instrument transferring to such successor Escrow Agent all the estates, properties, rights and powers of such predecessor hereunder; and every predecessor Escrow Agent shall deliver all securities and moneys held by it to its successor; provided, however, that before any such delivery is required to be made, all fees, advances and expenses of the retiring or removed Escrow Agent shall be paid in full. Should any transfer, assignment or instrument in writing from the District be required by any successor Escrow Agent for more fully and certainly vesting in such successor Escrow Agent the estates, rights, powers and duties hereby vested or intended to be vested in the predecessor Escrow Agent, any such transfer, assignment and instruments in writing shall, on request, be executed, acknowledged and delivered by the District.

Any corporation, purchaser or entity into which the Escrow Agent, or any successor to it in the escrow created by this Agreement, may be merged or converted or with which it or any successor to it may be consolidated, or transfers all or substantially all of its corporate trust business to, or any corporation, purchaser or entity resulting from any merger, conversion, consolidation or reorganization to which the Escrow Agent or any successor to it shall be a party, shall be the successor Escrow Agent under this Agreement without the execution or filing of any paper or any other act on the part of any of the parties hereto, anything herein to the contrary notwithstanding.

In the event the Escrow Agent resigns or is removed pursuant to the provisions hereof, any fee paid to the Escrow Agent as provided in Section 12 hereof shall to the extent of the unearned portion of such fee be rebated and returned to the District.

15. This Agreement, except as otherwise provided herein, shall terminate when all transfers and payments required to be made by the Escrow Agent under the provisions hereof shall have been made. Upon such termination, all moneys remaining in the Escrow Fund shall be released to the District.

16. This Agreement shall be governed by the applicable laws of the State of Florida without regard to conflict of law principles.

17. If any one or more of the covenants or agreements provided in this Agreement on the part of the District or the Escrow Agent to be performed should be determined by a court of competent jurisdiction to be contrary to law, such covenant or agreement shall be deemed and construed to be severable from the remaining covenants and agreements herein contained and shall in no way affect the validity of the remaining provisions of this Agreement.

18. This Agreement may be executed in several counterparts, all or any of which shall be regarded for all purposes as one original and shall constitute and be but one and the same instrument.

19. The District will not accelerate the maturity of any Refunded Bonds or exercise any option to redeem any Refunded Bonds except as set forth in Section 8 hereof.

20. Any notice, authorization, request or demand required or permitted to be given in accordance with the terms of this Agreement shall be in writing and sent by registered or certified mail addressed to:

Meadow View at Twin Creeks Community
Development District
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, Florida 32092
Attn: Matt Biagetti, District Manager

U.S. Bank Trust Company, National Association
500 West Cypress Creek Road, Suite 460
Fort Lauderdale, Florida 33309
Attn: Corporate Trust Department

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have each caused this Escrow Deposit Agreement to be executed by their duly authorized officers and appointed officials and, in the case of the District, its seal to be hereunder affixed and attested as of the date first above written.

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

(SEAL)

Frank Arias, Chair, Board of Supervisors

Attest:

Matt Biagetti, Assistant Secretary

*(Signature page of Escrow Deposit Agreement dated June 22, 2026
regarding Meadow View at Twin Creeks Community Development District)*

**U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, as Escrow Agent**

Scott A. Schuhle, Vice President

EXHIBIT A

ESCROW REQUIREMENTS FOR REFUNDED BONDS

<u>Payment Date</u>	<u>Interest</u>	<u>Principal Redeemed</u>	<u>Total</u>
07/06/2026	\$53,029.17	\$5,550,000.00	\$5,603,029.17

EXHIBIT B

FORM OF NOTICE OF DEFEASANCE

MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
(ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2016A-1
ISSUANCE DATE: NOVEMBER 3, 2016

<u>Maturity Date</u>	<u>Interest Rate</u>	Outstanding <u>Principal Amount</u>	<u>Redemption Price</u>	<u>CUSIP Number</u> [†]
May 1, 2027	4.500%	\$150,000	100.00%	583188 AA5
May 1, 2037	5.000%	\$2,010,000	100.00%	583188 AB3
May 1, 2047	5.500%	\$3,390,000	100.00%	583188 AC1

NOTICE IS HEREBY GIVEN to the holders of the Outstanding principal amount of the above-captioned bonds (the “Refunded Bonds”) issued by the Meadow View at Twin Creeks Community Development District (the “District”) that the District has caused the current refunding of the Refunded Bonds through the issuance by the District of its Special Assessment Refunding Bond, Series 2026 (2016 Refunding) (the “2026 Bond”). The proceeds of the 2026 Bond, together with other legally available funds, have been deposited in irrevocable escrow in an escrow deposit fund (the “Escrow Fund”) established for the benefit of holders of the Refunded Bonds with U.S. Bank Trust Company, National Association, as escrow agent (the “Escrow Holder”), pursuant to an Escrow Deposit Agreement dated June 22, 2026 (the “Escrow Agreement”), by and between the District and the Escrow Holder. Moneys deposited in the Escrow Fund will be held therein as uninvested cash. A Conditional Notice of Optional Redemption (the “Conditional Notice”) was given by the Escrow Holder, as Trustee and Bond Registrar under the Indenture (hereinafter defined) for the Refunded Bonds, on June 4, 2026, for a redemption on July 6, 2026 (the “Redemption Date”). On the date hereof, the conditions stated in the Conditional Notice have been met and pursuant to the Escrow Agreement, the District has agreed and confirmed that the Conditional Notice is irrevocable. The Refunded Bonds will be redeemed on the Redemption Date at a price of 100% of the principal amount being redeemed, plus accrued interest through the Redemption Date (the “Redemption Price”). The Refunded Bonds are deemed to have been paid in accordance with Article XIV of the Master Trust Indenture dated as of November 1, 2016, as supplemented by the First Supplemental Trust Indenture dated as of November 1, 2016, each between U.S. Bank Trust Company, National Association, as successor trustee, and the District (collectively, the “Indenture”), and are no longer outstanding thereunder.

[†] CUSIP numbers are included solely for the convenience of the holders of the Refunded Bonds. Neither the District nor the Trustee/Escrow Agent shall have any responsibility with respect to the selection or use of any CUSIP number, nor is any representation made as to the correctness of any CUSIP number, either as printed on the Refunded Bonds or in this Notice of Defeasance.

This is not a notice of redemption and Refunded Bonds should not be tendered for payment to the District, the Paying Agent or the Trustee for the Refunded Bonds as a result of this notice.

DATED this 22nd day of June, 2026.

By: U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, as Escrow Holder

C.

RESOLUTION 2026-08

A RESOLUTION SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT REFUNDING BOND, SERIES 2026 (2016 REFUNDING); CONFIRMING AND ADOPTING A SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2026 REFUNDING BOND; PROVIDING FOR THE SUPPLEMENT TO THE IMPROVEMENT LIEN BOOK; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Meadow View at Twin Creeks Community Development District (the "**District**") has previously indicated its intention to undertake, install, establish, construct and/or acquire certain public infrastructure improvements and to finance such public infrastructure improvements through the imposition of special assessments on benefitted property within the District and the issuance of bonds; and

WHEREAS, the District, on October 31, 2016, in accordance with Chapters 170, 190, and 197, *Florida Statutes*, without limitation, adopted Resolution 2017-04, relating to the imposition, levy, collection, and enforcement of such special assessments (the "**Series 2016 Assessment Resolution**");

WHEREAS, the Series 2016 Assessment Resolution was adopted in connection with the District's issuance of its \$6,640,000 Meadow View at Twin Creeks Community Development District Special Assessment Bonds, Series 2016A-1 Bonds (the "**Series 2016 Bonds**"); and

WHEREAS, in order to achieve both aggregate and annual debt service savings, the District has determined it is in the best interest of the District, its residents, and landowners, to refinance the outstanding Series 2016 Bonds via the issuance of refunding bonds; and

WHEREAS, in order to effectuate such refunding, on June 18, 2026, the District's Board of Supervisors (the "**Board**") adopted Resolution 2026-07, authorizing the issuance of the Meadow View at Twin Creeks Community Development District Special Assessment Refunding Bond, Series 2026 (2016 Refunding), in a principal amount not to exceed \$5,465,000 (the "**Series 2026 Refunding Bond**"); and

WHEREAS, pursuant to and consistent with the Series 2016 Assessment Resolution, this Resolution shall set forth the terms of Series 2026 Refunding Bond and confirms the lien of the levy of special assessments securing the Series 2026 Refunding Bond ("**Series 2026 Assessments**").

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

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation Chapters 170, 190, and 197, *Florida Statutes*, and the Series 2016 Assessment Resolution.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) On October 31, 2016, the District, after due notice and public hearing, adopted the Series 2016 Assessment Resolution, which, among other things, equalized, approved, confirmed, and levied special assessments on property benefitting from the infrastructure improvements authorized by the District. This Resolution shall supplement the Series 2016 Assessment Resolution for the purpose of setting forth the specific terms of the Series 2026 Refunding Bond and certifying the amount of the lien of the special assessments securing any portion of the Series 2026 Refunding Bond, including interest, costs of issuance, and the number of payments due.

(b) The *Final Supplemental Special Assessment Methodology Report for the Special Assessment Refunding Bond, Series 2026*, dated June 18, 2026, attached to this Resolution as **Exhibit A** (the “**Supplemental Assessment Methodology**”), applies the *Supplemental Special Assessment Methodology Report for the Special Assessment Revenue Bonds Series 2016A-1 & A-2*, dated October 27, 2016 (the “**Master Assessment Methodology**”), to the actual terms of the Series 2026 Refunding Bond. The Supplemental Assessment Methodology is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2026 Refunding Bond.

(c) The capital improvement plan constructed in connection with the Series 2016 Bonds (the “**Series 2016 Project**”) continues to specially benefit all of the properties identified in the Supplemental Assessment Methodology. The benefits of the Series 2016 Project exceed the assessments allocated as provided in the Supplemental Assessment Methodology.

SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2026 REFUNDING BOND. This Resolution is intended to set forth the terms of the Series 2026 Refunding Bond and the final amount of the lien of the special assessments securing those bonds. The Series 2026 Refunding Bond, in a par amount of \$5,465,000 shall bear such rate of interest and maturity as shown on **Exhibit B** attached hereto. The sources and uses of funds of the Series 2026 Refunding Bond shall be as set forth in **Exhibit C**. The debt service due on the Series 2026 Refunding Bond is set forth on **Exhibit D** attached hereto. The lien of the special assessments securing the Series 2026 Refunding Bonds on certain developable land within the District, as such land is described in Exhibit A, shall be the principal amount due on the Series 2026 Refunding Bond, together with accrued but unpaid interest thereon, and together with the amount by which the annual assessments shall be grossed up to include early payment discounts required by law and costs of collection.

SECTION 4. ALLOCATION OF ASSESSMENTS SECURING SERIES 2026 REFUNDING BOND.

(a) The special assessments for the Series 2026 Refunding Bond shall be allocated in accordance with Exhibit A. The Supplemental Assessment Methodology is consistent with the District's Master Assessment Methodology. The Supplemental Assessment Methodology, considered herein, reflects the actual terms of the issuance of the District's Series 2026 Refunding Bond. The estimated costs of collection of the special assessments for the Series 2026 Refunding Bond are as set forth in the Supplemental Assessment Methodology.

(b) The lien of the special assessments securing the Series 2026 Refunding Bond includes that certain land within the District (as those district boundaries may be adjusted pursuant to law) that originally secured the Series 2016 Bonds, except those lots which prepaid their Series 2016 Assessments in full, all as further provided in the final assessment roll included in the Supplemental Assessment Methodology, and as such land is ultimately defined and set forth in plats, site plans, or other designations of developable acreage. To the extent land is added to the District, the District may, by supplemental resolution at a regularly noticed meeting and without the need for public hearing, determine such land to be benefitted and reallocate the special assessments securing the Series 2026 Refunding Bond and impose special assessments on the newly added and benefitted property.

(c) Taking into account earnings on certain funds and accounts as set forth in the Master Trust Indenture, the District shall begin annual collection of special assessments for the Series 2026 Refunding Bond debt service payment using the methods available to it by law. The Series 2026 Refunding Bonds proceeds, together with other funds of the District, will be applied to (i) currently refund and redeem the Refunded Bonds, (ii) pay certain costs associated with the issuance of the Series 2026 Bonds, and (iii) pay the interest to become due on the Series 2026 Bonds through November 1, 2026. Beginning with the first debt service payment on November 1, 2026, there shall be twenty (20) years of annual installments of principal and interest, as reflected on Exhibit D.

(d) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed for collection by the St. Johns County and other Florida law. The District intends, unless inapplicable or unavailable, to collect the special assessments securing the Series 2026 Refunding Bond using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year a tax roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect any prepayments of debt as and when due and to collect special assessments on unplatted property using methods available to the District authorized by Florida law.

SECTION 5. IMPROVEMENT LIEN BOOK. Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid, and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county,

district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

SECTION 6. ASSESSMENT NOTICE. The District's Secretary is hereby directed to record a Notice of Series 2026 Assessments securing the Series 2026 Bonds in the Official Records of Pasco County, Florida, or such other instrument evidencing the actions taken by the District

SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT. This Resolution is intended to supplement the Series 2016 Assessment Resolution, which remains in full force and effect. This Resolution and the Series 2016 Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

SECTION 8. SEVERABILITY. If any section or part of a section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

SECTION 9. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

[remainder of page intentionally left blank]

PASSED in Public Session of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District, this 18th day of June, 2026.

ATTEST:

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

Secretary / Assistant Secretary

Chairman, Board of Supervisors

- Exhibit A:** Supplemental Assessment Methodology
- Exhibit B:** Maturities and Coupon of Series 2026 Refunding Bond
- Exhibit C:** Sources and Uses of Funds for Series 2026 Refunding Bond
- Exhibit D:** Annual debt service payment due on Series 2026 Refunding Bond

Exhibit A
Supplemental Assessment Methodology

Exhibit B
Maturities and Coupon of Series 2026 Refunding Bond

BOND PRICING

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Refunding Bond, Series 2026
PRIVATE PLACEMENT
Seacoast Bank Term Sheet
FINAL NUMBERS**

<i>Bond Component</i>	<i>Maturity Date</i>	<i>Amount</i>	<i>Rate</i>	<i>Yield</i>	<i>Price</i>
Term Bond due 5/1/2047:					
	05/01/2047	5,465,000	4.200%	4.200%	100.000
		5,465,000			

Dated Date	06/22/2026		
Delivery Date	06/22/2026		
First Coupon	11/01/2026		
Par Amount	5,465,000.00		
Original Issue Discount			
Production	5,465,000.00	100.000000%	
Underwriter's Discount			
Purchase Price	5,465,000.00	100.000000%	
Accrued Interest			
Net Proceeds	5,465,000.00		

Exhibit C
Sources and Uses of Funds for Series 2026 Refunding Bond

SOURCES AND USES OF FUNDS

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Refunding Bond, Series 2026
PRIVATE PLACEMENT
Seacoast Bank Term Sheet
FINAL NUMBERS**

Dated Date 06/22/2026
Delivery Date 06/22/2026

Sources:

<hr/>	
Bond Proceeds:	
Par Amount	5,465,000.00
Other Sources of Funds:	
Liquidation of 2016 Revenue Account	247,613.70
Liquidation of 2016 Prepayment Acct	19,479.23
Liquidation of 2016 DSRF	156,072.75
	423,165.68
	5,888,165.68

Uses:

<hr/>	
Refunding Escrow Deposits:	
Cash Deposit	5,603,029.17
Other Fund Deposits:	
Interest to 11/1/2026	82,248.25
Delivery Date Expenses:	
Cost of Issuance	201,475.00
Other Uses of Funds:	
Rounding	1,413.26
	5,888,165.68

Exhibit D

Annual Debt Service Payment Due on Series 2026 Refunding Bond

BOND DEBT SERVICE

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Refunding Bond, Series 2026
PRIVATE PLACEMENT
Seacoast Bank Term Sheet
FINAL NUMBERS**

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>	<i>Annual Debt Service</i>
11/01/2026			82,248.25	82,248.25	82,248.25
05/01/2027	165,000	4.200%	114,765.00	279,765.00	
11/01/2027			111,300.00	111,300.00	391,065.00
05/01/2028	175,000	4.200%	111,300.00	286,300.00	
11/01/2028			107,625.00	107,625.00	393,925.00
05/01/2029	180,000	4.200%	107,625.00	287,625.00	
11/01/2029			103,845.00	103,845.00	391,470.00
05/01/2030	190,000	4.200%	103,845.00	293,845.00	
11/01/2030			99,855.00	99,855.00	393,700.00
05/01/2031	195,000	4.200%	99,855.00	294,855.00	
11/01/2031			95,760.00	95,760.00	390,615.00
05/01/2032	205,000	4.200%	95,760.00	300,760.00	
11/01/2032			91,455.00	91,455.00	392,215.00
05/01/2033	215,000	4.200%	91,455.00	306,455.00	
11/01/2033			86,940.00	86,940.00	393,395.00
05/01/2034	220,000	4.200%	86,940.00	306,940.00	
11/01/2034			82,320.00	82,320.00	389,260.00
05/01/2035	230,000	4.200%	82,320.00	312,320.00	
11/01/2035			77,490.00	77,490.00	389,810.00
05/01/2036	240,000	4.200%	77,490.00	317,490.00	
11/01/2036			72,450.00	72,450.00	389,940.00
05/01/2037	250,000	4.200%	72,450.00	322,450.00	
11/01/2037			67,200.00	67,200.00	389,650.00
05/01/2038	265,000	4.200%	67,200.00	332,200.00	
11/01/2038			61,635.00	61,635.00	393,835.00
05/01/2039	275,000	4.200%	61,635.00	336,635.00	
11/01/2039			55,860.00	55,860.00	392,495.00
05/01/2040	285,000	4.200%	55,860.00	340,860.00	
11/01/2040			49,875.00	49,875.00	390,735.00
05/01/2041	300,000	4.200%	49,875.00	349,875.00	
11/01/2041			43,575.00	43,575.00	393,450.00
05/01/2042	310,000	4.200%	43,575.00	353,575.00	
11/01/2042			37,065.00	37,065.00	390,640.00
05/01/2043	325,000	4.200%	37,065.00	362,065.00	
11/01/2043			30,240.00	30,240.00	392,305.00
05/01/2044	340,000	4.200%	30,240.00	370,240.00	
11/01/2044			23,100.00	23,100.00	393,340.00
05/01/2045	350,000	4.200%	23,100.00	373,100.00	
11/01/2045			15,750.00	15,750.00	388,850.00
05/01/2046	365,000	4.200%	15,750.00	380,750.00	
11/01/2046			8,085.00	8,085.00	388,835.00
05/01/2047	385,000	4.200%	8,085.00	393,085.00	
11/01/2047					393,085.00
	5,465,000		2,839,863.25	8,304,863.25	8,304,863.25

FIFTH ORDER OF BUSINESS

F.

Meadow View at Twin Creeks

6/18/2026

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
June 18, 2026

To: Board of Supervisors

From: Christian Birol
Field Operations Manager

Jennifer Erickson
Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – June 18,
2026

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



Events

- Food truck schedules are planned through December 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
 - Book Club - 2nd Wednesday monthly.
 - Whiskey Club – The last Friday each month 7pm
 - Ladies Night Out 4th Thursday each month 7pm
 - American Mahjong – Monthly 1st Wednesday
- Live Music at the Pool – 6/26, 7/3 and 8/1
Dj at the pool – 6/19
Daddy Dance 6/19 – fully booked
Summer kid's craft events will be held in June and July
RoboThink summer camp – June 8-12 and July 6-10
1st Annual Kid's Fishing Tournament – This event went amazing!
93 kids were registered. Residents came out to support the kids,
and everyone had a wonderful time.

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

- Sterling fence has installed the new emergency buzzers for the pool deck gates.
- All Star Electric has changed over all the main entrance lights to a warm white
- Commercial Fitness has completed the install of the new equipment for the gym.
- Titos painting has completed the painting of the gym.
- All Star Electric has repaired and installed new landscape lights at the townhome entrance.
- RMS pressure washed the Amenities main entrance
- RMS repaired the social hall backside door that was bent.
- RMS installed new drainage gutters at lakeside park.
- RMS repaired the tennis and pickle ball courts gates.
- RMS pressure-washed Lakeside Park building and all surrounding areas.

Conclusion

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



SIXTH ORDER OF BUSINESS

**MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District
St. Johns County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 5, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 5, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$35,310,944.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,168,401, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$3,092,291, an increase of \$388,694 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management), maintenance and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 3,199,053	\$ 2,749,469
Capital assets, net of depreciation	63,302,523	63,339,518
Total assets	<u>66,501,576</u>	<u>66,088,987</u>
Liabilities, excluding long-term liabilities	626,385	655,005
Long-term liabilities	30,564,247	31,291,439
Total liabilities	<u>31,190,632</u>	<u>31,946,444</u>
Net Position		
Net investment in capital assets	32,738,276	32,048,079
Restricted	1,343,680	1,161,282
Unrestricted	1,228,988	933,182
Total net position	<u>\$ 35,310,944</u>	<u>\$ 34,142,543</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 4,421,086	\$ 4,178,421
Operating grants and contributions	89,374	94,942
Capital grants and contributions	163,344	2,055,181
General revenues		
Miscellaneous	62,350	60,283
Unrestricted investment earnings	59,417	48,829
Total revenues	<u>4,795,571</u>	<u>6,437,656</u>
Expenses:		
General government	193,034	171,766
Maintenance and operations	1,029,767	870,801
Conveyance of infrastructure	-	3,661,987
Amenity center	1,034,222	964,589
Interest on long-term debt	1,370,147	1,474,248
Total expenses	<u>3,627,170</u>	<u>7,143,391</u>
Change in net position	<u>1,168,401</u>	<u>(705,735)</u>
Net position - beginning	<u>34,142,543</u>	<u>34,848,278</u>
Net position - ending	<u>\$ 35,310,944</u>	<u>\$ 34,142,543</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$3,627,170. The majority of the costs of the District's activities were paid by program revenues. Program revenues are comprised primarily of assessments and Developer contributions. The remainder of the current fiscal year revenue includes interest revenue and miscellaneous income. The majority of the decrease in program revenues is the result of a decrease in Developer contributions toward construction projects. The decrease in current fiscal year expenses is primarily the result of conveyances of completed infrastructure to another entity in the prior year which did not occur in the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$123,528 and decrease appropriations by \$110,974. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$63,754,499 invested in capital assets. In the government-wide financial statements depreciation of \$451,976 has been taken, which resulted in a net book value of \$63,302,523. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$30,505,000 in Bonds outstanding. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS

Subsequent to fiscal year end, the District anticipates that the cost of general operations will increase as the infrastructure of the District is completed and placed in service.

Also subsequent to fiscal year end, the District engaged an Underwriter for the purpose of refunding the District's outstanding Series 2016 Bonds; however, the terms of the refinancing have not yet been established.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Meadow View at Twin Creeks Community Development District's Finance Department at 475 West Town Place, Suite 114, St. Augustine, Florida, 32092.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 167,309
Investments	1,007,554
Assessments receivable	46,536
Due from Developer	5,241
Deposits and prepaids	84,836
Restricted assets:	
Investments	1,887,577
Capital assets:	
Nondepreciable	58,582,308
Depreciable, net	4,720,215
Total assets	66,501,576
 LIABILITIES	
Accounts payable	106,762
Accrued interest payable	519,623
Non-current liabilities:	
Due within one year	685,000
Due in more than one year	29,879,247
Total liabilities	31,190,632
 NET POSITION	
Net investment in capital assets	32,738,276
Restricted for debt service	1,343,680
Unrestricted	1,228,988
Total net position	\$ 35,310,944

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position
<u>Expenses</u>	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
Primary government:					
Governmental activities:					
General government	\$ 193,034	\$ 193,034	\$ -	\$ -	\$ -
Maintenance and operations	1,029,767	1,008,732	-	163,344	142,309
Amenity center	1,034,222	1,013,097	-	-	(21,125)
Interest on long-term debt	1,370,147	2,206,223	89,374	-	925,450
Total governmental activities	3,627,170	4,421,086	89,374	163,344	1,046,634
		General revenues:			
		Miscellaneous			62,350
		Unrestricted investment earnings			59,417
		Total general revenues			121,767
		Change in net position			1,168,401
		Net position - beginning			34,142,543
		Net position - ending			\$ 35,310,944

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 167,309	\$ -	\$ -	\$ 167,309
Investments	1,007,554	1,840,306	47,271	2,895,131
Assessments receivable	23,539	22,997	-	46,536
Due from Developer	5,241	-	-	5,241
Deposits and prepaids	84,836	-	-	84,836
Total assets	<u>\$ 1,288,479</u>	<u>\$ 1,863,303</u>	<u>\$ 47,271</u>	<u>\$ 3,199,053</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 106,762	\$ -	\$ -	\$ 106,762
Total liabilities	<u>106,762</u>	<u>-</u>	<u>-</u>	<u>106,762</u>
Fund balances:				
Nonspendable:				
Prepays and deposits	84,836	-	-	84,836
Restricted for:				
Debt service	-	1,863,303	-	1,863,303
Unassigned	1,096,881	-	47,271	1,144,152
Total fund balances	<u>1,181,717</u>	<u>1,863,303</u>	<u>47,271</u>	<u>3,092,291</u>
Total liabilities and fund balances	<u>\$ 1,288,479</u>	<u>\$ 1,863,303</u>	<u>\$ 47,271</u>	<u>\$ 3,199,053</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds \$ 3,092,291

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	63,754,499	
Accumulated depreciation	<u>(451,976)</u>	63,302,523

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(519,623)	
Bonds payable	<u>(30,564,247)</u>	<u>(31,083,870)</u>
Net position of governmental activities		<u><u>\$ 35,310,944</u></u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 2,214,863	\$ 2,206,223	\$ -	\$ 4,421,086
Developer contributions	-	-	161,697	161,697
Interest	59,417	89,374	1,647	150,438
Miscellaneous revenues	62,350	-	-	62,350
Total revenues	<u>2,336,630</u>	<u>2,295,597</u>	<u>163,344</u>	<u>4,795,571</u>
EXPENDITURES				
Current:				
General government	193,034	-	-	193,034
Maintenance and operations	1,013,542	-	-	1,013,542
Amenity center	851,755	-	-	851,755
Debt Service:				
Principal	-	725,000	-	725,000
Interest	-	1,461,849	-	1,461,849
Capital outlay	-	-	161,697	161,697
Total expenditures	<u>2,058,331</u>	<u>2,186,849</u>	<u>161,697</u>	<u>4,406,877</u>
Excess (deficiency) of revenues over (under) expenditures	278,299	108,748	1,647	388,694
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	15,860	15,860
Transfers out	-	(15,860)	-	(15,860)
Total other financing sources (uses)	<u>-</u>	<u>(15,860)</u>	<u>15,860</u>	<u>-</u>
Net change in fund balances	278,299	92,888	17,507	388,694
Fund balances - beginning	<u>903,418</u>	<u>1,770,415</u>	<u>29,764</u>	<u>2,703,597</u>
Fund balances - ending	<u>\$ 1,181,717</u>	<u>\$ 1,863,303</u>	<u>\$ 47,271</u>	<u>\$ 3,092,291</u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	388,694
Amounts reported for governmental activities in the statement of activities are different because:		
Depreciation on capital assets is not recognized in the governmental fund statement but is reported as an expense in the statement of activities.		(198,692)
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		161,697
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		725,000
Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		2,192
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements.		<u>89,510</u>
Change in net position of governmental activities	\$	<u><u>1,168,401</u></u>

See notes to the financial statements

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Meadow View at Twin Creeks Community Development District ("District") was established by Ordinance 2016-11 of the Board of County Commissioners of St. Johns County, pursuant to the Uniform Community Development District Act of 1980, and otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, one of the Board members is affiliated with Heartwood 23, LLC ("Developer").

The Board has the responsibility for, among other things:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the “Uniform Method of Collection” under Florida Statutes. Direct collected assessments are due as set forth in the annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the Uniform Method are noticed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and for the accumulation of reserves for future maintenance costs.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government’s policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Recreation	15 - 30
Infrastructure	15
Furniture and equipment	10

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	<u>Amortized cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Money Market	\$ 1,939,748	N/A	N/A
Investment in Local Government Surplus Funds Trust Fund (Florida PRIME)	955,383	S&P AAAM	Weighted average of the fund portfolio: 47 days
	<u>\$ 2,895,131</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

<u>Fund</u>	<u>Transfers in</u>	<u>Transfers out</u>
Debt service	\$ -	\$ 15,860
Capital projects	15,860	-
	<u>\$ 15,860</u>	<u>\$ 15,860</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, the transfers from the debt service fund to the capital projects fund were made in accordance with the Bond indentures.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 58,420,611	\$ 161,697	\$ -	\$ 58,582,308
Total capital assets, not being depreciated	58,420,611	161,697	-	58,582,308
Capital assets, being depreciated				
Infrastructure	243,377	-	-	243,377
Recreational facilities	4,699,049	-	-	4,699,049
Equipment	136,475	-	-	136,475
Furniture	93,290	-	-	93,290
Total capital assets, being depreciated	5,172,191	-	-	5,172,191
Less accumulated depreciation for:				
Infrastructure	16,225	16,225	-	32,450
Recreational facilities	159,490	159,490	-	318,980
Equipment	68,240	13,648	-	81,888
Furniture	9,329	9,329	-	18,658
Total accumulated depreciation	253,284	198,692	-	451,976
Total capital assets, being depreciated, net	4,918,907	(198,692)	-	4,720,215
Governmental activities capital assets, net	\$ 63,339,518	\$ (36,995)	\$ -	\$ 63,302,523

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$94,000,000. The infrastructure will include earthwork, stormwater management, roadways and transportation improvements, sewer and wastewater utilities, water supply, landscaping, irrigations, hardscaping, and recreation improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District or other governmental entities. Upon completion, the water, sewer, and reclaim utilities systems are to be conveyed to others for ownership and maintenance responsibilities.

Developer contributions to the capital projects fund for the current fiscal year were \$161,697.

NOTE 7 – LONG TERM LIABILITIES

Series 2016A

On October 27, 2016 the District issued \$12,030,000 of Special Assessment Bonds, Series 2016A consisting of multiple term bonds with due dates ranging from May 1, 2027 to May 1, 2047 and fixed interest rates ranging from 4.5% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2017.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Series 2018

On October 10, 2018 the District issued \$16,490,000 of Special Assessment Bonds, Series 2018 consisting of multiple term bonds with due dates ranging from May 1, 2024 to May 1, 2049 and fixed interest rates ranging from 4.25% to 5.6%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2019

On February 25, 2019 the District issued \$8,110,000 of Special Assessment Bonds, Series 2019 consisting of multiple term bonds with due dates ranging from May 1, 2030 to May 1, 2049 and fixed interest rates ranging from 5.2% to 5.8%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2020.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$5,000 of the Series 2019 Bonds.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

Series 2020

In May 2020, the District issued \$8,575,000 of Special Assessment Bonds, Series 2020 consisting of multiple term bonds with due dates ranging from May 1, 2026 to May 1, 2051 and fixed interest rates ranging from 4.25% to 5.375%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

NOTE 7 – LONG TERM LIABILITIES (Continued)

Series 2021

On October 27, 2021, the District issued \$5,140,000 Special Assessments Bonds, Series 2021 (Phase 3B), and \$7,615,000 Special Assessment Bonds, Series 2021 (Phase 4). The Bonds consist of multiple bonds with due dates ranging from May 1, 2026 to May 1, 2052 and interest rates ranging from 2.40% to 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2022.

The Bonds are subject to optional redemption prior to maturity as outlined in the Bond Indenture. The Bonds are also subject to extraordinary mandatory redemption prior to their selected maturity in the manner outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected prepaid assessments and prepaid \$25,000 and \$25,000 of the Series 2021 (Phase 3B) and Series 2021 (Phase 4) Bonds, respectively.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2016	\$ 5,835,000	\$ -	\$ 140,000	\$ 5,695,000	\$ 145,000
Series 2018	8,245,000	-	160,000	8,085,000	170,000
Series 2019	3,355,000	-	70,000	3,285,000	65,000
Series 2020	1,590,000	-	30,000	1,560,000	30,000
Series 2021 (Phase 3B)	4,905,000	-	135,000	4,770,000	110,000
Less: original issue discount	(38,863)	-	(1,387)	(37,476)	
Series 2021 (Phase 4)	7,300,000	-	190,000	7,110,000	165,000
Plus: original issue premium	100,302	-	3,579	96,723	
Total	<u>\$ 31,291,439</u>	<u>\$ -</u>	<u>\$ 727,192</u>	<u>\$ 30,564,247</u>	<u>\$ 685,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 685,000	\$ 1,434,385	\$ 2,119,385
2027	715,000	1,408,105	2,123,105
2028	750,000	1,328,490	2,078,490
2029	775,000	1,254,577	2,029,577
2030	810,000	1,230,005	2,040,005
2031-2035	4,675,000	5,716,969	10,391,969
2036-2040	5,860,000	4,779,645	10,639,645
2041-2045	7,495,000	3,254,475	10,749,475
2046-2050	7,295,000	1,234,470	8,529,470
2051-2055	1,445,000	84,515	1,529,515
Total	<u>\$ 30,505,000</u>	<u>\$ 21,725,636</u>	<u>\$ 52,230,636</u>

NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer. See Note 6 for additional Developer contributions.

NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 12 – SUBSEQUENT EVENTS

Bond Payments

Subsequent to fiscal year end, the District prepaid a total of \$25,000 of the Series 2019 Bonds; \$10,000 of the Series 2021 (Phase 3B) bonds; and \$10,000 of the Series 2021 (Phase 4). The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Original & Final		
REVENUES				
Assessments	\$ 2,177,257	\$ 2,214,863	\$ 2,214,863	\$ -
Interest	25,000	70,343	59,417	(10,926)
Miscellaneous income	10,000	50,579	62,350	11,771
Total revenues	2,212,257	2,335,785	2,336,630	845
EXPENDITURES				
Current:				
General government	206,782	191,876	193,034	(1,158)
Maintenance and operations	1,097,418	1,057,319	1,013,542	43,777
Amenity center	908,057	852,088	851,755	333
Total expenditures	2,212,257	2,101,283	2,058,331	42,952
Net change in fund balance	\$ -	\$ 234,502	278,299	\$ 43,797
Fund balance - beginning			903,418	
Fund balance - ending			\$ 1,181,717	

See notes to required supplementary information

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase revenues by \$123,528 and decrease appropriations by \$110,974. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2025.

**MEADOW VIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
ST. JOHNS COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	4
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	20
Employee compensation	\$9,604.40
Independent contractor compensation	\$1,854,306.55
Construction projects to begin on or after October 1; (\$65K)	
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,262.42 - \$2,150.40 Debt service - \$1,233.86 - \$2,146.75
Special assessments collected	\$4,421,086.00
Outstanding Bonds:	see Note 7 for details



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District
St. Johns County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 5, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 5, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District
St. Johns County, Florida

We have examined Meadow View at Twin Creeks Community Development District, St. Johns County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 5, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Meadow View at Twin Creeks Community Development District
St. Johns County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated June 5, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 5, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Meadow View at Twin Creeks Community Development District, St. Johns County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 5, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 26.

SEVENTH ORDER OF BUSINESS

Meadow View at Twin Creeks

Community Development District

Approved Budget

FY 2027



June 18, 2026

Presented by:



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20-21	<u>Debt Service Fund Series 2021 Phase 4</u>
22-23	<u>Assessment Schedule</u>

Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
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REVENUES:

Special Assessments - On Roll	\$2,220,362	\$2,212,642	\$7,720	\$2,220,362	\$2,509,122
Special Assessments - Gate Monitoring*	32,500	32,500	-	32,500	33,531
Interest/Miscellaneous Income	25,000	31,230	24,640	55,870	50,000
Restricted - Easement Fence Fund	-	6,000	1,800	7,800	-
Facility Revenue	20,000	13,180	17,243	30,423	25,000
Carry Forward Surplus	-	-	124,942	124,942	-
TOTAL REVENUES	\$2,297,862	\$2,295,552	\$176,345	\$2,471,897	\$ 2,617,653

EXPENDITURES:

Administrative

Supervisor Fees	\$9,600	\$5,200	\$4,800	\$10,000	\$9,600
PR - FICA	734	398	367	765	734
Engineering	36,000	24,392	11,608	36,000	36,000
Attorney	30,000	9,631	20,369	30,000	30,000
Annual Audit	7,700	-	7,700	7,700	7,800
Assessment Administration	11,573	11,573	-	11,573	12,036
Arbitrage Rebate	3,600	3,000	600	3,600	3,600
Dissemination Agent	14,466	8,439	6,028	14,466	15,045
Trustee Fees	24,241	20,497	-	20,497	24,750
Management Fees	60,289	35,169	25,120	60,289	62,701
Information Technology	1,865	1,088	777	1,865	1,939
Website Maintenance	1,336	779	556	1,336	1,389
Telephone	700	509	434	943	1,100
Postage & Delivery	1,600	1,279	1,748	3,027	2,000
Insurance General Liability	9,824	9,256	-	9,256	10,182
Printing & Binding	2,300	368	1,932	2,300	2,300
Legal Advertising	1,500	852	1,088	1,940	1,600
Other Current Charges	1,600	1,138	500	1,638	1,600
Office Supplies	300	5	145	150	300
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	\$219,403	\$133,748	\$83,772	\$217,520	\$ 224,851

Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Operations & Maintenance					
Amenity Center					
Utilities					
Telephone/Cable/Internet	\$14,902	\$9,153	\$7,175	\$16,328	\$17,500
Electric	48,000	21,444	17,500	38,944	48,000
Water/Irrigation	55,000	29,379	20,985	50,363	55,000
Gas	2,500	1,156	1,000	2,156	2,500
Trash Removal	9,860	7,439	5,415	12,855	13,000
Security					
Security Monitoring (Atlantic Security)	1,440	777	555	1,331	1,440
Gate Monitoring (Hidden Eyes LLC)	32,500	20,129	13,403	33,531	33,531
Gate Repairs	3,000	1,377	1,000	2,377	3,000
Access Cards	1,500	353	1,147	1,500	1,500
Contracted Security (Roll Kall)	30,000	9,492	7,250	16,742	18,000
Roving Security	-	-	27,926	27,926	110,000
Management Contracts					
Facility Management (RMS)	104,652	61,047	43,605	104,652	108,838
Facility Attendant (RMS)	41,498	14,919	15,081	30,000	41,498
Pool Attendants (RMS)	61,479	6,648	58,311	64,959	65,168
Pool Monitors (RMS)	6,000	-	6,000	6,000	6,240
Canoe Launch Attendant (RMS)	2,000	-	100	100	1,400
Field Management / Admin (RMS)	100,700	58,742	41,958	100,700	104,728
Pool Maintenance (Coastal Pool Care LLC)	21,000	8,177	6,815	14,992	21,000
Pool Chemicals (Coastal Pool Care LLC)	29,044	16,136	11,526	27,661	27,661
Janitorial (KBT Professional Cleaning)	31,940	12,667	13,172	25,839	25,096
Facility Maintenance	103,200	56,037	46,699	102,736	106,296
Private Event Attendant (RMS)	6,500	4,457	5,874	10,331	11,000
Trash Collection Services	-	-	17,680	17,680	44,129
Repairs & Maintenance	62,800	46,087	19,854	65,941	67,000
Janitorial Supplies	-	-	-	-	9,500
Pressure Washing	10,000	3,824	6,176	10,000	10,000
Food Service License	600	242	250	492	500
Community Website Services	3,600	2,140	1,500	3,640	3,640
Subscriptions	4,000	1,561	286	1,847	1,000
Pest Control	2,878	1,660	1,202	2,862	2,885
Supplies	1,800	-	900	900	1,800
Furniture, Fixtures & Equipment	5,000	347	2,000	2,347	5,000
Special Events	25,000	19,173	15,573	34,745	35,000
Holiday Decorations	20,000	27,262	-	27,262	28,000
Fitness Center Repairs/Supplies	5,500	925	4,575	5,500	5,500
Office Supplies	2,050	1,017	500	1,517	2,050
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	74,906	66,386	-	66,386	63,067
Permit and License	850	-	575	575	850
Rental and Leases	-	6,718	15,798	22,517	37,916
TOTAL AMENITY CENTER	\$926,499	\$516,873	\$439,364	\$956,237	\$ 1,141,033

Meadow View at Twin Creeks

Community Development District

Approved Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
Grounds Maintenance					
Hydrology Quality/Mitigation	\$6,400	\$-	\$3,200	\$3,200	\$6,400
Electric	36,321	18,662	13,540	32,202	40,000
Landscape Maintenance (Yellowstone)	592,940	347,675	248,339	596,015	596,015
Mulching (Yellowstone)	73,664	45,410	28,254	73,664	73,664
Annuals Rotation (Yellowstone)	52,020	13,005	39,015	52,020	52,020
Landscape Contingency	74,000	21,579	12,000	33,579	35,000
Tree Removal	15,000	982	-	982	15,000
Lake Maintenance (Future Horizon)	31,118	18,152	12,966	31,118	31,118
Grounds Maintenance	41,400	18,637	15,000	33,637	41,400
Pump Repairs	15,000	8,981	6,019	15,000	15,000
Streetlighting	87,000	49,069	37,250	86,319	90,636
Streetlight Repairs	5,000	3,168	1,000	4,168	5,000
Irrigation Repairs	40,000	12,944	21,923	34,867	40,000
Miscellaneous	2,500	25	2,475	2,500	2,500
Contingency	26,000	5,661	20,339	26,000	26,000
Capital Reserves	50,000	50,000	-	50,000	182,027
TOTAL GROUNDS MAINTENANCE	\$1,148,362	\$613,950	\$461,320	\$1,075,270	\$1,251,780
TOTAL EXPENDITURES	\$2,294,264	\$1,264,571	\$984,456	\$2,249,028	\$2,617,663
Other Sources/(Uses)					
Transfer In/(Out)	\$-	\$(222,869)	\$-	\$(222,869)	\$-
TOTAL OTHER SOURCES/(USES)	\$0	-\$222,869	\$0	-\$222,869	\$0
EXCESS REVENUES (EXPENDITURES)	\$0	\$808,112	(\$808,112)	\$0	\$0

*Special Assessments for Gate Monitoring included in Tax Roll Assessments collection.

Meadow View at Twin Creeks

Community Development District

Budget Narrative

REVENUES

Special Assessments-Tax Roll

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Gate Monitoring

The District will levy a non ad-valorem special assessment to owners of 73' Premium lots for the cost incurred for gate monitoring used for the fiscal year and will be included in the tax roll collection.

Interest/Miscellaneous Income

The District will have all excess funds invested with the US Bank Corporate Trust Services. Interest amount is based upon the estimated average balance of funds available during the fiscal year. Miscellaneous Income is any other deposit for the District.

Restricted-Easement Fence Fund

Fees received from residents to install fences within District easements located on residents' lots.

Facility Revenue

Income received from residents for rental of clubroom and purchase of access cards.

Expenditures - Administrative

Supervisors Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

Attorney

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration

GMS, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage

The District is required to annually have an arbitrage rebate calculation on the District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, 2020 A1, A2, A3, 2021 Phase 3B and 2021 Phase 4 Special Assessment Bonds. The District is contracted with Grau and Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Dissemination Agent

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Contract	Monthly	Annual
GMS	\$1,254	\$15,045

Trustee Fees

The District's Series 2016 A-1/A-2, 2016 B, 2018A-1/A-2, 2019 A-1/A-2, 2020A1-A3, 2021 Phase 3B. and 2021 Phase 4 Special Assessment Bonds are held by a Trustee with US Bank. The amount represents the fee for the administration of the District's bond issue.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services Florida, LLC.

Website Maintenance

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Expenditures - Administrative (continued)

Telephone

Internet and Wi-Fi service for Office.

Postage and Delivery

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon estimated premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges

Bank charges, amortization schedules, and any other miscellaneous expenses incurred during the year.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

Expenditures - Amenity Center

Telephone/Cable/Internet

The District will provide phone, internet & cable television services for the Amenity Center.

Contract	Monthly	Annual
Comcast	\$1,263	\$15,157
AT&T (2 accounts)	\$171	\$2,054
Contingency	\$24	\$289
Total	\$1,458	\$17,500

Electric

The cost of electric associated with the Recreation Facility provided by FPL.

Account #	Location	Monthly	Annual
67216-50049	850 Beacon Lake Pkwy	\$3,500	\$42,000
	Contingency	\$500	\$6,000
	Total	\$4,000	\$48,000

Water/Irrigation

Water, sewer and irrigation systems cost for the district provided by St Johns County Utility Department.

Account #	Location	Monthly	Annual
567190-	840&850 Beacon Lk Pkwy	\$2,100	\$25,200
567190-	205 Concave Ln	\$237	\$2,844
567190-	744 Windmere Way Irr	\$19	\$228
567190-	255 Stamberg Ct Park	\$25	\$300
567190-	35 Loosestrife Way	\$60	\$720
567190-	234 Twilight Ln	\$202	\$2,424
567190-	148 Heron Oaks Dr	\$1,200	\$14,400
567190-	19 Twilight Ln	\$51	\$612
	Contingency	\$689	\$8,272
	Total	\$4,583	\$55,000

Gas

The District has contracted with TECO and Florida Natural Gas to provide propane delivery for amenity center use.

Trash Removal

Estimated cost of garbage disposal service will be provided by Republic Services for the District.

Security Monitoring

The District contracted with Atlantic Companies for security monitoring for the Amenity Center.

Contract	Monthly	Annual
Atlantic Security	\$111	\$1,332
Contingency	\$9	\$108
Total	\$120	\$1,440

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Expenditures – Amenity Center (continued)
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Gate Monitoring

The District contracted with Hidden Eyes LLC dba Envera for gate monitoring for the community.

Contract	Monthly	Annual
Envera	\$2,681	\$32,166
Contingency (Windshield Stickers)	\$114	\$1,365
Total	\$2,794	\$33,531

Gate Repairs

Estimated cost for repairs of gate.

Access Cards

Represents the estimated cost for access cards purchased by the District’s Amenity Center.

Contracted Security

Represents the estimated annual cost for off-duty officer services through Roll Call.

Roving Security

Represents the estimated cost for a Security Firm to monitor CDD owned and maintained areas throughout the District.

Facility Management

The District contracted with Riverside Management Services to provide management services for the Amenity Center.

Contract	Monthly	Annual
Riverside Mgmt Services	\$9,070	\$108,838

Facility Assistant

Services provided by Riverside Management Services, Inc. to provide part time staffing of amenity center.

Contract	Monthly	Annual
Riverside Mgmt Services	\$3,458	\$41,498

Pool Attendants

The District has contracted with Riverside Management Services, Inc. to provide pool lifeguards/or pool attendants during the operating season for the pool.

Pool Monitors

The District has contracted with Riverside Management Services, Inc. to provide monitors at the amenity pool areas.

Canoe Launch Attendant

The District has contracted with Riverside Management Services, Inc. to provide canoe launch attendants during the operating season.

Field Management and Admin

The District contracted Riverside Management Services, Inc. for onsite field management of contracts for District Services such as landscaping, amenity & pool facilities, lake maintenance, etc.

Contract	Monthly	Annual
Riverside Mgmt Services	\$8,727	\$104,728

Pool Maintenance

The estimated amount based on proposed contract with Big Z Pool to provide maintenance of the Amenity Center swimming pool.

Contract	Monthly	Annual
Coastal Pool Care LLC	\$1,363	\$16,355
Contingency	\$387	\$4,645
Total	\$1,750	\$21,000

Pool Chemicals

The estimated amount based on proposed contract with Big Z Pool to provide chemicals to maintain the Amenity Center swimming pool.

Janitorial

The estimated amount based on proposed contract with KBT Professional Cleaning to provide janitorial services for the Amenity Center which includes the purchase of janitorial supplies such as paper towels, soap, garbage bags and cleaning supplies.

Contract	Monthly	Annual
KBT Professional Cleaning	\$1,875	\$22,500
Deep Cleaning	\$216	\$2,596
Total	\$2,091	\$25,096

Facility Maintenance

The estimated amount based on proposed contract with vendors to provide routine repairs and maintenance for the Amenity Center.

Private Event Attendant

The estimated amount for service to cover cost of attendant at private parties.

Trash Collection Services

Represents the cost for collection and disposal of all trash around lakes, common areas, trash cans and dog pots.

Repair & Maintenance

Regular maintenance and replacement cost incurred by the Amenity Center of the District.

Janitorial Supplies

The estimated amount on the purchases of paper goods, gym wipes, toilet paper, cleaning chemicals, trash bags, and other consumables for the amenities.

Meadow View at Twin Creeks
Community Development District
Budget Narrative

Expenditures – Amenity Center (continued)

Pressure Washing

The estimated amount for pressure washing throughout the district.

Snack Bar Inventory – CGS

Represents the estimated cost to purchase inventory for food or beverages in the event the District operates the snack bar.

Food Service License

Represents estimated annual cost to obtain licenses and permits to operate the snack bar and gourmet kitchen

Community Website Services

Cost to provide website services for resident events and communication dissemination.

Subscriptions

All annual subscriptions to include computer software, Constant Contact, and Prime subscriptions etc.

Pest Control

The District will contract for pest control services for amenity center.

Supplies

Represents the District expenses for amenity supplies purchased for the amenity center.

Furniture, Fixtures & Equipment

Represents the District expenses for furniture, fixtures and equipment for the amenity center.

Special Events

Represents estimated costs for the District to host special events for the community throughout the Fiscal Year.

Holiday Decorations

Represents estimated costs for the District to decorate the amenity center throughout the Fiscal Year.

Fitness Center Repairs/Supplies

Represents estimated costs for the Fitness Center repairs of equipment, purchase of supplies, and preventative maintenance contract.

Office Supplies

Represents estimated cost for office supplies for the Amenity Center.

ASCAP/BMI Licenses

License fee required to broadcast music to the amenity center.

Property Insurance

The District's Property insurance policy is with Florida Insurance Alliance. FIA specializes in providing insurance coverage to governmental agencies. The amount budgeted represents the estimated premium for property insurance related to the Amenity Center.

Permit and License

Cost of pool permit renewals with Florida Department of Health.

Rental & Leases

Financed with Navitas Credit Crop for fitness equipment lease for amenity center.

Meadow View at Twin Creeks

Community Development District

Budget Narrative

Expenditures – Grounds Maintenance

Hydrology Quality/Mitigation

Cost to preserve beneficial aquatic plants in the wetland mitigation area and control nuisance and exotic pest plant populations.

Electric

Electric cost billed to district by FPL for common area electric.

Account #	Location	Monthly	Annual
51650-60509	45 Beacon Lake Pkwy # Pump	\$84	\$1,008
17096-40500	44 Beacon Lake Pkwy # Pump	\$628	\$7,536
08979-60506	333 Beacon Lake Pkwy # Pump	\$176	\$2,112
70640-86478	550 Beacon Lake Pkwy #FNTN	\$684	\$8,208
24276-26128	595 Convex Lane Lighting	\$28	\$336
05494-57141	246 Beacon Lake Pkwy #STOP	\$28	\$336
52485-29017	129 Charlie Way #Well	\$135	\$1,620
45848-73154	136 Charlie Way #Well	\$250	\$3,000
60307-71510	35 Loosestrife Way #IRR	\$215	\$2,580
98273-97077	1624 Beacon Lake Pkwy	\$42	\$504
31743-08423	18 Charlie Way	\$35	\$420
07823-65365	21 Lomond Ct #SIGN	\$30	\$360
66553-45301	35 Loosestrife Way #Clubhse	\$320	\$3,840
45423-77140	84 Heron Oaks Dr #IRR	\$35	\$420
16851-95263	1059 Beacon Lake Pkwy - Illum St Sign	\$35	\$420
78417-95268	174 Heron Oaks Dr - Illum St Sign	\$35	\$420
807538-1312	101 Ripple Rd #Irr	\$35	\$420
007233-0251	347 Brandon Lakes Dr #Irr	\$250	\$3,000
	Contingency	\$288	\$3,460
	Total	\$3,333	\$40,000

Landscape Maintenance

Cost to maintain the common areas and amenity center of the District and is contracted with Yellowstone Landscape. Amounts are broken down in the budget.

Contract	Monthly	Annual
Landscape Maint and Phase 4 Addendum	\$49,668	\$596,015
Mulching	\$6,139	\$73,664
Annual Rotation	\$4,335	\$52,020
Total	\$60,142	\$721,699

Landscape Contingency

Other landscape costs that is not under contract which includes landscape light repairs and replacements.

Tree Removals

Cost to remove dead or decaying trees throughout the Districts.

Lake Maintenance

Cost to provide aquatic plant management for thirteen lakes within the District. Includes treatment of lakes with herbicides and technology to control vegetation, and trash disposal along banks and lakes.

Contract	Monthly	Annual
Future Horizons Inc	\$2,593	\$31,118

Grounds Maintenance

Contracted staff for repairs and trash pick-up on District owned property.

Pump Repairs

Provision for pool pump repair or replacements as needed.

Streetlighting

FPL provides the District street lighting cost for the community. The amount is based upon the agreement plus estimated cost for fuel charges.

Account #	Location	Monthly	Annual
11082-69190	200 Twin Creeks Dr-SL	\$7,449	\$89,388
	Contingency	\$104	\$1,248
	Total	\$7,553	\$90,636

Streetlight Repairs

Estimated costs for street lighting and parking lot repairs and replacements.

Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for the District.

Miscellaneous

Any unanticipated and unscheduled maintenance cost to the District.

Contingency

A contingency for any unanticipated and unscheduled cost to the District.

Capital Reserves

The District will establish a reserve to fund the renewal and replacement of District's capital related facilities which will be transferred to a Capital Reserve Fund.

Meadow View at Twin Creeks

Community Development District

Proposed Budget Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Capital Reserve Funding - Transfer In	\$50,000	\$50,000	\$-	\$50,000	\$182,027
Interest Income	1,000	2,500	2,595	5,095	5,000
Carry Forward Balance	29,307	29,452	-	29,452	216,766
TOTAL REVENUES	\$80,307	\$81,952	\$2,595	\$84,547	\$403,793
EXPENDITURES:					
Capital Outlay	\$15,000	\$37,687	\$-	\$37,687	\$-
Repair and Replacements*	-	46,213	7,480	53,693	25,000
Other Current Charges	-	-	4,400	4,400	-
TOTAL EXPENDITURES	\$15,000	\$83,900	\$11,880	\$95,780	\$25,000
Other Sources/(Uses)					
Transfer in/(Out)	\$-	\$228,000	\$-	\$228,000	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$228,000	\$-	\$228,000	\$-
TOTAL EXPENDITURES	\$15,000	\$(144,100)	\$11,880	\$(132,220)	\$25,000
EXCESS REVENUES (EXPENDITURES)	\$65,307	\$226,051	\$(9,285)	\$216,766	\$378,793

Meadow View at Twin Creeks
Community Development District
Approved Budget
Debt Service Series 2016A1 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	\$443,364	\$441,845	\$1,519	\$443,364	\$443,364
Interest Earnings	12,000	9,643	6,464	16,107	14,000
Carry Forward Surplus ⁽¹⁾	234,748	239,538	-	239,538	253,784
TOTAL REVENUES	\$690,113	\$691,026	\$7,983	\$699,009	\$711,148
EXPENDITURES:					
Interest - 11/1	\$150,113	\$150,113	\$-	\$150,113	\$146,850
Interest - 5/1	150,113	-	150,113	150,113	146,850
Principal - 5/1	145,000	-	145,000	145,000	150,000
TOTAL EXPENDITURES	\$445,225	\$150,113	\$295,113	\$445,225	\$443,700
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$445,225	\$150,113	\$295,113	\$445,225	\$443,700
EXCESS REVENUES (EXPENDITURES)	\$244,888	\$540,913	\$(287,129)	\$253,784	\$267,448
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/27	\$143,475
					\$143,475

Meadow View at Twin Creeks

Community Development District

Series 2016A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	5,550,000			146,850	146,850
05/01/27	5,550,000		150,000	146,850	
11/01/27	5,400,000			143,475	440,325
05/01/28	5,400,000		160,000	93,225	
11/01/28	5,240,000			93,225	346,450
05/01/29	5,240,000		165,000	93,225	
11/01/29	5,075,000			93,225	351,450
05/01/30	5,075,000		175,000	93,225	
11/01/30	4,900,000			93,225	361,450
05/01/31	4,900,000		185,000	93,225	
11/01/31	4,715,000			93,225	371,450
05/01/32	4,715,000		195,000	93,225	
11/01/32	4,520,000			93,225	381,450
05/01/33	4,520,000		205,000	93,225	
11/01/33	4,315,000			93,225	391,450
05/01/34	4,315,000		215,000	93,225	
11/01/34	4,100,000			93,225	401,450
05/01/35	4,100,000		225,000	93,225	
11/01/35	3,875,000			93,225	411,450
05/01/36	3,875,000		235,000	93,225	
11/01/36	3,640,000			93,225	421,450
05/01/37	3,640,000		250,000	93,225	
11/01/37	3,390,000			93,225	436,450
05/01/38	3,390,000		260,000	93,225	
11/01/38	3,130,000			86,075	439,300
05/01/39	3,130,000		275,000	86,075	
11/01/39	2,855,000			78,513	439,588
05/01/40	2,855,000		290,000	78,513	
11/01/40	2,565,000			70,538	439,050
05/01/41	2,565,000		310,000	70,538	
11/01/41	2,255,000			62,013	442,550
05/01/42	2,255,000		325,000	62,013	
11/01/42	1,930,000			53,075	440,088
05/01/43	1,930,000		345,000	53,075	
11/01/43	1,585,000			43,588	441,663
05/01/44	1,585,000		365,000	43,588	
11/01/44	1,220,000			33,550	442,138
05/01/45	1,220,000		385,000	33,550	
11/01/45	835,000			22,963	441,513
05/01/46	835,000		405,000	22,963	
11/01/46	430,000			11,825	439,788
05/01/47	430,000		430,000	11,825	441,825
Total			\$5,550,000	\$3,319,175	\$8,869,175

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2018A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027	
REVENUES:						
Special Assessments-Tax Roll	\$612,533	\$610,435	\$2,099	\$612,533	\$612,533	
Interest Earnings	20,000	12,761	9,043	21,805	19,000	
Carry Forward Surplus ⁽¹⁾	309,007	315,672	-	315,672	332,160	
TOTAL REVENUES	\$941,540	\$938,868	\$11,142	\$950,010	\$963,693	
EXPENDITURES:						
Interest - 11/1	\$222,338	\$222,338	\$-	\$222,338	\$218,088	
Interest - 5/1	222,338	-	222,338	222,338	218,088	
Principal - 5/1	170,000	-	170,000	170,000	180,000	
TOTAL EXPENDITURES	\$614,675	\$222,338	\$392,338	\$614,675	\$616,175	
Other Sources/(Uses)						
Interfund transfer In/(Out)	\$-	\$(3,175)	\$-	\$(3,175)	\$-	
TOTAL OTHER SOURCES/(USES)	\$-	\$(3,175)	\$-	\$(3,175)	\$-	
TOTAL EXPENDITURES	\$614,675	\$225,513	\$392,338	\$617,850	\$616,175	
EXCESS REVENUES (EXPENDITURES)	\$326,865	\$713,355	\$(381,195)	\$332,160	\$347,518	
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/27	\$213,588
						\$213,588

Meadow View at Twin Creeks

Community Development District

Series 2018A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	7,915,000			218,088	218,088
05/01/27	7,915,000		180,000	218,088	
11/01/27	7,735,000			213,588	611,675
05/01/28	7,735,000		185,000	213,588	
11/01/28	7,550,000			208,963	607,550
05/01/29	7,550,000		195,000	208,963	
11/01/29	7,355,000			204,088	608,050
05/01/30	7,355,000		205,000	204,088	
11/01/30	7,150,000			198,963	608,050
05/01/31	7,150,000		220,000	198,963	
11/01/31	6,930,000			192,913	611,875
05/01/32	6,930,000		230,000	192,913	
11/01/32	6,700,000			186,588	609,500
05/01/33	6,700,000		245,000	186,588	
11/01/33	6,455,000			179,850	611,438
05/01/34	6,455,000		260,000	179,850	
11/01/34	6,195,000			172,700	612,550
05/01/35	6,195,000		270,000	172,700	
11/01/35	5,925,000			165,275	607,975
05/01/36	5,925,000		285,000	165,275	
11/01/36	5,640,000			157,438	607,713
05/01/37	5,640,000		305,000	157,438	
11/01/37	5,335,000			149,050	611,488
05/01/38	5,335,000		320,000	149,050	
11/01/38	5,015,000			140,250	609,300
05/01/39	5,015,000		340,000	140,250	
11/01/39	4,675,000			130,900	611,150
05/01/40	4,675,000		360,000	130,900	
11/01/40	4,315,000			120,820	611,720
05/01/41	4,315,000		380,000	120,820	
11/01/41	3,935,000			110,180	611,000
05/01/42	3,935,000		400,000	110,180	
11/01/42	3,535,000			98,980	609,160
05/01/43	3,535,000		425,000	98,980	
11/01/43	3,110,000			87,080	611,060
05/01/44	3,110,000		450,000	87,080	
11/01/44	2,660,000			74,480	611,560
05/01/45	2,660,000		475,000	74,480	
11/01/45	2,185,000			61,180	610,660
05/01/46	2,185,000		500,000	61,180	
11/01/46	1,685,000			47,180	608,360
05/01/47	1,685,000		530,000	47,180	
11/01/47	1,155,000			32,340	609,520
05/01/48	1,155,000		560,000	32,340	
11/01/48	595,000			16,660	609,000
05/01/49	595,000		595,000	16,660	
					611,660
Total			\$7,915,000	\$6,335,100	\$14,250,100

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2019A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	\$255,335	\$254,460	\$875	\$255,335	\$255,335
Interest Earnings	9,000	5,283	3,500	8,783	7,500
Carry Forward Surplus ⁽¹⁾	126,995	129,679	-	129,679	140,670
TOTAL REVENUES	\$391,330	\$413,585	\$4,375	\$417,960	\$403,505
EXPENDITURES:					
Interest - 11/1	\$93,645	\$93,645	\$-	\$93,645	\$91,683
Principal - 5/1	65,000	-	65,000	65,000	70,000
Interest - 5/1	93,645	-	93,645	93,645	91,683
Principal Prepayment- 5/1	-	-	25,000	25,000	-
TOTAL EXPENDITURES	\$252,290	\$93,645	\$183,645	\$277,290	\$253,365
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$-	\$-	\$-	\$-
TOTAL EXPENDITURES	\$252,290	\$93,645	\$183,645	\$277,290	\$253,365
EXCESS REVENUES (EXPENDITURES)	\$139,040	\$319,940	\$(179,270)	\$140,670	\$150,140
⁽¹⁾ Carry Forward is Net of Reserve Requirement				Interest Due 11/1/27	\$89,863
					<u>\$89,863</u>

Meadow View at Twin Creeks

Community Development District

Series 2019A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	3,210,000			91,683	91,683
05/01/27	3,210,000		70,000	91,683	
11/01/27	3,140,000			89,863	251,545
05/01/28	3,140,000		75,000	89,863	
11/01/28	3,065,000			87,913	252,775
05/01/29	3,065,000		80,000	87,913	
11/01/29	2,985,000			85,833	253,745
05/01/30	2,985,000		80,000	85,833	
11/01/30	2,905,000			83,753	249,585
05/01/31	2,905,000		85,000	83,753	
11/01/31	2,820,000			81,330	250,083
05/01/32	2,820,000		90,000	81,330	
11/01/32	2,730,000			78,765	250,095
05/01/33	2,730,000		95,000	78,765	
11/01/33	2,635,000			76,058	249,823
05/01/34	2,635,000		105,000	76,058	
11/01/34	2,530,000			73,065	254,123
05/01/35	2,530,000		110,000	73,065	
11/01/35	2,420,000			69,930	252,995
05/01/36	2,420,000		115,000	69,930	
11/01/36	2,305,000			66,653	251,583
05/01/37	2,305,000		120,000	66,653	
11/01/37	2,185,000			63,233	249,885
05/01/38	2,185,000		130,000	63,233	
11/01/38	2,055,000			59,528	252,760
05/01/39	2,055,000		135,000	59,528	
11/01/39	1,920,000			55,680	250,208
05/01/40	1,920,000		145,000	55,680	
11/01/40	1,775,000			51,475	252,155
05/01/41	1,775,000		155,000	51,475	
11/01/41	1,620,000			46,980	253,455
05/01/42	1,620,000		165,000	46,980	
11/01/42	1,455,000			42,195	254,175
05/01/43	1,455,000		170,000	42,195	
11/01/43	1,285,000			37,265	249,460
05/01/44	1,285,000		180,000	37,265	
11/01/44	1,105,000			32,045	249,310
05/01/45	1,105,000		195,000	32,045	
11/01/45	910,000			26,390	253,435
05/01/46	910,000		205,000	26,390	
11/01/46	705,000			20,445	251,835
05/01/47	705,000		215,000	20,445	
11/01/47	490,000			14,210	249,655
05/01/48	490,000		230,000	14,210	
11/01/48	260,000			7,540	251,750
05/01/49	260,000		245,000	7,540	
					252,540
Total			\$3,195,000	\$2,683,655	\$5,878,655

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2020 A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027	
REVENUES:						
Special Assessments-Tax Roll	\$113,041	\$112,654	\$387	\$113,041	\$113,041	
Interest Earnings	5,000	2,625	1,787	4,412	3,800	
Carry Forward Surplus ⁽¹⁾	65,250	66,340	-	66,340	70,018	
TOTAL REVENUES	\$183,291	\$181,619	\$2,174	\$183,793	\$186,859	
EXPENDITURES:						
Interest - 11/1	\$40,909	\$40,909	\$-	\$40,909	\$40,272	
Interest - 5/1	40,909	-	40,909	40,909	40,272	
Principal - 5/1	30,000	-	30,000	30,000	30,000	
TOTAL EXPENDITURES	\$111,819	\$40,909	\$70,909	\$111,819	\$110,544	
Other Sources/(Uses)						
Interfund transfer In/(Out)	\$-	\$(1,956)	\$-	\$(1,956)	\$-	
TOTAL OTHER SOURCES/(USES)	\$-	\$(1,956)	\$-	\$(1,956)	\$-	
TOTAL EXPENDITURES	\$111,819	\$42,865	\$70,909	\$113,775	\$110,544	
EXCESS REVENUES (EXPENDITURES)	\$71,473	\$138,753	\$(68,735)	\$70,018	\$76,316	
⁽¹⁾ Carry Forward is Net of Reserve Requirement					Interest Due 11/1/27	\$39,559
						\$39,559

Meadow View at Twin Creeks

Community Development District

Series 2020 A-1 Special Assessment Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/1/26	1,530,000			40,272	40,272
5/1/27	1,530,000		30,000	40,272	
11/1/27	1,500,000			39,559	109,831
5/1/28	1,500,000		35,000	39,559	
11/1/28	1,465,000			38,728	113,288
5/1/29	1,465,000		35,000	38,728	
11/1/29	1,430,000			37,897	111,625
5/1/30	1,430,000		35,000	37,897	
11/1/30	1,395,000			37,066	109,963
5/1/31	1,395,000		35,000	37,066	
11/1/31	1,360,000			36,234	108,300
5/1/32	1,360,000		40,000	36,234	
11/1/32	1,320,000			35,184	111,419
5/1/33	1,320,000		40,000	35,184	
11/1/33	1,280,000			34,134	109,319
5/1/34	1,280,000		45,000	34,134	
11/1/34	1,235,000			32,953	112,088
5/1/35	1,235,000		45,000	32,953	
11/1/35	1,190,000			31,772	109,725
5/1/36	1,190,000		50,000	31,772	
11/1/36	1,140,000			30,459	112,231
5/1/37	1,140,000		50,000	30,459	
11/1/37	1,090,000			29,147	109,606
5/1/38	1,090,000		55,000	29,147	
11/1/38	1,035,000			27,703	111,850
5/1/39	1,035,000		55,000	27,703	
11/1/39	980,000			26,259	108,963
5/1/40	980,000		60,000	26,259	
11/1/40	920,000			24,684	110,944
5/1/41	920,000		65,000	24,684	
11/1/41	855,000			22,978	112,663
5/1/42	855,000		65,000	22,978	
11/1/42	790,000			21,231	109,209
5/1/43	790,000		70,000	21,231	
11/1/43	720,000			19,350	110,581
5/1/44	720,000		75,000	19,350	
11/1/44	645,000			17,334	111,684
5/1/45	645,000		80,000	17,334	
11/1/45	565,000			15,184	112,519
5/1/46	565,000		85,000	15,184	
11/1/46	480,000			12,900	113,084
5/1/47	480,000		85,000	12,900	
11/1/47	395,000			10,616	108,516
5/1/48	395,000		90,000	10,616	
11/1/48	305,000			8,197	108,813
5/1/49	305,000		95,000	8,197	
11/1/49	210,000			5,644	108,841
5/1/50	210,000		100,000	5,644	
11/1/50	110,000			2,956	108,600
5/1/51	110,000		110,000	2,956	112,956
Total			\$1,530,000	\$1,276,888	\$2,806,888

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2021 Phase 3 B Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Tax Roll	\$277,963	\$276,915	\$952	\$277,867	\$277,963
Interest Earnings	9,000	6,198	3,919	10,117	8,000
Carry Forward Surplus ⁽¹⁾	106,534	111,024	-	111,024	111,209
TOTAL REVENUES	\$393,496	\$394,137	\$4,871	\$399,008	\$397,171
EXPENDITURES:					
Interest - 11/1	\$82,495	\$82,495	\$-	\$82,495	\$81,175
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	82,495	-	82,414	82,414	81,175
Principal - 5/1	110,000	-	110,000	110,000	115,000
Special Call - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$274,990	\$87,495	\$197,414	\$284,909	\$277,350
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(2,890)	-	(2,890)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(2,890)	\$-	\$(2,890)	\$-
TOTAL EXPENDITURES	\$274,990	\$90,385	\$197,414	\$287,799	\$277,350
EXCESS REVENUES (EXPENDITURES)	\$118,506	\$303,752	\$(192,543)	\$111,209	\$119,821

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$79,450
	\$79,450

Meadow View at Twin Creeks

Community Development District

Special Assessment Bonds Series 2021 Phase 3B

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	4,660,000			81,175	273,670
05/01/27	4,660,000		115,000	81,175	
11/01/27	4,545,000			79,450	275,625
05/01/28	4,545,000		120,000	79,450	
11/01/28	4,425,000			77,650	277,100
05/01/29	4,425,000		120,000	77,650	
11/01/29	4,305,000			75,850	273,500
05/01/30	4,305,000		125,000	75,850	
11/01/30	4,180,000			73,975	274,825
05/01/31	4,180,000		130,000	73,975	
11/01/31	4,050,000			72,025	276,000
05/01/32	4,050,000		135,000	72,025	
11/01/32	3,915,000			69,831	276,856
05/01/33	3,915,000		140,000	69,831	
11/01/33	3,775,000			67,556	277,388
05/01/34	3,775,000		145,000	67,556	
11/01/34	3,630,000			65,200	277,756
05/01/35	3,630,000		150,000	65,200	
11/01/35	3,480,000			62,763	277,963
05/01/36	3,480,000		150,000	62,763	
11/01/36	3,330,000			60,325	273,088
05/01/37	3,330,000		155,000	60,325	
11/01/37	3,175,000			57,806	273,131
05/01/38	3,175,000		165,000	57,806	
11/01/38	3,010,000			55,125	277,931
05/01/39	3,010,000		170,000	55,125	
11/01/39	2,840,000			52,363	277,488
05/01/40	2,840,000		175,000	52,363	
11/01/40	2,665,000			49,519	276,881
05/01/41	2,665,000		180,000	49,519	
11/01/41	2,485,000			46,594	276,113
05/01/42	2,485,000		185,000	46,594	
11/01/42	2,300,000			43,125	274,719
05/01/43	2,300,000		195,000	43,125	
11/01/43	2,105,000			39,469	277,594
05/01/44	2,105,000		200,000	39,469	
11/01/44	1,905,000			35,719	275,188
05/01/45	1,905,000		210,000	35,719	
11/01/45	1,695,000			31,781	277,500
05/01/46	1,695,000		215,000	31,781	
11/01/46	1,480,000			27,750	274,531
05/01/47	1,480,000		225,000	27,750	
11/01/47	1,255,000			23,531	276,281
05/01/48	1,255,000		235,000	23,531	
11/01/48	1,020,000			19,125	277,656
05/01/49	1,020,000		240,000	19,125	
11/01/49	780,000			14,625	273,750
05/01/50	780,000		250,000	14,625	
11/01/50	530,000			9,938	274,563
05/01/51	530,000		260,000	9,938	
11/01/51	270,000			5,063	275,000
05/01/52	270,000		270,000	5,063	275,063
Total			\$4,770,000	\$2,759,653	\$7,529,653

Meadow View at Twin Creeks

Community Development District

Approved Budget

Debt Service Series 2021 Phase 4 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Approved Budget FY 2027
REVENUES:					
Special Assessments-Direct	\$422,200	\$420,974	\$1,447	\$422,421	\$420,900
Interest Earnings	12,000	8,945	5,795	14,740	12,000
Carry Forward Surplus ⁽¹⁾	142,572	148,625	-	148,625	150,945
TOTAL REVENUES	\$576,772	\$578,544	\$7,242	\$585,786	\$583,845
EXPENDITURES:					
Interest - 11/1	\$127,693	\$127,693	\$-	\$127,693	\$125,556
Special Call - 11/1	\$-	5,000	-	5,000	-
Interest - 5/1	127,693	-	127,611	127,611	125,556
Principal - 5/1	165,000	-	165,000	165,000	170,000
Special Call - 5/1	-	-	5,000	5,000	-
TOTAL EXPENDITURES	\$420,385	\$132,693	\$297,611	\$430,304	\$421,113
Other Sources/(Uses)					
Interfund transfer In/(Out)	\$-	\$(4,538)	-	\$(4,538)	\$-
TOTAL OTHER SOURCES/(USES)	\$-	\$(4,538)	\$-	\$(4,538)	\$-
TOTAL EXPENDITURES	\$420,385	\$137,230	\$297,611	\$434,841	\$421,113
EXCESS REVENUES (EXPENDITURES)	\$156,387	\$441,314	\$(290,369)	\$150,945	\$162,732

⁽¹⁾ Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$123,006
	\$123,006

Meadow View at Twin Creeks

Community Development District

Special Assessment Bonds Series 2021 Phase 4

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/26	6,935,000			125,556	125,556
05/01/27	6,935,000		170,000	125,556	
11/01/27	6,765,000			123,006	418,563
05/01/28	6,765,000		175,000	123,006	
11/01/28	6,590,000			120,381	418,388
05/01/29	6,590,000		180,000	120,381	
11/01/29	6,410,000			117,681	418,063
05/01/30	6,410,000		185,000	117,681	
11/01/30	6,225,000			114,906	417,588
05/01/31	6,225,000		190,000	114,906	
11/01/31	6,035,000			112,056	416,963
05/01/32	6,035,000		200,000	112,056	
11/01/32	5,835,000			108,806	420,863
05/01/33	5,835,000		205,000	108,806	
11/01/33	5,630,000			105,475	419,281
05/01/34	5,630,000		210,000	105,475	
11/01/34	5,420,000			102,063	417,538
05/01/35	5,420,000		220,000	102,063	
11/01/35	5,200,000			98,488	420,550
05/01/36	5,200,000		225,000	98,488	
11/01/36	4,975,000			94,831	418,319
05/01/37	4,975,000		235,000	94,831	
11/01/37	4,740,000			91,013	420,844
05/01/38	4,740,000		240,000	91,013	
11/01/38	4,500,000			87,113	418,125
05/01/39	4,500,000		250,000	87,113	
11/01/39	4,250,000			83,050	420,163
05/01/40	4,250,000		255,000	83,050	
11/01/40	3,995,000			78,906	416,956
05/01/41	3,995,000		265,000	78,906	
11/01/41	3,730,000			74,600	418,506
05/01/42	3,730,000		275,000	74,600	
11/01/42	3,455,000			69,100	418,700
05/01/43	3,455,000		285,000	69,100	
11/01/43	3,170,000			63,400	417,500
05/01/44	3,170,000		300,000	63,400	
11/01/44	2,870,000			57,400	420,800
05/01/45	2,870,000		310,000	57,400	
11/01/45	2,560,000			51,200	418,600
05/01/46	2,560,000		325,000	51,200	
11/01/46	2,235,000			44,700	420,900
05/01/47	2,235,000		335,000	44,700	
11/01/47	1,900,000			38,000	417,700
05/01/48	1,900,000		350,000	38,000	
11/01/48	1,550,000			31,000	419,000
05/01/49	1,550,000		365,000	31,000	
11/01/49	1,185,000			23,700	419,700
05/01/50	1,185,000		380,000	23,700	
11/01/50	805,000			16,100	419,800
05/01/51	805,000		395,000	16,100	
11/01/51	410,000			8,200	419,300
05/01/52	410,000		410,000	8,200	
					418,200
Total			\$6,935,000	\$4,081,463	\$11,016,463

Meadow View at Twin Creeks

Community Development District

Non-Ad Valorem Assessments Comparison

2026-2027

Neighborhood	O&M Units	Bonds 2016 Units	Bonds 2018 Units	Bonds 2019 Units	Bonds 2020 Units	Bonds 2021 Ph3 Units	Bonds 2021 Ph4 Units	Annual Maintenance Assessments			
								FY 2027	FY2026	Increase/ (decrease) \$	Increase/ (decrease) %
TH	196	0	196	0	0	0	0	\$1,476.93	\$1,306.96	\$169.97	13.0%
43	472	86	117	0	0	130	136	\$1,661.55	\$1,470.33	\$191.22	13.0%
53	330	111	48	0	78	0	92	\$1,846.17	\$1,633.70	\$212.46	13.0%
63	309	65	75	31	0	68	70	\$2,030.78	\$1,797.07	\$233.71	13.0%
73	66	40	26	0	0	0	0	\$2,123.09	\$1,878.76	\$244.33	13.0%
73 Premium	103	0	0	102	0	0	0	\$2,123.09	\$1,878.76	\$244.33	13.0%
Total	1476	302	462	133	78	198	298				

Neighborhood	O&M Units	Bonds 2016 Units	Bonds 2018 Units	Bonds 2019 Units	Bonds 2020 Units	Bonds 2021 Ph3 Units	Bonds 2021 Ph4 Units	Annual Debt Assessments														
								FY 2027						FY2026						Increase/ (decrease) \$		
								Series 2016	Series 2018	Series 2019	Series 2020	Series 2021 Ph3	Series 2021 Ph4	Series 2016	Series 2018	Series 2019	Series 2020	Series 2021 Ph3	Series 2021 Ph4		Total	
TH	196	0	196	0	0	0	0	\$0.00	\$1,233.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
43	472	86	117	0	0	130	136	\$1,387.70	\$1,388.09	\$0.00	\$0.00	\$1,387.09	\$1,387.98	\$1,387.70	\$1,388.09	\$0.00	\$0.00	\$1,387.09	\$1,387.98	\$1,387.70	\$1,387.98	\$0.00
53	330	111	48	0	78	0	92	\$1,541.89	\$1,542.32	\$0.00	\$1,541.75	\$0.00	\$1,542.20	\$1,541.89	\$1,542.32	\$0.00	\$1,541.75	\$0.00	\$1,542.20	\$1,541.89	\$1,542.20	\$0.00
63	309	65	75	31	0	68	70	\$1,696.08	\$1,696.55	\$1,698.86	\$0.00	\$1,695.32	\$1,696.41	\$1,696.08	\$1,696.55	\$1,698.86	\$0.00	\$1,695.32	\$1,696.41	\$1,696.08	\$1,696.55	\$0.00
73	66	40	26	0	0	0	0	\$1,773.17	\$1,773.67	\$2,146.75	\$0.00	\$0.00	\$0.00	\$1,773.17	\$1,773.67	\$2,146.75	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
73 Premium	103	0	0	102	0	0	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	1476	302	462	133	78	198	298															

Neighborhood	O&M Units	Bonds 2016 Units	Bonds 2018 Units	Bonds 2019 Units	Bonds 2020 Units	Bonds 2021 Ph3 Units	Bonds 2021 Ph4 Units	Total Assessed Per Unit														
								FY 2027						FY2026						Increase/ (decrease) \$		
								Series 2016	Series 2018	Series 2019	Series 2020	Series 2021 Ph3	Series 2021 Ph4	Series 2016	Series 2018	Series 2019	Series 2020	Series 2021 Ph3	Series 2021 Ph4		Total	
TH	196	0	196	0	0	0	0	\$1,476.93	\$2,710.79	\$1,476.93	\$1,476.93	\$1,476.93	\$1,476.93	\$1,306.96	\$2,540.82	\$1,306.96	\$1,306.96	\$1,306.96	\$1,306.96	\$1,306.96	\$1,306.96	\$169.97
43	472	86	117	0	0	130	136	\$3,049.25	\$3,049.64	\$1,661.55	\$1,661.55	\$3,048.64	\$3,049.53	\$2,858.03	\$2,858.42	\$1,470.33	\$1,470.33	\$2,857.42	\$2,858.31	\$2,857.42	\$2,858.31	\$191.22
53	330	111	48	0	78	0	92	\$3,388.06	\$3,388.49	\$1,846.17	\$3,387.92	\$1,846.17	\$3,388.37	\$3,175.59	\$3,176.02	\$1,633.70	\$3,175.45	\$1,633.70	\$3,175.90	\$3,175.90	\$3,175.90	\$212.46
63	309	65	75	31	0	68	70	\$3,726.86	\$3,727.33	\$3,729.64	\$2,030.78	\$3,726.11	\$3,727.20	\$3,493.15	\$3,493.62	\$3,495.93	\$1,797.07	\$3,492.40	\$3,493.49	\$3,493.49	\$3,493.49	\$233.71
73	66	40	26	0	0	0	0	\$3,896.26	\$3,896.76	\$4,269.84	\$2,123.09	\$2,123.09	\$2,123.09	\$3,651.93	\$3,652.43	\$4,025.51	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$244.33
73 Premium	103	0	0	102	0	0	0	\$2,123.09	\$2,123.09	\$2,123.09	\$2,123.09	\$2,123.09	\$2,123.09	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$1,878.76	\$244.33
Total	1476	302	462	133	78	198	298															

O&M ALLOCATION - ALL LOTS AT PLATTED RATE

LAND USE	TOTAL UNITS	ERU	TOTAL UNITS	TOTAL ERUS	FY27 TOTAL O&M	FY27 NET O&M PER UNIT	FY27 GROSS O&M PER UNIT	FY26 GROSS O&M UNIT	\$ INCREASE GROSS PER UNIT	TOTAL O&M PROCEEDS NET	% Change
TH	196	0.80	196	156.80	272,110.07	1,388.32	1,476.89	1,306.92	169.97	272,110.07	13.0%
43'	472	0.90	472	424.80	737,196.15	1,561.86	1,661.50	1,470.29	191.21	737,196.15	13.0%
53'	330	1.00	330	330.00	572,680.63	1,735.40	1,846.11	1,633.66	212.46	572,680.63	13.0%
63'	309	1.10	309	339.90	589,861.05	1,908.94	2,030.73	1,797.02	233.70	589,861.05	13.0%
73'	66	1.15	66	75.90	131,716.54	1,995.71	2,123.03	1,878.70	244.33	131,716.54	13.0%
73'P	103	1.15	103	118.45	205,557.64	1,995.71	2,123.03	1,878.70	244.33	205,557.64	13.0%
TOTAL	1,476		1,476	1,445.85	2,509,122.08					2,509,122.08	

O&M Special Assessment - Gate Monitoring

73'P	103	1.39	103	143.17	33,531.00	325.54	346.31	-	346.31	33,531.00	
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EIGHTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
April 30, 2026



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

April 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
Operating Account	\$ 88,555	\$ -	\$ -	\$ 42,200	\$ 130,755
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Debt Service	-	-	-	-	-
Due from Developer - BBX	-	-	-	-	-
Due from Developer - Dreamfinders	1,719	-	-	-	1,719
Due from Other	4,921	-	-	-	4,921
Due from Capital Reserve	-	-	-	-	-
Investments:					
General Fund Custody	331,595	-	-	-	331,595
State Board of Administration (SBA)-GF	1,455,539	-	-	-	1,455,539
State Board of Administration (SBA)-Fence Easement	99,110	-	-	-	99,110
State Board of Administration (SBA)-Capital Reserve	-	-	-	183,852	183,852
Series 2016					
Reserve	-	155,165	-	-	155,165
Revenue	-	540,454	-	-	540,454
Series 2018					
Reserve A1	-	213,847	-	-	213,847
Revenue A1	-	712,722	-	-	712,722
Series 2019					
Reserve	-	90,002	-	-	90,002
Revenue	-	295,511	-	-	295,511
Prepayment A1	-	24,163	-	-	24,163
Series 2020					
Reserve A1	-	43,763	-	-	43,763
Revenue A1	-	137,586	-	-	137,586
Prepayment A1	-	1,038	-	-	1,038
Series 2021 Ph3B					
Reserve	-	140,535	-	-	140,535
Revenue	-	303,248	-	-	303,248
Prepayment	-	88	-	-	88
Construction	-	-	22,185	-	22,185
Series 2021 Ph4					
Reserve	-	211,019	-	-	211,019
Interest	-	-	-	-	-
Revenue	-	441,232	-	-	441,232
Prepayment	-	81	-	-	81
Construction	-	-	33,610	-	33,610
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	7,916	-	-	-	7,916
Deposits	3,760	-	-	-	3,760
Total Assets	\$ 1,993,115	\$ 3,310,453	\$ 55,795	\$ 226,051	\$ 5,585,415

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

April 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
Accounts Payable	\$ 31,348	\$ -	\$ -	\$ -	\$ 31,348
Accrued Expenses	1,391	-	-	-	1,391
Total Liabilities	\$ 32,739	\$ -	\$ -	\$ -	\$ 32,739
Fund Balance:					
Nonspendable:					
Prepaid Items	\$ 7,916	\$ -	\$ -	\$ -	\$ 7,916
Deposits	3,760	-	-	-	3,760
Restricted for:					
Debt Service	-	3,310,453	-	-	3,310,453
Capital Project	-	-	55,795	-	55,795
Assigned for:					
Capital Reserve Fund	-	-	-	226,051	226,051
Capital Reserves	-	-	-	-	-
Unassigned	1,948,700	-	-	-	1,948,700
Total Fund Balances	\$ 1,960,376	\$ 3,310,453	\$ 55,795	\$ 226,051	\$ 5,552,675
Total Liabilities & Fund Balance	\$ 1,993,115	\$ 3,310,453	\$ 55,795	\$ 226,051	\$ 5,585,415

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 2,220,364	\$ 2,220,364	\$ 2,212,642	\$ (7,722)
Special Assessments - Gate Monitoring*	32,500	32,500	32,500	-
Interest/Miscellaneous Income	25,000	14,583	31,230	16,647
Restricted Easement Fence Fund	-	-	6,000	6,000
Facility Revenue	20,000	11,667	13,180	1,513
Total Revenues	\$ 2,297,864	\$ 2,279,114	\$ 2,295,552	\$ 16,438
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 9,600	\$ 5,600	\$ 5,200	\$ 400
PR-FICA	734	428	398	31
Engineering	36,000	21,000	24,392	(3,392)
Attorney	30,000	17,500	9,631	7,869
Annual Audit	7,700	-	-	-
Assessment Administration	11,573	11,573	11,573	-
Arbitrage Rebate	3,600	3,000	3,000	-
Dissemination Agent	14,466	8,439	8,439	-
Trustee Fees	24,241	24,241	20,497	3,744
Management Fees	60,289	35,169	35,169	-
Information Technology	1,865	1,088	1,088	-
Website Maintenance	1,336	779	779	-
Website Hosting	3,600	2,100	-	2,100
Telephone	700	408	509	(101)
Postage & Delivery	1,600	933	1,279	(346)
Insurance General Liability/Public Officials	9,824	9,824	9,256	568
Printing & Binding	2,300	1,342	368	973
Legal Advertising	1,500	875	852	23
Other Current Charges	1,600	933	1,138	(205)
Office Supplies	300	175	5	170
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 223,003	\$ 145,582	\$ 133,748	\$ 11,834

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 14,902	\$ 8,693	\$ 9,153	\$ (461)
Electric	48,000	28,000	21,444	6,556
Water/Sewer/Irrigation	55,000	32,083	29,379	2,705
Gas	2,500	1,458	1,156	302
Trash Removal	9,860	7,439	7,439	-
<i>Security</i>				
Security Monitoring	1,440	840	777	63
Gate Monitoring	32,500	18,958	20,129	(1,170)
Gate Repairs	3,000	1,377	1,377	-
Access Cards	1,500	353	353	-
Contacted Security	30,000	17,500	9,492	8,008
<i>Management Contracts</i>				
Facility Management	104,652	61,047	61,047	0
Facility Attendant	41,498	24,207	14,919	9,288
Pool Attendants	61,479	6,648	6,648	-
Pool Monitors	6,000	-	-	-
Canoe Launch Attendant	2,000	-	-	-
Field Management / Admin	100,700	58,742	58,742	-
Pool Maintenance	21,000	12,250	8,177	4,073
Pool Chemicals	29,044	16,942	16,136	807
Janitorial	31,940	18,632	12,667	5,964
Facility Maintenance	103,200	60,200	56,037	4,163
Private Event Attendant	6,500	3,792	4,457	(665)
Repairs & Maintenance	62,800	46,087	46,087	-
Pressure Washing	10,000	5,833	3,824	2,009
Food Service License	600	350	242	108
Community Website Services	3,600	2,100	2,140	(40)
Subscriptions	4,000	2,333	1,561	772
Pest Control	2,878	1,679	1,660	19
Supplies	1,800	1,050	-	1,050
Furnitures, Fixtures & Equipment	5,000	347	347	-
Special Events	25,000	19,173	19,173	-
Holiday Decorations	20,000	20,000	27,262	(7,262)
Fitness Center Repairs/Supplies	5,500	3,208	925	2,283
Office Supplies	2,050	1,196	1,017	178
ACA++SCAP/BMI Licenses	800	467	-	467
Property Insurance	74,906	74,906	66,386	8,520
Permit and License	850	-	-	-
Rental and Leases	-	-	6,718	(6,718)
Subtotal Amenity Center Expenditures	\$ 926,499	\$ 557,891	\$ 516,873	\$ 41,018

Meadow View at Twin Creeks

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Ground Maintenance Expenditures				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	21,187	18,662	2,525
Landscape Maintenance	592,940	345,882	347,675	(1,794)
Mulching	73,664	45,410	45,410	-
Annuals Rotation	52,020	13,005	13,005	-
Landscape Contingency	74,000	21,579	21,579	-
Tree Removal	15,000	982	982	-
Lake Maintenance	31,118	18,152	18,152	-
Grounds Maintenance	41,400	24,150	18,637	5,513
Pump Repairs	15,000	8,981	8,981	-
Streetlighting	87,000	50,750	49,069	1,681
Streetlight Repairs	5,000	2,917	3,168	(251)
Irrigation Repairs	40,000	23,333	12,944	10,390
Miscellaneous	2,500	1,458	25	1,433
Contingency	26,000	15,167	5,661	9,506
Capital Reserve	50,000	50,000	50,000	-
Subtotal Ground Maintenance Expenditures	\$ 1,148,362	\$ 642,953	\$ 613,950	\$ 29,003
Total Operations & Maintenance	\$ 2,074,861	\$ 1,200,843	\$ 1,130,823	\$ 70,020
Total Expenditures	\$ 2,297,864	\$ 1,346,426	\$ 1,264,571	\$ 81,855
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,030,981	
<i>Other Financing Sources/(Uses):</i>				
Transfer In 2018A2 and 2020A2 Close Out	\$ -		\$ 5,131	
Transfer(Out)	-		(228,000)	
Total Other Financing Sources/(Uses)	\$ -		\$ (222,869)	
Net Change in Fund Balance	\$ -		\$ 808,112	
Fund Balance - Beginning	\$ -		\$ 1,152,264	
Fund Balance - Ending	\$ -		\$ 1,960,376	

(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	\$ 18,710	\$ 33,302	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,212,642
Special Assessments - Gate Monitoring*	-	-	-	32,500	-	-	-	-	-	-	-	-	32,500
Interest/Miscellaneous Income	3,487	2,373	2,169	3,124	7,902	6,419	5,757	-	-	-	-	-	31,230
Restricted Easement Fence Fund	600	1,200	600	600	-	1,200	1,800	-	-	-	-	-	6,000
Facility Revenue	4,555	2,250	1,813	650	1,288	1,350	1,275	-	-	-	-	-	13,180
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 8,642	\$ 124,161	\$ 189,736	\$ 1,816,471	\$ 86,729	\$ 27,680	\$ 42,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,295,552
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 800	\$ -	\$ 1,600	\$ 800	\$ 800	\$ 800	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,200
PR-FICA	61	-	122	61	61	61	31	-	-	-	-	-	398
Engineering	7,598	2,505	3,994	1,721	2,458	-	6,116	-	-	-	-	-	24,392
Attorney	2,068	2,850	1,440	1,061	2,214	-	-	-	-	-	-	-	9,631
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	1,206	1,206	-	-	-	-	-	8,439
Trustee Fees	4,234	-	13,671	-	-	2,593	-	-	-	-	-	-	20,497
Management Fees	5,024	5,024	5,024	5,024	5,024	5,024	5,024	-	-	-	-	-	35,169
Information Technology	155	155	155	155	155	155	155	-	-	-	-	-	1,088
Website Maintenance	111	111	111	111	111	111	111	-	-	-	-	-	779
Telephone	83	-	55	88	78	86	120	-	-	-	-	-	509
Postage & Delivery	63	418	41	190	76	169	322	-	-	-	-	-	1,279
Insurance General Liability/Public Officials	9,256	-	-	-	-	-	-	-	-	-	-	-	9,256
Printing & Binding	39	23	41	45	57	50	113	-	-	-	-	-	368
Legal Advertising	96	97	97	96	96	272	99	-	-	-	-	-	852
Other Current Charges	201	55	86	114	153	98	431	-	-	-	-	-	1,138
Office Supplies	1	1	1	1	1	1	1	-	-	-	-	-	5
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 42,742	\$ 14,844	\$ 27,644	\$ 10,673	\$ 13,091	\$ 10,626	\$ 14,129	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 133,748

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
Amenity Center Expenditures													
Utilities													
Telephone/Cable/Internet	\$ 1,226	\$ 1,150	\$ 1,318	\$ 1,186	\$ 1,329	\$ 1,509	\$ 1,435	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,153
Electric	3,431	2,932	2,848	3,407	3,152	2,639	3,036	-	-	-	-	-	21,444
Water/Sewer/Irrigation	4,691	3,125	5,495	4,284	5,098	3,814	2,871	-	-	-	-	-	29,379
Gas	124	14	167	27	374	185	266	-	-	-	-	-	1,156
Trash Removal	983	982	1,168	1,208	1,027	989	1,083	-	-	-	-	-	7,439
Security													
Security Monitoring	111	111	111	111	111	111	111	-	-	-	-	-	777
Gate Monitoring	2,665	2,697	2,681	2,681	2,681	2,681	4,046	-	-	-	-	-	20,129
Gate Repairs	727	-	-	-	350	-	300	-	-	-	-	-	1,377
Access Cards	-	-	-	-	353	-	-	-	-	-	-	-	353
Contacted Security	1,286	1,302	1,237	1,342	1,484	1,450	1,391	-	-	-	-	-	9,492
Management Contracts													
Facility Management	8,721	8,721	8,721	8,721	8,721	8,721	8,721	-	-	-	-	-	61,047
Facility Attendant	3,321	2,801	1,681	2,298	1,423	1,667	1,730	-	-	-	-	-	14,919
Pool Attendants	-	-	-	-	-	2,600	4,048	-	-	-	-	-	6,648
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	8,392	8,392	8,392	8,392	8,392	8,392	8,392	-	-	-	-	-	58,742
Pool Maintenance	1,363	1,363	1,363	1,363	-	1,363	1,363	-	-	-	-	-	8,177
Pool Chemicals	2,305	2,305	2,305	2,305	2,305	2,305	2,305	-	-	-	-	-	16,136
Janitorial	2,089	1,944	1,439	1,835	1,368	2,265	1,728	-	-	-	-	-	12,667
Facility Maintenance	8,347	6,029	7,783	9,240	5,099	10,989	8,551	-	-	-	-	-	56,037
Private Event Attendant	630	1,056	1,190	150	424	252	755	-	-	-	-	-	4,457
Repairs & Maintenance	9,967	4,942	8,395	4,931	4,275	7,631	5,946	-	-	-	-	-	46,087
Pressure Washing	1,060	-	-	2,239	525	-	-	-	-	-	-	-	3,824
Food Service License	-	-	-	-	-	-	242	-	-	-	-	-	242
Community Website Services	300	300	300	300	300	340	300	-	-	-	-	-	2,140
Subscriptions	309	319	500	259	-	127	47	-	-	-	-	-	1,561
Pest Control	233	233	233	240	240	240	240	-	-	-	-	-	1,660
Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Furnitures, Fixtures & Equipment	-	-	87	260	-	-	-	-	-	-	-	-	347
Special Events	3,133	4,891	2,067	852	385	6,305	1,540	-	-	-	-	-	19,173
Holiday Decorations	27,262	-	-	-	-	-	-	-	-	-	-	-	27,262
Fitness Center Repairs/Supplies	925	-	-	-	-	-	-	-	-	-	-	-	925
Office Supplies	-	191	175	92	-	472	86	-	-	-	-	-	1,017
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	66,386	-	-	-	-	-	-	-	-	-	-	-	66,386
Permit and License	-	-	-	-	-	-	-	-	-	-	-	-	-
Rental and Leases	-	-	-	3,559	-	-	3,160	-	-	-	-	-	6,718
Subtotal Amenity Center Expenditures	\$ 159,986	\$ 55,798	\$ 59,654	\$ 61,281	\$ 49,414	\$ 67,048	\$ 63,693	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 516,873

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	2,742	2,611	-	-	-	-	-	18,662
Landscape Maintenance	49,668	49,668	49,668	49,668	49,668	49,668	49,668	-	-	-	-	-	347,675
Mulching	-	-	-	-	-	45,410	-	-	-	-	-	-	45,410
Annual Rotation	-	-	-	-	-	13,005	-	-	-	-	-	-	13,005
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	2,593	2,593	-	-	-	-	-	18,152
Grounds Maintenance	3,080	4,064	2,191	1,496	2,300	3,523	1,984	-	-	-	-	-	18,637
Pump Repairs	-	-	-	-	-	1,440	7,541	-	-	-	-	-	8,981
Streetlighting	6,695	6,695	6,695	7,044	7,044	7,449	7,449	-	-	-	-	-	49,069
Streetlight Repairs	-	-	-	3,168	-	-	-	-	-	-	-	-	3,168
Irrigation Repairs	1,945	-	1,186	2,942	760	1,731	4,379	-	-	-	-	-	12,944
Miscellaneous	25	-	-	-	-	-	-	-	-	-	-	-	25
Contingency	1,000	258	1,000	640	208	1,000	1,554	-	-	-	-	-	5,661
Capital Reserve	-	-	-	50,000	-	-	-	-	-	-	-	-	50,000
Subtotal Ground Maintenance Expenditures	\$ 67,609	\$ 72,017	\$ 78,494	\$ 124,250	\$ 65,239	\$ 128,561	\$ 77,779	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 613,950
Total Operations & Maintenance													
Total Operations & Maintenance	\$ 227,595	\$ 127,815	\$ 138,148	\$ 185,531	\$ 114,653	\$ 195,609	\$ 141,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,130,823
Total Expenditures													
Total Expenditures	\$ 270,337	\$ 142,659	\$ 165,792	\$ 196,203	\$ 127,745	\$ 206,235	\$ 155,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,264,571
Excess (Deficiency) of Revenues over Expenditures													
Excess (Deficiency) of Revenues over Expenditures	\$ (261,695)	\$ (18,498)	\$ 23,944	\$ 1,620,268	\$ (41,015)	\$ (178,555)	\$ (113,467)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,030,981
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	(228,000)	-	5,131	-	-	-	-	-	-	(222,869)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (228,000)	\$ -	\$ 5,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (222,869)
Net Change in Fund Balance	\$ (261,695)	\$ (18,498)	\$ 23,944	\$ 1,392,268	\$ (41,015)	\$ (173,424)	\$ (113,467)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 808,112

Meadow View at Twin Creeks

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest	1,000	583	2,500	1,917
Total Revenues	\$ 51,000	\$ 50,583	\$ 52,500	\$ 1,917
Expenditures:				
Capital Outlay	\$ 15,000	\$ 15,000	\$ 37,687	\$ (22,687)
Repair and Replacement	-	-	46,213	(46,213)
Other Current Charges	-	-	-	-
Total Expenditures	\$ 15,000	\$ 15,000	\$ 83,900	\$ (22,687)
Excess (Deficiency) of Revenues over Expenditures	\$ 36,000		\$ (31,400)	
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		\$ 196,600	
Fund Balance - Beginning	\$ 29,307		\$ 29,452	
Fund Balance - Ending	\$ 65,307		\$ 226,051	

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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 441,845	\$ (1,519)
Interest Income	12,000	7,000	9,643	2,643
Total Revenues	\$ 455,364	\$ 450,364	\$ 451,488	\$ 1,124
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	\$ 300,252	\$ 301,376	\$ 1,124
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 10,139	\$ 300,252	\$ 301,376	\$ 1,124
Fund Balance - Beginning	\$ 234,748		\$ 394,243	
Fund Balance - Ending	\$ 244,888		\$ 695,619	

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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 610,435	\$ (2,099)
Interest Income	20,000	11,667	12,761	1,095
Total Revenues	\$ 632,533	\$ 624,200	\$ 623,196	\$ (1,004)
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	\$ 401,862	\$ 400,858	\$ (1,004)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,175)	\$ (3,175)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,175)	\$ (3,175)
Net Change in Fund Balance	\$ 17,858	\$ 401,862	\$ 397,683	\$ (4,179)
Fund Balance - Beginning	\$ 309,007		\$ 528,885	
Fund Balance - Ending	\$ 326,865		\$ 926,569	

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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 255,335	\$ 255,335	\$ 254,460	\$ (875)
Interest Income	9,000	5,250	5,283	33
Total Revenues	\$ 264,335	\$ 260,585	\$ 283,907	\$ 23,321
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	\$ 166,940	\$ 190,262	\$ 23,321
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 12,045	\$ 166,940	\$ 190,262	\$ 23,321
Fund Balance - Beginning	\$ 126,995		\$ 219,414	
Fund Balance - Ending	\$ 139,040		\$ 409,676	

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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 113,041	\$ 113,041	\$ 112,654	\$ (387)
Interest Income	5,000	2,917	2,625	(292)
Total Revenues	\$ 118,041	\$ 115,958	\$ 115,279	\$ (679)
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	\$ 75,048	\$ 74,369	\$ (679)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,956)	\$ (1,956)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,956)	\$ (1,956)
Net Change in Fund Balance	\$ 6,222	\$ 75,048	\$ 72,413	\$ (2,635)
Fund Balance - Beginning	\$ 65,250		\$ 109,973	
Fund Balance - Ending	\$ 71,473		\$ 182,387	

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 April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 277,963	\$ 277,963	\$ 276,915	\$ (1,048)
Interest Income	9,000	5,250	6,198	948
Prepayments	-	-	-	-
Total Revenues	\$ 286,963	\$ 283,213	\$ 283,113	\$ (99)
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	\$ 200,718	\$ 195,618	\$ (5,099)
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	\$ 200,718	\$ 192,728	\$ (7,990)
Fund Balance - Beginning	\$ 106,534		\$ 251,143	
Fund Balance - Ending	\$ 118,506		\$ 443,871	

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 April 30, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/26	Thru 04/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 422,200	\$ 422,200	\$ 420,974	\$ (1,226)
Interest Income	12,000	7,000	8,945	1,945
Total Revenues	\$ 434,200	\$ 429,200	\$ 429,919	\$ 719
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	\$ 301,508	\$ 297,227	\$ (4,281)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (4,538)	\$ (4,538)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,538)	\$ (4,538)
Net Change in Fund Balance	\$ 13,815	\$ 301,508	\$ 292,689	\$ (8,819)
Fund Balance - Beginning	\$ 142,572		\$ 359,643	
Fund Balance - Ending	\$ 156,387		\$ 652,332	

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 April 30, 2026

	Actual
	Thru 04/30/26
Revenues	
Interest Income	\$ 438
Developer Contributions	34,116
Total Revenues	\$ 34,554
Expenditures:	
Capital Outlay	\$ 34,116
Total Expenditures	\$ 34,116
Excess (Deficiency) of Revenues over Expenditures	\$ 438
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 2,890
Total Other Financing Sources (Uses)	\$ 2,890
Net Change in Fund Balance	\$ 3,329
Fund Balance - Beginning	\$ 18,856
Fund Balance - Ending	\$ 22,185

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 April 30, 2026

	Actual
	Thru 04/30/26
Revenues	
Interest Income	\$ 657
Developer Contribution	78,648
Total Revenues	\$ 79,305
Expenditures:	
Capital Outlay	\$ 78,648
Total Expenditures	\$ 78,648
Excess (Deficiency) of Revenues over Expenditures	\$ 657
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 4,538
Total Other Financing Sources (Uses)	\$ 4,538
Net Change in Fund Balance	\$ 5,195
Fund Balance - Beginning	\$ 28,415
Fund Balance - Ending	\$ 33,610

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	155,165
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	213,847
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	90,002
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	43,763
Bonds outstanding - 5/18/2020	\$1,685,000
Less: November 1, 2021 (Prepayment)	(\$20,000)
Less: May 1, 2022	(\$25,000)
Less: May 1, 2023	(\$25,000)
Less: May 1, 2024	(\$25,000)
Less: May 1, 2025	(\$30,000)
Current Bonds Outstanding	\$1,560,000

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$138,981
Reserve Fund Balance	140,535
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.

Meadow View at Twin Creeks
FISCAL YEAR 2026 ASSESSMENT RECEIPTS

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

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021-3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/3/2025	935.16	1,291.98	538.56	238.43	586.09	890.99	4,751.80	9,233.01
2	11/18/2025	9,772.52	13,501.30	5,628.03	2,491.62	6,124.67	9,310.90	49,656.97	96,486.01
3	11/21/2025	12,581.30	17,381.79	7,245.62	3,207.75	7,884.99	11,987.00	63,929.17	124,217.62
4	12/16/2025	19,102.75	26,391.56	11,001.35	4,870.48	11,972.14	18,200.42	97,066.58	188,605.28
5	12/24/2026	17,335.83	23,950.45	9,983.77	4,419.98	10,864.77	16,516.95	88,088.32	171,160.07
6	1/14/2026	355,656.52	491,360.08	204,824.00	90,678.98	222,898.25	338,856.72	1,807,192.75	3,511,467.30
INTEREST 1	1/26/2026	965.27	1,333.58	555.91	246.11	604.96	919.68	4,904.84	9,530.35
7	2/20/2026	15,259.74	21,082.22	8,788.15	3,890.66	9,563.64	14,538.93	77,539.11	150,662.45
8	3/13/2026	3,682.21	5,087.19	2,120.60	938.82	2,307.73	3,508.28	18,710.37	36,355.20
INTEREST 2	4/8/2026	389.30	537.84	224.20	99.26	243.98	370.91	1,978.14	3,843.63
9	4/23/2026	6,164.52	8,516.64	3,550.17	1,571.72	3,863.45	5,873.33	31,323.72	60,863.55
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		441,845.12	610,434.63	254,460.36	112,653.81	276,914.67	420,974.11	2,245,141.77	4,362,424.47

BALANCE DUE	1,519.03	2,098.62	874.81	387.30	952.00	1,447.28	7,718.63	14,997.67
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PERCENT COLLECTED TAX ROLL	100%	100%	100%	100%	100%	100%	100%	100%
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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		
4/1/26	3339-3355	\$75,881.97
4/7/26	3356-3368	48,427.62
4/14/26	3369-3373	56,056.89
4/21/26	3374-3377	19,347.53
4/28/26	3378-3380	1,310.95
TOTAL		\$201,024.96
Capital Reserve Fund		
4/1/26	12	\$9,217.00
4/21/26	13	12,490.00
TOTAL		\$21,707.00
Autopayments		
4/2/26	TECO	\$153.22
4/7/26	Florida Natural Gas	112.54
4/7/26	Republic Services	1,083.04
4/17/26	IRS FICA Tax Payment	61.20
4/20/26	St Johns County Utility Dept	2,871.11
4/20/26	Comcast	1,263.44
4/20/26	AT&T	96.30
4/28/26	WF CC Autopayment - Christian Birol	1,542.67
4/28/26	WF CC Autopayment - Jen Erickson Clark	3,359.30
4/28/26	FPL	13,145.30
4/30/26	AT&T	74.90
Total Paid Electronically		\$23,763.02
Total General Fund		\$246,494.98

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/01/26	00204	3/18/26	7820	202603 320-53800-45006	REPL COLUMNS LIGHTS ALLSTAR ELECTRICAL CONTRACTORS INC	*	1,390.00	1,390.00	003339
4/01/26	00204	3/24/26	7830	202603 320-57200-44200	REPL LED FLOOD LIGHTS-N ALLSTAR ELECTRICAL CONTRACTORS INC	*	1,465.75	1,465.75	003340
4/01/26	00204	3/24/26	7831	202603 320-57200-44200	REPL LED FLOOD LIGHTS-S ALLSTAR ELECTRICAL CONTRACTORS INC	*	1,240.75	1,240.75	003341
4/01/26	00204	3/24/26	7832	202603 320-57200-45508	(7) FANS INSTALLED ALLSTAR ELECTRICAL CONTRACTORS INC	*	665.00	665.00	003342
4/01/26	00038	3/16/26	436605	202604 320-57200-45400	APR CELLULAR FIRE MONITOR ATLANTIC SECURITY	*	110.95	110.95	003343
4/01/26	00065	3/31/26	33519	202603 320-53800-45006	ANNUAL BACKFLOW TESTING P3 SERVICES OF FL LLC	*	45.00	45.00	003344
4/01/26	00215	3/01/26	20252045	202603 320-57200-45505	MAR POOL MAINTENANCE COASTAL POOL CARE LLC	*	1,362.90	1,362.90	003345
4/01/26	00076	3/25/26	54690	202603 320-53800-45007	PUMP #2 REPAIR-TOWNHOMES EAST COAST WELLS & PUMPS SERVICES	*	190.00	190.00	003346
4/01/26	00186	4/01/26	265432	202604 320-57200-45507	APR JANITORIAL SERVICES NEWVENTURE OF JACKSONVILLE INC	*	1,368.00	1,368.00	003347
4/01/26	00209	4/01/26	3518	202604 320-57200-44205	APR WEB HOSTING/MAINT JSK MARKETING LLC	*	300.00	300.00	003348
4/01/26	00224	1/29/26	41573746	202601 320-57200-45915	JAN26 PMT-INV#41573746 NAVITAS CREDIT CORP	*	3,558.65	3,558.65	003349
4/01/26	00048	7/24/25	1803	202510 320-57200-44207	FITNESS CENTER REPAIRS SOUTHEAST FITNESS REPAIR	*	925.28	925.28	003350

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 #
4/01/26	00009	3/25/26	8122322	202603 310-51300-33000	FY26 TR FEE SE2019 A1&A2	*	2,592.74		
		3/25/26	8122322	202603 300-15500-10000	FY27 TR FEE SE2019 A1&A2	*	1,851.95		
					US BANK			4,444.69	003351
4/01/26	00087	2/20/26	1291041	202602 320-57200-45508	ANN SPRINKLER INSPECTION	*	250.00		
		2/20/26	1291041	202602 320-57200-45508	ANN ALARM INSPECTION	*	150.00		
					WAYNE AUTOMATIC FIRE SPRINKLERS INC			400.00	003352
4/01/26	00040	3/23/26	1133855	202603 320-53800-45014	TURF INSTALLATION-AMENITY	*	40,280.00		
					YELLOWSTONE LANDSCAPE INC			40,280.00	003353
4/01/26	00040	3/23/26	1133857	202603 320-53800-45014	DRIFT ROSE REPLACEMENT	*	5,130.00		
					YELLOWSTONE LANDSCAPE INC			5,130.00	003354
4/01/26	00040	3/23/26	1133858	202603 320-53800-45015	SPRING ANNUAL ROTATION	*	13,005.00		
					YELLOWSTONE LANDSCAPE INC			13,005.00	003355
4/07/26	00215	4/01/26	20252522	202604 320-57200-45505	APR POOL MAINTENANCE	*	1,362.90		
					COASTAL POOL CARE LLC			1,362.90	003356
4/07/26	00215	4/01/26	20252784	202604 320-57200-45506	APR POOL CHEMICALS	*	2,305.10		
					COASTAL POOL CARE LLC			2,305.10	003357
4/07/26	00076	4/01/26	54759	202604 320-53800-45007	RPLED BAD MOTOR-T.HOMES	*	6,991.00		
					EAST COAST WELLS & PUMPS SERVICES			6,991.00	003358
4/07/26	00114	4/01/26	767388	202604 320-57200-45410	GATE MONITORING MAY26	*	2,680.54		
					HIDDEN EYES LLC			2,680.54	003359
4/07/26	00045	2/27/26	93741	202602 320-53800-45005	FEB LAKE MAINTENANCE	*	2,593.14		
					FUTURE HORIZONS INC			2,593.14	003360
4/07/26	00045	3/31/26	94221	202603 320-53800-45005	MAR LAKE MAINTENANCE	*	2,593.14		
					FUTURE HORIZONS INC			2,593.14	003361

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/07/26	00001	4/01/26	137	202604	310-51300-34000			APR MANAGEMENT FEES	*	5,024.08		
4/01/26		137	202604	310-51300-35300			APR WEBSITE ADMIN	*	111.33			
4/01/26		137	202604	310-51300-35100			APR INFORMATION TECH	*	155.42			
4/01/26		137	202604	310-51300-31600			APR DISSEMINATION SVCS	*	1,205.50			
4/01/26		137	202604	310-51300-51000			OFFICE SUPPLIES	*	.75			
4/01/26		137	202604	310-51300-42000			POSTAGE	*	322.31			
4/01/26		137	202604	310-51300-42500			COPIES	*	113.10			
4/01/26		137	202604	310-51300-41000			TELEPHONE	*	119.74			
GOVERNMENTAL MANAGEMENT SERVICES											7,052.23	003362
4/07/26	00020	3/31/26	445	202603	320-57200-45510			MAR FACILITY ATTENDANT	*	1,666.80		
RIVERSIDE MANAGEMENT SERVICES											1,666.80	003363
4/07/26	00020	3/31/26	446	202603	320-57200-49400			MAR SPECIAL EVT ASSISTANT	*	945.90		
RIVERSIDE MANAGEMENT SERVICES											945.90	003364
4/07/26	00020	3/31/26	447	202603	320-57200-45509			MAR PRIVATE EVT ATTENDENT	*	252.00		
RIVERSIDE MANAGEMENT SERVICES											252.00	003365
4/07/26	00020	3/31/26	448	202603	320-57200-45501			MAR LIFEGUARDS	*	2,600.28		
RIVERSIDE MANAGEMENT SERVICES											2,600.28	003366
4/07/26	00020	4/01/26	444	202604	320-57200-45504			APR FIELD MGMT/ADMIN	*	8,391.67		
4/01/26		444	202604	320-57200-45500			APR FACILITY MANAGEMENT	*	8,721.00			
RIVERSIDE MANAGEMENT SERVICES											17,112.67	003367
4/07/26	00221	3/31/26	7644439	202603	310-51300-48000			RFP-ENGINEERING SERVICES	*	173.36		
3/31/26		7644439	202603	310-51300-48000			NOTICE OF MEETING-3/19/26	*	98.56			
USA TODAY MEDIA CORP											271.92	003368

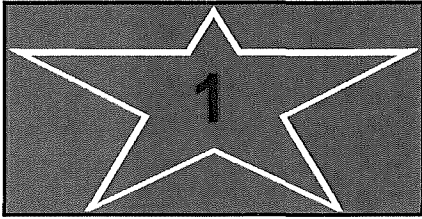
MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/14/26	00174	4/13/26	04132026	202604	300	15500	10000		SANTA VISIT(4HRS)12/5/26 ANTHONY PISELLI	*	1,200.00	1,200.00	003369
4/14/26	00076	4/10/26	54823	202604	320	53800	45007		RPLED PRESSURE TRANSDUCER EAST COAST WELLS & PUMPS SERVICES	*	550.00	550.00	003370
4/14/26	00114	4/10/26	INV9150	202604	320	57200	45410		(100) WINDSHIELD STICKERS HIDDEN EYES LLC	*	1,365.00	1,365.00	003371
4/14/26	00178	4/06/26	3728582	202601	310	51300	31500		JAN GENERAL COUNSEL	*	1,060.50		
		4/06/26	3728582.	202602	310	51300	31500		FEB GENERAL COUNSEL KUTAK ROCK LLP	*	2,213.50	3,274.00	003372
4/14/26	00040	4/01/26	1146723	202604	320	53800	45003		APR LANDSCAPE MAINTENANCE YELLOWSTONE LANDSCAPE INC	*	49,667.89	49,667.89	003373
4/21/26	00038	4/16/26	442310	202604	320	57200	45508		ATRIUM CARD READER REPRS ATLANTIC SECURITY	*	202.50	202.50	003374
4/21/26	00005	4/13/26	225292	202604	310	51300	31100		APR ENGINEERING SERVICES ENGLAND THIMS & MILLER INC	*	6,116.25	6,116.25	003375
4/21/26	00020	4/15/26	449	202603	320	57200	45508		FACILITY MAINTENANCE-MAR	*	6,300.00		
		4/15/26	449	202603	320	57200	44200		REPAIRS & MAINTENANCE-MAR	*	4,100.00		
		4/15/26	449	202603	320	53800	45006		GROUND MAINTENANCE-MAR	*	1,388.00		
		4/15/26	449	202603	320	53800	45011		CONTINGENCY-MAR RIVERSIDE MANAGEMENT SERVICES	*	1,000.40	12,788.40	003376
4/21/26	00046	4/16/26	62209262	202604	320	57200	45917		APR PEST CONTROL SERVICES TURNER PEST CONTROL LLC	*	240.38	240.38	003377
4/28/26	00038	4/15/26	441957	202604	320	57200	45400		MAY CELLULAR FIRE MONITOR ATLANTIC SECURITY	*	110.95	110.95	003378

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
4/28/26	00148	4/21/26 33815	202604 320-57200-45420	THE GATE STORE, INC.	*	300.00	300.00 003379
TROUBLESHOOT ENTRY GATE							
4/28/26	00198	4/23/26 426	202604 320-57200-44200	JOAO C PAIS NUNES	*	900.00	900.00 003380
CONCRETE BASE/SLAB							
TOTAL FOR BANK A						201,024.96	
TOTAL FOR REGISTER						201,024.96	

MVTP MEADOW VIEW TP TLEE



APPROVED GROUNDS MAINTENANCE
 53800.320.45006
 CHRISTIAN BIROL 03/25/2026

Allstar Electrical Contractors Inc.

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

INVOICE

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

INVOICE 7820
 DATE 03/18/2026
 TERMS Net 5
 DUE DATE 03/23/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/18/2026	Sales:Sales Item Main entrance landscape lighting breaker was tripping again. Began troubleshooting and found multiple problems to contribute to the issue. Verified all lighting was working -Found multiple landscape lights broken and exposed wire to the elements, two broken lights completely buried with wire buried in the mud with no covering. -After further investigation we uncovered multiple broken/melted wire. Multiple fixture heads and all the way down the fixture bases. -Per request we disconnected the lights on both fence lines (except for the main lines going to the first fixture) to help prevent the problem and focus on the main center landscape fixtures. -Replaced bulbs at sconces on the columns -Replaced two landscape fixtures on columns along with one fixture base		1,390.00	1,390.00

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

BALANCE DUE

\$1,390.00

Pay invoice

RECEIVED
By Tara Lee at 8:32 am, Mar 29, 2026

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

License #EC13012959

APPROVED REPAIRS AND MAINTENANCE

57200.320.44200

CHRISTIAN BIROL 03/25/2026

Allstar Electrical Contractors Inc.

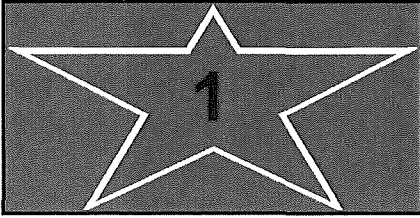
135 Jenkins Street Suite 105B #107

Saint Augustine, FL 32086 US

(904) 460-1001

allstar@allstar-electric.org

http://www.allstar-electric.org



INVOICE

BILL TO

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

INVOICE

7830

DATE

03/24/2026

TERMS

Net 15

DUE DATE

04/08/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/12/2026	Sales:Sales Item -Replaced 5 LED Flood Lights on Pool Deck with new LED selectable temperature North Side with modifications to existing post and new wire nuts	1	1,465.75	1,465.75

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

BALANCE DUE

\$1,465.75

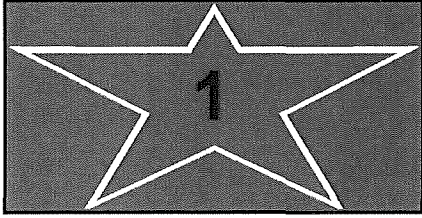
Pay invoice

RECEIVED
By Tara Lee at 8:16 am, Mar 29, 2026

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

License #EC13012959

APPROVED REPAIRS AND MAINTENANCE
57200.320.44200
CHRISTIAN BIROL 03/25/2026



Allstar Electrical Contractors Inc.

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

INVOICE

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

INVOICE 7831
DATE 03/24/2026
TERMS Net 15
DUE DATE 04/08/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/12/2026	Sales:Sales Item -Replaced 5 LED Flood Lights on Pool Deck with new LED selectable temperature South Side with modifications to existing post and new wire nuts	1	1,240.75	1,240.75

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

BALANCE DUE

\$1,240.75

Pay invoice

RECEIVED
By Tara Lee at 8:13 am, Mar 29, 2026

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

License #EC13012959

APPROVED FACILITY MAINTENANCE

57200.320.45508

CHRISTIAN BIROL 03/25/2026

Allstar Electrical Contractors Inc.

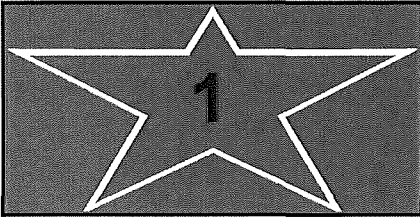
135 Jenkins Street Suite 105B #107

Saint Augustine, FL 32086 US

(904) 460-1001

allstar@allstar-electric.org

http://www.allstar-electric.org



INVOICE

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

INVOICE 7832
DATE 03/24/2026
TERMS Net 15
DUE DATE 04/08/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
03/12/2026	Lighting:Ceiling Fan Existing Installation of Existing Ceiling Fan **Discounted to Contractor Price with multiple fans from \$195/fan**	7	95.00	665.00

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

BALANCE DUE

\$665.00

Pay invoice

RECEIVED
By Tara Lee at 8:09 am, Mar 29, 2026

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

License #EC13012959

APPROVED SECURITY MONITORING
57200.320.45400
CHRISTIAN BIROL 03/24/2026

Atlantic Companies, Inc.
Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz



RECEIVED
By Tara Lee at 8:05 am, Mar 29, 2026

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/06/2026	\$110.95	03/16/2026

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

INVOICE NO. 436605

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Period: 04/01/2026 to 04/30/2026
Recurring No.: 17336
Job Name:
Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

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

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

IMPORTANT: Please remember to test your system monthly.

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

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

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



Atlantic Companies, Inc.
Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
04/06/2026	\$110.95	03/16/2026

INVOICE NO. 436605

How To Pay

INVOICE NO. 436605

Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

Atlantic Companies, Inc.
1714 Cesery Blvd
Jacksonville, FL 32211

NAME: Meadow View at Twin Creeks CCD DUE DATE: 04/06/2026 AMOUNT DUE: \$110.95

Please Reference: 436605

APPROVED GROUNDS MAINTENANCE
 53800.320.45006
 CHRISTIAN BIROL 04/01/2026

Bob's Backflow & Plumbing Services

4640 Subchaser Ct., Ste 113
 Jacksonville, FL 32244

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

INVOICE

33519
Invoice Date
 3/31/2026

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

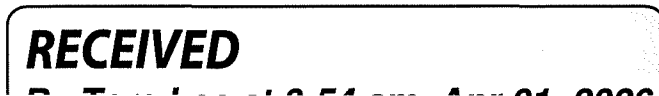


P.O. Number	Terms	Due Date
	Net 30	4/30/2026

Serviced	Description	Quantity	Price Each	Amount
3/25/2026	Backflow Test: Backflow Test/ Certified and submitted to proper Water Utility Provider 744 Windermere Way 3/4" Wilkins 975XL2 Serial # ABA39255 - 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.



57200.320.45505

CHRISTIAN BIROL 03/26/2026

Coastal Pool Care

PO Box 1844
Ponte Vedra Beach, FL 32004
(904) 377-8300
coastalpoolcarejax@gmail.com



RECEIVED

By Tara Lee at 8:54 am, Mar 29, 2026

BILL TO

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

INVOICE #
20252045B

DATE
03/01/2026

TERMS
20th of Month (30 days)

DUE DATE
03/20/2026

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 algea treatments.

Due date is net 30. Late fees of \$70.00 apply after the due date and the 5-day grace period. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down. Repairs and additional services are due on a net 10.

Service calls are billed at a rate of \$175.00 2 hour minimum. This rate applies to calls after 6pm, weekends, and holidays. We are closed the week of Thanksgiving and Christmas, however we guarantee at least 1 service during those weeks upon request, 1 @ \$1,362.90

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE

\$1,362.90

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

LICENSED AND INSURED CPC1459939 LI45356



[View and pay](#)

APPROVED PUMP REPAIRS
 53800.320.45007
 CHRISTIAN BIROL 03/27/2026

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

INVOICE

DATE	INVOICE #
3/25/2026	54690

RECEIVED
By Tara Lee at 8:57 am, Mar 29, 2026

BILL TO:

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

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	DH/HP	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - PUMP #2 @ TOWN HOMES		
	SERVICE CALL: - TROUBLESHOT: 5 HP SUBMERSIBLE PUMP IS BAD - PROVIDED PROPOSAL	95.00	95.00
0.5	LABOR PER HOUR:	190.00	95.00

We accept cash, check, and all major cards (3% credit/debit card processing fee applies)	Total	\$190.00
All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate. All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.	Payments/Credits	\$0.00
	Balance Due	\$190.00



Invoice	
Date	Invoice #
4/1/2026	265432

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

Please Remit Payment To:

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

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

TERMS: NET 10

Quantity	Description	Rate	Amount
	<p>FEE FOR JANITORIAL SERVICE: Month of April 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 3.24.2026 J Erickson</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p>RECEIVED By Tara Lee at 7:02 am, Mar 29, 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

1 320 57200 44205 Web Design
Approved 3.31.2026 Jen Erickson



RECEIVED
By Tara Lee at 11:52 am, Mar 31, 2026

INVOICE

BILL TO
Jim Oliver
Meadow View at Twins Creek CDD

INVOICE 3518
DATE 04/01/2026
TERMS Net 15
DUE DATE 04/16/2026

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](#)



**NAVITAS
CREDIT CORP.**

A UNITED COMMUNITY BANK COMPANY



Navitas Credit Corp.

201 Executive Center Drive, Suite 285
Columbia, SC 29210
United States of America

INVOICE

DATE: January 29, 2026
INVOICE # 41573746

ADVANCED PAYMENT INVOICE

Bill To:

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

DESCRIPTION	AMOUNT
41573746	
First Payment	3,159.65
Security Deposit	-
Documentation Fee	399.00
TOTAL	\$ 3,558.65

All payments due upon receipt.

Make all checks payable to **NAVITAS CREDIT CORP.**

If you have any questions concerning this invoice, call 561-213-2858

If mailing the check, please send to 201 Executive Center Drive, Suite 285 Columbia, SC 29210

THANK YOU FOR YOUR BUSINESS!

RECEIVED
By Tara Lee at 4:30 pm, Mar 28, 2026

Rental and Leases: 1.320.572.45915

TRL



Invoice

SOUTHEAST FITNESS REPAIR

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

Office@SoutheastFitnessRepair.com

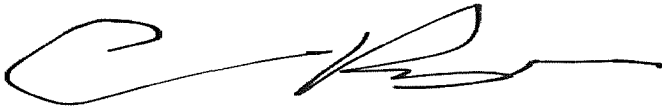
DATE	07/24/2025
INVOICE#	1803
TERMS	NET 30
DUE DATE	08/23/2025

BILL TO
Meadow View At Twin Creeks A.K.A Beacon Lake 850 Beacon Lake Pkwy St Augustine FL 32095 (904) 217-3052

SERVICE LOCATION
Meadow View At Twin Creeks A.K.A Beacon Lake 850 Beacon Lake Pkwy St Augustine FL 32095 (904) 217-3052

JOB#	DATE	PO/REF#	DESCRIPTION
106436	08/04/2025		please holder SN: ~sku: 9-5270-MUNBP0 ~S/N:SM5270L18460232 Replace: All 8 bearing sets and rods damaged. 6 shroud pins needed Completion Notes: ** Repair Completed** >>Machine detail: manufacturer: stairmaster sku: 9-5270-MUNBP0 ~S/N:SM5270L18460232 Machine type: stairmaster >>Work done Replace: All 8 bearing sets and rods damaged. 6 shroud pins needed >>Supply run: Because the nuts on the end of the rods had ground down and seized up, I had to go and get cutting wheels and an angle grinder plate removal tool >>Note: between the supply run and the additional work using the cutting wheel to cut the ends off this added one hour of time. >>Tested: stairmasteris now functioning correctly


Job Charges	Qty	Rate	Total
Flat Rate Labor	1.00	\$80.00	\$80.00
Travel 61-90 miles	1.00	\$125.00	\$125.00
Core - CLM - RIVET, FLUSH, LOCK,PUSH, 06.5MM - 711-3285	6.00	\$2.78	\$16.68
Core - CLM - SHAFT,STEP,THREADED, SM5 - 050-0177	8.00	\$58.06	\$464.48
Core - SM - WASHER, M8, NYLON - 731-0294	32.00	\$0.46	\$14.72
Core - Stairmaster - WASHER, 5/16 FLAT 1/2"OD.06THK - 120-0490	16.00	\$0.54	\$8.64
Core - SM - BEARING, 608ZZ, 8IDx22ODx7MM W - 130-1660	16.00	\$7.04	\$112.64
Core - SM - NUT, 5/16-24, LOCK, ZP - 110-3474	16.00	\$3.32	\$53.12
Shipping lvl 2	1.00	\$50.00	\$50.00
Job Subtotal			\$925.28
Job Total			\$925.28



07/24/2025 10:40 am

Signed By:

Christian birol



08/04/2025 12:21 pm

Signed By:

Jennifer

CUSTOMER MESSAGE

Invoice Total:	\$925.28
Deposits (-):	\$0.00
Payments (-):	\$0.00
Total Due:	\$925.28

RECEIVED

By Tara Lee at 8:03 am, Mar 29, 2026



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

8122322
[REDACTED]
03/25/2026
Schuhle, Scott A
(954)-938-2476

Meadow View At Twin Creeks CDD
ATTN District Manager
475 West Town Place Suite 114
St Augustine, FL 32092
United States

MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND SERIES 2019A-2

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,444.69

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS
COUNTY, FLORIDA)
SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND
SERIES 2019A-2

Invoice Number:	8122322
Account Number:	[REDACTED]
Current Due:	\$4,444.69
Direct Inquiries To:	Schuhle, Scott A
Phone:	(954)-938-2476

Wire Instructions:



Please mail payments to:

U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

MEADOW VIEW AT TWIN CREEKS CDD (ST. JOHNS
 COUNTY, FLORIDA)
 SPECIAL ASSESSMENT BONDS, SERIES 2019A-1 AND
 SERIES 2019A-2

Invoice Number: 8122322
 Invoice Date: 03/25/2026
 Account Number: [REDACTED]
 Direct Inquiries To: Schuhle, Scott A
 Phone: (954)-938-2476

Accounts Included [REDACTED] [REDACTED] [REDACTED] [REDACTED] [REDACTED]
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 03/01/2026 - 02/28/2027				\$4,125.00
Incidental Expenses 03/01/2026 to 02/28/2027	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69

RECEIVED
 By Tara Lee at 8:10 am, Mar 31, 2026



APPROVED FACILITY MAINTENANCE
57200.320.45508
CHRISTIAN BIROL 03/31/2026



INVOICE
1291041
INVOICE DATE
02/20/2026

**MINUTES
MATTER.®**

SOLD TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

Saint Augustine, FL 32095

SHIP TO: Meadow View at Twin Creek
850 Beacon Lake Parkway

Saint Augustine, FL 32095

CALL NO.	CUSTOMER NO.	P.O. NUMBER	TERMS	BRANCH
847834	MVA002		COD	11326 Distribution Ave W Jacksonville, FL 32256-2745
COMMENTS				

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE (BEFORE TAXES)
1.00	NFPA 25 Annual Sprinkler Inspection	\$250.00	\$250.00
1.00	NFPA 72 Annual Alarm Inspection	\$150.00	\$150.00

Please reference invoice number on payment. Thank You!

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

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

Questions Regarding this invoice please contact:

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

SUBTOTAL:	\$400.00
TOTAL:	\$400.00

Remit To:

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

RECEIVED
By Tara Lee at 8:44 am, Apr 01, 2026

APPROVED MULCHING
1.320.53800.45014
CHRISTIAN BIROL 03/25/2026



INVOICE

INVOICE #	INVOICE DATE
1133855	3/23/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: April 22, 2026

Invoice Amount: \$40,280.00

Description	Current Amount
St. Augustine Turf Installation around Amenities	
Sod Installation	\$40,280.00

RECEIVED
By Tara Lee at 1:45 pm, Mar 29, 2026

Invoice Total **\$40,280.00**

IN COMMERCIAL LANDSCAPING

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

APPROVED MULCHING
1.320.53800.45014
CHRISTIAN BIROL 3/25/2026



INVOICE

INVOICE #	INVOICE DATE
1133857	3/23/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: April 22, 2026

Invoice Amount: \$5,130.00

Description	Current Amount
Drift Rose Plant Replacement	
Landscape Enhancement	\$5,130.00

RECEIVED
By Tara Lee at 1:43 pm, Mar 29, 2026

Invoice Total \$5,130.00

IN COMMERCIAL LANDSCAPING

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

APPROVED ANNUALS ROTATION
1.320.53800.45015
CHRISTIAN BIROL 03/25/2026



INVOICE

INVOICE #	INVOICE DATE
1133858	3/23/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: April 22, 2026

Invoice Amount: \$13,005.00

Description	Current Amount
Spring Annual Rotation	
Landscape Enhancement SUBCONTRACT	\$13,005.00

RECEIVED
By Tara Lee at 1:48 pm, Mar 29, 2026

Invoice Total \$13,005.00

IN COMMERCIAL LANDSCAPING

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

APPROVED POOL MAINTENANCE
57200.320.45505
CHRISTIAN BIROL 03/17/2026

Coastal Pool Care
PO Box 1844
Ponte Vedra Beach, FL 32004
(904) 377-8300
coastalpoolcarejax@gmail.com



RECEIVED
By Tara Lee at 9:04 am, Mar 17, 2026

Invoice

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

INVOICE # 20252522	DATE 04/01/2026	TERMS 20th of Month (30 days)	DUE DATE 04/20/2026
------------------------------	---------------------------	---	-------------------------------

Rate

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 algea treatments.

Due date is net 30. Late fees of \$70.00 apply after the due date and the 5-day grace period. After 15 days of non-payment or communication, services are suspended and may incur a startup fee, pending the time the pool was down. Repairs and additional services are due on a net 10. Service calls are billed at a rate of \$175.00 2 hour minimum. This rate applies to calls after 6pm, weekends, and holidays. We are closed the week of Thanksgiving and Christmas, however we guarantee at least 1 service during those weeks upon request, 1 @ \$1,362.90

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE

\$1,362.90

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

LICENSED AND INSURED CPC1459939 LI45356

Ways to pay



[View and pay](#)

APPROVED POOL CHEMICALS
57200.320.45506
CHRISTIAN BIROL 04/01/2026

Coastal Pool Care

PO Box 1844
Ponte Vedra Beach, FL 32004
US
(904) 377-8300
coastalpoolcarejax@gmail.com



INVOICE

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

INVOICE 20252784
DATE 04/01/2026
TERMS Net 30
DUE DATE 05/01/2026

DATE	ACTIVITY	QTY	AMOUNT
	Commercial Chemical Service Chemicals: Chlorine and Acid . Additional chemicals not included but available and billed in addition, algicide, metal out phosphate treatments, and black alga treatments.	1	2,305.10

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE

\$2,305.10

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

LICENSED AND INSURED CPC1459939 LI45356

RECEIVED
By Tara Lee at 8:53 am, Apr 01, 2026

Ways to pay



[View and pay](#)

APPROVED PUMP REPAIRS
 53800.320.45007
 CHRISTIAN BIROL 04/02/2026

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

INVOICE

DATE	INVOICE #
4/1/2026	54759

RECEIVED
 By Tara Lee at 12:38 pm, Apr 02, 2026

BILL TO:

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

P.O. NO	TERMS	REP	PERMIT #
	DUE UPON RECEIPT	DH/HP	

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: BEACON LAKES - PUMP #2 @ TOWN HOMES		
	AS QUOTED: - PULLED & SET SUBMERSIBLE PUMP - REPLACED BAD MOTOR & LIQUID END	2,300.00	2,300.00
	MATERIAL: - 5 HP MOTOR - 5 HP LIQUID END	4,691.00	4,691.00

We accept cash, check, and all major cards (3% credit/debit card processing fee applies)

Total \$6,991.00

All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate.

Payments/Credits \$0.00

All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.

Balance Due \$6,991.00

APPROVED GATE MONITORING
 57200.320.45410
 CHRISTIAN BIROL 04/03/2026

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

RECEIVED
By Tara Lee at 11:32 am, Apr 03, 2026

Invoice	
Invoice Number 767388	Date 04/01/2026
Customer Number 300380	Due Date 05/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		04/01/2026	05/01/2026

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 05/01/2026 - 05/31/2026	1.00	\$500.00	\$500.00
1.00	Data Management 05/01/2026 - 05/31/2026	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 05/01/2026 - 05/31/2026	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 05/01/2026 - 05/31/2026	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
4/1/2026	767388	Monitoring Services	\$2680.54	\$2680.54

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

Invoice	
Invoice Number 767388	Date 04/01/2026
Customer Number 300380	Due Date 05/01/2026

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

APPROVED LAKE MAINTENANCE

53800.320.45005

CHRISTIAN BIROL 04/03/2026

Future Horizons, Inc

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

Voice: 904-692-1187

Fax: 904-692-1193

RECEIVED

By Tara Lee at 12:15 pm, Apr 03, 2026

INVOICE

Invoice Number: 93741

Invoice Date: Feb 27, 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		3/29/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in February 11, 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.

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

RECEIVED
By Tara Lee at 11:36 am, Apr 03, 2026

INVOICE

Invoice Number: 94221
 Invoice Date: Mar 31, 2026
 Page: 1

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

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		4/30/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed in March 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:

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

Invoice

Invoice #: 137
Invoice Date: 4/1/26
Due Date: 4/1/26
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 - April 2026		5,024.08	5,024.08
Website Administration - April 2026		111.33	111.33
Information Technology - April 2026		155.42	155.42
Dissemination Agent Services - April 2026		1,205.50	1,205.50
Office Supplies		0.75	0.75
Postage		322.31	322.31
Copies		113.10	113.10
Telephone		119.74	119.74

Total \$7,052.23

Payments/Credits \$0.00

Balance Due \$7,052.23

RECEIVED
 By Tara Lee at 9:28 am, Apr 03, 2026

MVTC CDD

FACILITY ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
55.56	Facility Attendant Covers March 2026	\$ 30.00	\$ 1,666.80
	TOTAL DUE:		<u>\$ 1,666.80</u>
	Facility Management 001.320.57200.45510		

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/26	2.07	S.D.	Facility Attendant
3/2/26	2	K.B.	Facility Attendant
3/3/26	2.08	S.D.	Facility Attendant
3/4/26	2	K.B.	Facility Attendant
3/5/26	2.1	S.D.	Facility Attendant
3/7/26	2.02	S.D.	Facility Attendant
3/8/26	2.13	S.D.	Facility Attendant
3/9/26	2	K.B.	Facility Attendant
3/10/26	2.02	S.D.	Facility Attendant
3/11/26	2.05	K.B.	Facility Attendant
3/12/26	2.08	S.D.	Facility Attendant
3/14/26	2.18	S.D.	Facility Attendant
3/15/26	2.05	S.D.	Facility Attendant
3/16/26	2	K.B.	Facility Attendant
3/17/26	2	K.B.	Facility Attendant
3/18/26	2	K.B.	Facility Attendant
3/19/26	2	K.B.	Facility Attendant
3/21/26	2.1	S.D.	Facility Attendant
3/22/26	2.05	S.D.	Facility Attendant
3/23/26	2	K.B.	Facility Attendant
3/24/26	2.17	S.D.	Facility Attendant
3/25/26	2.07	S.D.	Facility Attendant
3/26/26	2.1	S.D.	Facility Attendant
3/28/26	2.02	K.B.	Facility Attendant
3/29/26	2.15	S.D.	Facility Attendant
3/30/26	2.07	K.B.	Facility Attendant
3/31/26	2.05	S.D.	Facility Attendant

TOTAL	55.56
--------------	--------------

MVTC CDD

SPECIAL EVENT ASSISTANT INVOICE DETAIL

Quantity	Description	Rate	Amount
31.53	Special Event Assistant Covers March 2026	\$ 30.00	\$ 945.90
	TOTAL DUE:		<u>\$ 945.90</u>

Special Event Assistant 1.320.57200.49400

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/6/26	3	K.B.	Special Event - Food Truck Friday
3/13/26	3	K.B.	Special Event - Food Truck Friday
3/17/26	1	K.B.	Special Event - Kids Craft
3/17/26	3.22	S.D.	Special Event - Kids Craft
3/18/26	1.5	K.B.	Special Event - Spring Party
3/18/26	3.58	S.D.	Special Event - Spring Party
3/19/26	2.53	K.B.	Special Event - Kids Craft
3/19/26	3.17	S.D.	Special Event - Kids Craft
3/20/26	3.03	K.B.	Special Event - Food Truck Friday
3/27/26	3	K.B.	Special Event - Food Truck Friday
3/28/26	4.5	K.B.	Special Event - Easter Event
TOTAL	<u>31.53</u>		

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

Invoice

Invoice #: 447
Invoice Date: 3/31/2026
Due Date: 3/31/2026
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 March 2026 1.320.57200.45509	8.4	30.00	252.00
<i>Alison Moring</i> 4-3-26			

RECEIVED
By Tara Lee at 1:24 pm, Apr 03, 2026

Total	\$252.00
Payments/Credits	\$0.00
Balance Due	\$252.00

MVTC CDD

PRIVATE EVENT ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
8.4	Private Event Attendant Covers March 2026	\$ 30.00	\$ 252.00
	TOTAL DUE:		<u>\$ 252.00</u>

Private Event Attendant 1.320.57200.45509

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/26	1.9	K.B.	Private Event Attendant
3/7/26	6.5	K.B.	Private Event Attendant
TOTAL	<u>8.4</u>		

Riverside Management Services, Inc

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

Invoice

Invoice #: 448
Invoice Date: 3/31/2026
Due Date: 3/31/2026
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
Lifeguards through March 2026 1.320.57200,45501	110.65	23.50	2,600.28
<i>Alison Moring</i> 4-3-26			

Total \$2,600.28

Payments/Credits \$0.00

Balance Due \$2,600.28

RECEIVED

By Tara Lee at 1:24 pm, Apr 03, 2026

MVTC CDD
LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
110.65	Lifeguard Services	\$ 23.50	\$ 2,600.28
	Covers March 2026		
	TOTAL DUE:		<u>\$ 2,600.28</u>

LIFEGUARDS #1.320.57200.45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD BILLABLE HOURS MARCH 2026

Date	Hours	Employee	Description
3/13/26	1.25	I.C.	Lifeguarding
3/13/26	1.25	E.H.	Lifeguarding
3/13/26	1.25	A.K.	Lifeguarding
3/13/26	1.25	V.M.	Lifeguarding
3/14/26	6.7	I.C.	Lifeguarding
3/14/26	6.87	E.H.	Lifeguarding
3/14/26	4.02	A.K.	Lifeguarding
3/14/26	6.7	V.M.	Lifeguarding
3/15/26	4.4	I.C.	Lifeguarding
3/15/26	6.78	E.H.	Lifeguarding
3/15/26	6.72	A.K.	Lifeguarding
3/15/26	3.22	V.M.	Lifeguarding
3/16/26	4.08	I.C.	Lifeguarding
3/16/26	3.3	E.H.	Lifeguarding
3/16/26	3.98	Z.L.	Lifeguarding
3/16/26	1.45	V.M.	Lifeguarding
3/17/26	1.08	I.C.	Lifeguarding
3/17/26	1	Z.L.	Lifeguarding
3/21/26	6.85	E.H.	Lifeguarding
3/21/26	3.17	A.K.	Lifeguarding
3/21/26	6.83	V.M.	Lifeguarding
3/21/26	4.35	O.W.	Lifeguarding
3/22/26	6.75	I.C.	Lifeguarding
3/22/26	4.32	E.H.	Lifeguarding
3/22/26	4.25	A.K.	Lifeguarding
3/22/26	3.43	V.M.	Lifeguarding
3/28/26	1.7	I.C.	Lifeguarding
3/28/26	1.83	E.H.	Lifeguarding
3/28/26	1.87	A.K.	Lifeguarding

TOTAL 110.65

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

Invoice

Invoice #: 444
Invoice Date: 4/1/2026
Due Date: 4/1/2026
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 - April 2026		8,391.67	8,391.67
1.320.57200.45500 - Facility Management - Meadow View - April 2026		8,721.00	8,721.00
<i>Alison Moring</i> 4-3-26			

Total \$17,112.67

Payments/Credits \$0.00

Balance Due \$17,112.67

RECEIVED

By Tara Lee at 11:14 am, Apr 03, 2026

USA TODAY CO.



ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	INV DATE 03/31/26
INVOICE # 0007644439	INVOICE PERIOD Mar 1- Mar 31, 2026	CURRENT INVOICE TOTAL \$271.92	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$271.92	

BILLING ACCOUNT NAME AND ADDRESS

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

PAYMENT DUE DATE: APRIL 30, 2026

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

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

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

Date	Description	Amount
3/1/26	Balance Forward	\$95.84
3/23/26	PAYMENT - THANK YOU	-\$95.84

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/2/26	12120618	SAG St Augustine Record	RFQ for Engineering Services		\$173.36
3/10/26	12137270	SAG St Augustine Record	Meadow View at Twin Creeks March Meeting		\$98.56

RECEIVED
By Tara Lee at 12:02 pm, Apr 02, 2026

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

Total Cash Amount Due	\$271.92
Service Fee 3.99%	\$10.85
*Cash/Check/ACH Discount	-\$10.85
*Payment Amount by Cash/Check/ACH	\$271.92
Payment Amount by Credit Card	\$282.77

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT NUMBER 764130		INVOICE NUMBER 0007644439		AMOUNT PAID
CURRENT DUE \$271.92	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$271.92
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$282.77
To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/						

00007641300000000000000076444390002719267175

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

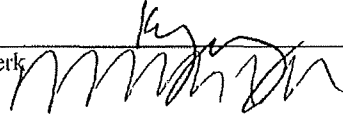
STATE OF WISCONSIN, COUNTY OF BROWN

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 Bids & Proposals, 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 03/02/2026
SAG staugustine.com 03/02/2026

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 03/02/2026

Legal Clerk 

Notary, State of WI, County of Brown
8.25.26

My commission expires

Publication Cost: \$173.36
Tax Amount: \$0.00
Payment Cost: \$173.36
Order No: 12120618 # of Copies: 1
Customer No: 764130
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

**REQUEST FOR QUALIFICATIONS FOR ENGINEERING SERVICES
FOR THE MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT DISTRICT
RFQ for Engineering Services**

The Meadow View at Twin Creeks Community Development District ("District"), located in St. Johns County, Florida, announces that professional engineering services will be required on a continuing basis for the District's earthwork, water, sewer, reuse and drainage system, roadway improvements, recreation improvements, wetland mitigation, and landscape and hardscape improvements, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm selected will act in the general capacity of District Engineer and provide District engineering services, as required.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with St. Johns County; e) the geographic location of the Applicant's headquarters and offices; and f) the current and projected workloads of the Applicant; Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants interested must submit one (1) electronic copy of Standard Form No. 330 and the Qualification Statement by 12:00 p.m. on March 16, 2026 by e-mail to Courtney Hogge at chogge@gmsnf.com ("District Manager's Office").

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant.

The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager, must be filed in writing, within seventy-two (72) hours (excluding weekends) after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00). Additional information and requirements regarding protests are set forth in the District's Rules of Procedure, which are available from the District Manager.



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 03/10/2026
SAG staugustine.com 03/10/2026

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 03/10/2026

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$98.56
Tax Amount: \$0.00
Payment Cost: \$98.56
Order No: 12137270 # of Copies: 1
Customer No: 764130
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, March 19, 2026 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or mbiagetti@gmsnf.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 mbiagetti@gmsnf.com for further accommodations.
Matt Biagetti
District Manager
March 10, 2026 (12137270)



Engagement Agreement

Date/Time: 12/5/2026

Location: Meadow View at Twin Creeks CDD 850 Beacon Lake Pkwy, St. Augustine, FL 32905

Activities: Santa Meet and Greet- 4hrs 12 pm - 4 pm

Company/Organization/Contact

Name: Jennifer Clarke Erickson

1 320 57200 49400 Special Events

Address: 850 Beacon Lake Pkwy

Approved Jen Erickson 4.13.2026

Phone: 904-217-3052

Email: : beaconmanager@rmsnf.com

Fee: \$1200

RECEIVED
By Tara Lee at 3:40 pm, Apr 13, 2026

If the program is professionally photographed and/or video recorded, "Santa" Anthony will be provided a digital copy of the photos and/or videos of the event. All photos taken of Santa Anthony and/or Mrs. Claus, whether by individuals or professional photographers, are assumed to be for the private or personal use of the clients and their guests only and may not be used for commercial or promotional use without the written permission of Santa Anthony. Santa Anthony may also bring his personal photographer. If he does, the photographer will be discreet.

Comfort: Santa's suit is very warm. A little cool water and a fan are always welcome.

Terms: A non-refundable retainer of \$00.00 is required to secure the date. If the retainer and signed Agreement are not received within 24 hours from the date of this Agreement, it will become void. Balance is due at the event.

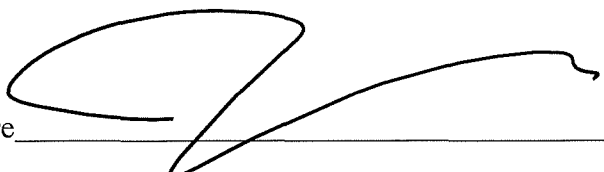
Cancellation of this event carries a penalty of loss of the retainer.

If, for any reason, "Santa" Anthony Piselli is unable/unwilling to appear, he will do everything in his power to find a suitable replacement or refund the entire retainer.

I have read the above contract and agree to its Terms and Conditions. I understand that this booking will remain tentative and subject to cancellation by Santa Anthony until he has received the signed contract and retainer.

Please complete the following and scan/photo & email back to thesantaanthony@gmail.com

Venmo (@Anthony Piselli) Zelle (203-809-4411)

Signature  Date April 13, 2026

APPROVED PUMP REPAIRS
 53800.320.45007
 CHRISTIAN BIROL 04/13/2026

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

INVOICE

DATE	INVOICE #
4/10/2026	54823

RECEIVED
 By Tara Lee at 10:49 am, Apr 13, 2026

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

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

QUANTITY	DESCRIPTION	RATE	AMOUNT
	SITE: LAKESIDE PARK AS QUOTED: - REPLACED BAD 0-300 PRESSURE TRANSDUCER	550.00	550.00

We accept cash, check, and all major cards (3% credit/debit card processing fee applies)	Total	\$550.00
All pumps carry a one year manufacturer's warranty. Parts & labor are provided free of charge for a 30 day period following installation. Labor is not covered under warranty after the first 30 days and will be billed at the current business rate. All discrepancies must be reported within 10 days. 18% APR will be applied to past due invoices not paid in full within 30 days. Reasonable collection and attorney's fees will be assessed to all accounts placed for collection.	Payments/Credits	\$0.00
	Balance Due	\$550.00



Page	1/1
Date	4/10/2026
Reference	Completed 4/9/26
Invoice Number	INV000009150

1 320 57200 45410 Gate Monitoring
 Approved Jen Erickson 4.13.2026

RECEIVED
 By Tara Lee at 10:29 am, Apr 13, 2026

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

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

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

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
002650	ORD000000532	SERCRE	002650G	NGSANTO	Completed 4/9/26	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
17-AWI-0001 AWID Windshield Sticker	100.00		15.00	1.50	0.00	1,350.00
CRED-SHIP Shipping Charge - Credentials	1	EA	15.00	0.00	0.00	15.00

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

Tax Summary
 STJN 0.00

Services	15.00
Items	1,500.00
Subtotal	1,515.00
Less Discount	150.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	1,365.00

Due Date: 5/10/2026

Terms: Net 30 Days

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

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

Federal ID 47-0597598

April 6, 2026



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 3:45 pm, Apr 07, 2026

Invoice No. 3728582
35723-1

Re: General Counsel

For Professional Legal Services Rendered

01/02/26	J. Gillis	0.10	20.00	Prepare tracking chart for fiscal year 2027 budget adoption, audit acceptance and meeting schedule adoption
01/04/26	L. Whelan	0.30	115.50	Monitor legislative process relating to matters impacting special districts
01/06/26	K. Buchanan	0.50	185.00	Prepare for and attend agenda call
01/15/26	K. Buchanan	2.00	740.00	Prepare for and attend board meeting
02/07/26	G. Lovett	0.30	84.00	Monitor legislative process relating to matters impacting special districts
02/10/26	K. Buchanan	0.40	148.00	Review records request and confer with district manager
02/18/26	K. Buchanan	0.70	259.00	Review tentative agenda and confer with district manager; coordinate preparation of project completion resolution
02/19/26	K. Buchanan	2.50	925.00	Prepare for and attend board meeting
02/20/26	K. Buchanan	0.30	111.00	Confer with district manager
02/23/26	K. Buchanan	0.30	111.00	Confer with district manager regarding potential claim against the district

KUTAK ROCK LLP

Meadow View at Twin Creeks CDD

April 6, 2026

Client Matter No. 35723-1

Invoice No. 3728582

Page 2

02/24/26	K. Haber	1.50	427.50	Prepare resolution certifying Series 2021 project completion
02/27/26	K. Buchanan	0.40	148.00	Confer with district manager regarding alcohol license requirements for Charlie's Grill

TOTAL HOURS 9.30

TOTAL FOR SERVICES RENDERED \$3,274.00

TOTAL CURRENT AMOUNT DUE \$3,274.00



INVOICE

INVOICE #	INVOICE DATE
1146723	4/1/2026
TERMS	PO NUMBER
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: May 1, 2026

Invoice Amount: \$49,667.89

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

RECEIVED
By Tara Lee at 8:05 am, Apr 07, 2026

Invoice Total \$49,667.89

IN COMMERCIAL LANDSCAPING

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

APPROVED FACILITY MAINTENANCE
57200.320.45508
CHRISTIAN BIROL 04/17/2026



Atlantic Companies, Inc.
Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

RECEIVED

By Tara Lee at 11:32 am, Apr 17, 2026

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/14/2026	\$202.50	04/16/2026

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

INVOICE NO. 442310

Site: 850 Beacon Lakes Pkwy St
Augustine
Site Address: 850 Beacon Lakes Pkwy
St Augustine FL 32092
Job No.: 92907
Job Name:
Order No.:

Description

If you have any further problems with your system please contact us. 16/04/2026 - Brent Touchet :

The job is complete.

Reset up Park IP address and change to correct time on cameras at main area

Customer is having issues with Atrium card reader.

Service - Security

Discount	\$-22.50
Sub-Total ex Tax	\$202.50
Tax	\$0.00
Total	\$202.50

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

IMPORTANT: Please remember to test your system monthly.

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

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

Incl. Discount	\$-22.50
Sub-Total ex Tax	\$202.50
Tax	\$0.00
Total inc Tax	\$202.50
Amount Applied	\$0.00
Balance Due	\$202.50



Atlantic Companies, Inc.
Tel. 904-743-8444
www.smarthome.biz
sales@smarhome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/14/2026	\$202.50	04/16/2026

INVOICE NO. 442310

How To Pay

Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

**Atlantic Companies, Inc.
1714 Cesery Blvd
Jacksonville, FL 32211**

INVOICE NO. 442310

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 05/14/2026 **AMOUNT DUE:** \$202.50



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

April 13, 2026

Invoice No: 225292

Total This Invoice \$6,116.25

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

Professional Services rendered through April 04, 2026

Phase 1. General Consulting Engineering Services

Notes: Work on damaged Curb report
Finalize and print damage curb report
Call St. Johns County about curb damaged in Beacon Lake Phases 3B and 4
Discuss with John Ellis (Legacy) the Options for repair and Attend Agenda Call
CDD In person - 3-19-26
Deal with Pay app 5 review and approve for curb repairs

Labor

			Hours	Rate	Amount
Senior Engineer/Project Manager					
Lockwood, Scott	3/7/2026		.75	255.00	191.25
Lockwood, Scott	3/21/2026		8.50	255.00	2,167.50
Lockwood, Scott	3/28/2026		1.25	255.00	318.75
Lockwood, Scott	4/4/2026		.25	255.00	63.75
Engineer Intern					
Zierden, Ashley	3/14/2026		.25	150.00	37.50
Zierden, Ashley	3/21/2026		21.75	150.00	3,262.50
Zierden, Ashley	3/28/2026		.50	150.00	75.00
Totals			33.25		6,116.25
Total Labor					6,116.25
Total this Phase					\$6,116.25

Phase	XP.	Expenses		
Total this Phase				0.00

Total This Invoice \$6,116.25

RECEIVED
By Tara Lee at 9:02 am, Apr 17, 2026

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

Invoice

Invoice #: 449
Invoice Date: 4/15/2026
Due Date: 4/15/2026
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 March 1 - March 31, 2026	319.71	40.00	12,788.40
APPROVED CHRISTIAN BIROL 04/20/2026			
FACILITY MAINTENANCE- \$6300.00 57200.320.45508			
REPAIRS AND MAINTENANCE- \$4100.00 57200.320.44200			
GROUNDS MAINTENANCE- \$1388.00 53800.320.45006			
CONTINGENCY- \$1000.40 53800.320.45011			

Alison Moxing
 4-20-26

Total	\$12,788.40
Payments/Credits	\$0.00
Balance Due	\$12,788.40

RECEIVED
 By Tara Lee at 8:49 am, Apr 21, 2026

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/2/26	8	D.M.	Removed damaged bollard from concrete at the landings, removed debris along side main road from front of neighborhood back to phase four housing, checked and changed trash receptacles at tennis courts and pickleball courts
3/3/26	8.9	M.C.	Installed the bollard again as it was hit and damaged, one bolt broke off and we were installing bollard with four inch bolts, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris from around amenity center, soccer field and playground, emptied and restocked dog waste receptacles
3/3/26	8.55	D.M.	Worked on servicing damaged bollard at landings call box, emptied and restocked all boxes and bags at dog pots, removed debris at lake side park, around amenity center and parking lot
3/4/26	6.38	D.M.	Fixed broken bolt in bollard at the landings housing, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck and parking lot
3/4/26	3.07	M.B.	Removed debris around amenity center, pool deck, roadways and common areas, checked and changed trash receptacles
3/5/26	7.62	D.M.	Re-bolted panels to splash park, straightened and organized pool deck and patio furniture, removed debris around pool deck, amenity center, courts, field and parking lot, checked and changed trash receptacles
3/6/26	7.7	M.C.	Installed all black plastic panels on splash park, four bolts per panel and ready for film wrap,
3/6/26	7.45	D.M.	Re-attached all panels and boards on splash park, removed debris around parking lot, amenity center and pool deck, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
3/9/26	8.1	M.C.	Pressure washed the chairs at the splash park, removed debris around amenity center, checked and changed trash receptacles at amenity center and lake side park
3/9/26	7.83	D.M.	Pressure washed pool deck furniture, blew leaves and debris off tennis courts and pickleball courts
3/10/26	7.95	M.C.	Put up all the ropes on the splash park, emptied and restocked dog waste receptacles
3/10/26	7.5	D.M.	Put netting around splash park, emptied and restocked all dog waste receptacles
3/11/26	8.22	M.C.	Pressure washed the rest of the pool deck chairs, pressure washed the awnings on the back side of the amenity center, cleaned out the kayak house
3/11/26	5.55	D.M.	Finished pressure washing pool deck furniture, removed debris around amenity center, pool deck, courts and parking lot, checked and changed all trash receptacles
3/12/26	8.38	M.C.	Installed new fans on patio, straightened and organized all pool deck and patio chairs, tables and umbrellas, blew leaves and debris off courts
3/12/26	8.03	D.M.	Worked on installing ceiling fans on patio, straightened and organized pool deck and patio furniture, blew leaves and debris off pickleball court
3/13/26	8.4	M.C.	Repaired table in food truck alley, fixed push bar on gym door with new one, tested water on splash park, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center and pool deck, emptied and restocked dog waste receptacles
3/13/26	8.08	D.M.	Worked on fixing push bar on gym door and replaced with new one, straightened and organized pool deck and patio furniture, tested splash park chemicals, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
3/16/26	7.47	M.C.	Worked on downed windscreens from weekend storm, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center
3/16/26	7.25	D.M.	Took down damaged windscreens, re-zip tied windscreens and collected zip ties on ground, replaced broken vent at male restroom at lake side park, removed debris

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/17/26	8.03	M.C.	around amenity center and parking lot Installed pavers near bike rack, hung some windscreens on tennis courts, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/17/26	8.1	D.M.	Secured windscreens, fixed missing pavers in phase four, painted railings at pool entrance, removed debris around pool deck and amenity center, straightened and organized pool deck and patio furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/18/26	4.57	D.M.	Painted railings on pool deck and railings in front of main office, blew leaves and debris off pickleball courts, straightened and organized pool deck, patio and lake side park furniture, removed debris around lake side park
3/19/26	8	D.M.	Removed cut tree from Wyndemere and disposed, straightened furniture in social hall, removed debris around amenity center, parking lot, pool deck, courts and fields, straightened and organized pool deck and patio furniture, checked and changed trash receptacles
3/20/26	7.07	M.C.	Removed pickleball windscreen that was damaged, removed half of phase four playground fence, removed debris around amenity center and parking lot, straightened and organized pool deck and patio chairs, tables and umbrellas, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/20/26	6.52	D.M.	Removed fence lining from children's park, removed debris around amenity center, pool deck and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/23/26	7.05	M.C.	Removed half fence in phase four playground, fixed part of the rope on the splash park broken zip ties, removed debris at seven eleven entrance and around that pond
3/23/26	7.93	D.M.	Removed fence lining at children's park in phase four, re-attached netting at splash park, removed debris around amenity center and parking lot
3/24/26	8	M.C.	Worked on replacing old splash park netting with new netting, removed debris around amenity center and pool deck, straightened and organized all pool deck and patio chairs, tables and umbrellas, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
3/24/26	7.95	D.M.	Took down old netting on splash park and replaced with new nets around splash park, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/25/26	7.87	D.M.	Painted kayak mounting station, completed one out of two mounts, painted outside trash receptacles near beach, removed debris around amenity center and parking lot
3/25/26	3.78	M.B.	Straightened and organized pool deck and patio furniture, removed debris around pool deck, parking lot, courts, playground and roadways
3/26/26	4.08	D.M.	Painted kayak mount and completed, pressure washed canopy on kayak mount, removed debris around amenity center and parking lot, painted trash can on beach
3/26/26	8	N.A.	Painted kayak rail, pressure washed fence around pool area, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck and front of property
3/27/26	8.43	M.C.	Pressure washed the fence on the left side of the amenity center removing all the mold, started to string the splash park netting and remove zip ties, walked to the two ten entrance light house removing debris, straightened and organized pool deck and patio chairs, tables and umbrellas, removed debris around amenity center
3/27/26	8.08	D.M.	Pressure washed fence lining around pool, remove debris around amenity center and parking lot
3/27/26	8	N.A.	Pressure washed pool area fence, pressure washed screen, removed debris on main road, cleaned pool chairs, straightened and organized pool deck and patio

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/30/26	7.93	M.C.	furniture Hung windscreens from pickleball courts and secured them, secured lightning rod back in place, straightened and organized all pool deck and patio chairs, tables and umbrellas, removed debris from lake side park and basketball courts
3/30/26	7.87	D.M.	Removed windscreen that were damaged and disposed of it, pressure washed mat at front entrance, replaced leaking faucet at dog park with new faucet and made sure it was working properly
3/30/26	8	N.A.	Pressure washed fence around pool, pressure washed the front of the building, removed debris around community
3/31/26	7.77	M.C.	Put up signs on entrance and exit doors around pool, cut up fencing for disposal, painted hand rail white, cut up the fence from phase four for disposal, painted peeling sign at the amenity center, removed debris around pool area, two ten light house entrance and along two ten road
3/31/26	8.25	D.M.	Removed debris around amenity center, parking lot, pool deck, field and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles
3/31/26	8	N.A.	Cut old fence to dispose of, moved soccer post and chained down, removed debris from pool area, tennis courts and pickleball courts, checked and changed trash receptacles, emptied and restocked all dog waste receptacles, straightened and organized pool deck and patio furniture

TOTAL 319.71

MILES 0

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



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 PO Box 600323
 Jacksonville, FL 32260-0323
 904-355-5300

Service Slip/Invoice

INVOICE:	622092620
DATE:	04/16/2026
ORDER:	622092620

Bill To: [385188]
 Meadow View at Twin Creeks CDD
 475 W Town Pl
 Suite 114
 Saint Augustine, FL 32092

Work Location: [385188] 904-234-1977
 Beacon Lake Amenity Center
 Christian Birol
 850 Beacon Lake Parkway
 St Augustine, FL 32095-7458

Work Date	Time	Target Pest	Technician	Time In
04/16/2026	03:24 PM	MICE, RATS, ROACH, S		03:24 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	04/16/2026		03:35 PM

Service	Description	Price
CPCM	Commercial Pest Control - Monthly Service	\$240.38
1 320 57200 45917 Pest Control Approved Jen Erickson 4.17.2026		
		SUBTOTAL \$240.38
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$240.38
		AMOUNT DUE \$240.38

RECEIVED
 By Tara Lee at 9:22 am, Apr 17, 2026

TECHNICIAN SIGNATURE

Christian
 CUSTOMER SIGNATURE

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

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

PLEASE PAY FROM THIS INVOICE

10/20/2025 2:28:14 PM
 10/20/2025 2:28:14 PM
 10/20/2025 2:28:14 PM

APPROVED SECURITY MONITORING
 57200.320.45400
 CHRISTIAN BIROL 04/23/2026

Atlantic Companies, Inc.
 Tel. 904-743-8444
 www.smarthome.biz
 sales@smarthome.biz



RECEIVED
 By Tara Lee at 8:24 am, Apr 23, 2026

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/06/2026	\$110.95	04/15/2026

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

INVOICE NO. 441957

Site: 850 Beacon Lakes Pkwy St
 Augustine
 Site Address: 850 Beacon Lakes Pkwy
 St Augustine FL 32092
 Period: 05/01/2026 to 05/31/2026
 Recurring No.: 17336
 Job Name:
 Order No.:

Description

Meadow View @ Twin Creeks

MONITORING - MONTHLY

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

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

IMPORTANT: Please remember to test your system monthly.
 Need automation for your home? Visit us online at www.smarthome.biz

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

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



Atlantic Companies, Inc.
Tel. 904-743-8444
www.smarthome.biz
sales@smarthome.biz

PLEASE PAY BY	AMOUNT	INVOICE DATE
05/06/2026	\$110.95	04/15/2026

INVOICE NO. 441957

How To Pay

INVOICE NO. 441957

Credit Card (MasterCard, Visa, Amex)

Please add billing zip if not same as address above.

Credit Card No.

Card Holder's Name: _____ CCV: _____

Expiry Date: / Signature: _____



Mail

Detach this section and mail check to:

**Atlantic Companies, Inc.
1714 Cesery Blvd
Jacksonville, FL 32211**

NAME: Meadow View at Twin Creeks CCD

DUE DATE: 05/06/2026

AMOUNT DUE:

\$110.95

APPROVED GATE REPAIRS
 57200.320.45420
 CHRISTIAN BIROL 04/22/2026



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

Invoice

DATE	INVOICE NO.
4/21/2026	33815

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

SHIP TO

P.O. NO.	TERMS	DUE DATE	REP	SHIP DATE	SHIP VIA	FOB	PROJECT
	net-15	5/6/2026	DL	4/21/2026			

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Troubleshoot	Diagnostics; To check and troubleshoot the entry gate wireless network reported as not working correctly. To identify the issue and perform necessary actions to correct the fault. To observe and test operations. Service call complete on 4/14/26.	1	300.00	300.00

Thank You For Being Our Customer	Subtotal	\$300.00
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Sales Tax ()	\$0.00
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Total	\$300.00
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RECEIVED
 By Tara Lee at 10:42 am, Apr 22, 2026

Payments/Credits	\$0.00
-------------------------	--------

Balance Due	\$300.00
--------------------	----------



RECEIVED
By Tara Lee at 10:08 am, Apr 23, 2026

Bill To

Meadow View at Twin Creeks
850 Beacon Lake Pkwy
Saint Augustine, Florida 32095
(904) 234-1977

2 Men Concrete

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

Payment terms Due upon receipt

Invoice # 426

Date 04/23/2026

Description

3 Concrete Repair Sidewalks

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

Warranty Concrete

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

Total Prices

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

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

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

Subtotal	\$900.00
Total	\$900.00

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

Meadow View at Twin Creeks

Southeast Sports and Play

555 Outlet Mall Blvd
 St. Augustine FL 32084
 904-466-4963

APPROVED CAPITAL OUTLAY
 002.600.53800.60000
 CHRISTIAN BIROL 04/01/2026

Invoice

RECEIVED

By Tara Lee at 11:57 am, Apr 01, 2026

Date	Invoice #
3/30/2026	343

Bill To
Meadow View Development District 475 W Town Place Ste 114 St Augustine FL 32092-3649

Ship To
Meadow View at Twin Creeks Community Development District 475 W Town Place Ste 114 St Augustine, FL 32092-3649

P.O. Number	Terms	Rep	Ship	Via	F.O.B.	Project
Tennis & PB Courts	50% D 50% F		3/30/2026			

Quantity	Item Code	Description	Price Each	Amount
1	Components	Components- 8' windscreen for tennis courts installed-blk standard 3 ply w/hemmed window vents every 10'	4,894.00	4,894.00T
1	Components	Components-8' windscreen for pickleball courts installed-blk standard 3 ply w/hemmed window vents every 10'	3,925.00	3,925.00T
1	Freight/Delivery		398.00	398.00
		Sales Tax	0.00%	0.00

50% down = \$4608.50 50% final = \$4608.50	Total	\$9,217.00
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APPROVED CAPITAL RESERVE
 CAPITAL OUTLAY
 CHRISTIAN BIROL 04/21/2026

12276 San Jose Blvd.
 Suite 747
 Jacksonville, FL 32223

Invoice 201760

Date	PO#
04/08/26	
Due Date	Terms
5/8/26	Net 30

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

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

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

Job #224039 - Soccer Field 4' Chain Link Fence

Furnish and install 630' linear feet of 4' Tall Black Coated Chain Link Fence with 1-5' walk gate and 1-10' wide double maintenance gate.

SFN- Commercial Install

\$12,490.00

RECEIVED
 By Tara Lee at 11:16 am, Apr 21, 2026

Thank you for your business.

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

Subtotal	\$12,490.00
Sales Tax	\$0.00
Total	\$12,490.00
Credits/Payments	(\$0.00)
Balance Due	\$12,490.00