

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

*JULY 9, 2026*

# *AGENDA*

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

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

[www.meadowviewattwincreeksccd.com](http://www.meadowviewattwincreeksccd.com)

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July 2, 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, July 9, 2026 at 6:00 p.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes
  - A. June 15, 2026 Workshop
  - B. June 18, 2026 Meeting
- IV. Staff Reports
  - A. Landscape
  - B. District Engineer
  - C. District Counsel
  - D. District Manager
  - E. Amenity Manager
  - F. Operations Manager – Report
- V. Ratification of Updated Proposal from Riverside Management Services for FY27
- VI. Discussion of the Fiscal Year 2027 Budget

VII. Financial Reports

A. Financial Statements as of May 31, 2026

B. Assessment Receipts Schedule

C. Check Register

VIII. Other Business

IX. Supervisors' Requests and Audience Comments

X. Next Scheduled Meetings – August 20, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

XI. Adjournment

# *MINUTES*

*A.*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

A workshop of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Monday, June 15, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present were:

Frank Arias	Chairman
Jessica Brown	Supervisor
Daryl Berman	Supervisor
Jim McNamee	Supervisor
Matt Biagetti	District Manager
Jennifer Erickson	Amenity Manager
Christian Birol	Operations Manager

The following is a summary of the discussions taken at the June 15, 2026 workshop.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Oliver called the meeting to order and called the roll.

**SECOND ORDER OF BUSINESS**

**Discussion of the Fiscal Year 2027 Budget**

Mr. Biagetti presented the fiscal year 2027 budget, which as presented would result in about a 13% increase in assessments. For the administrative budget, the increases include supervisor fees, the annual audit, trustee fees, telephone, postage and delivery, insurance, and a 4% increase for the services GMS provides as the management firm.

For the amenity center budget, the line items increasing are telephone/cable/internet, trash removal, gate monitoring, roving security, facility management, pool attendants, field management, facility maintenance, private event attendants, trash collection, repairs and maintenance, janitorial supplies, special events, holiday decorations, rentals and leases, and pest control.

For the grounds maintenance budget, the electric, and capital reserve line items are increasing.

Mr. Berman suggested looking at proposals for onsite management services before the budget process starts next year.

The Board asked to remove contracted security from the budget, to request a 3% increase and reduction in trash collection fees from RMS, requesting a cost share from the HOA for holiday decorations, remove the general supplies line item, remove the hydrology quality line item, remove the miscellaneous line item, and decreasing the tree removal line item.

**THIRD ORDER OF BUSINESS**

**Supervisors’ Requests and Audience Comments**

**FOURTH 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**

**FIFTH ORDER OF BUSINESS**

**Adjournment**

The workshop adjourned at approximately 12:52 p.m.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

*B.*

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, June 18, 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
Daryl Berman <i>by phone</i>	Supervisor
Jim McNamee	Supervisor
Jessica Brown	Supervisor

Also present were:

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

The following is a summary of the discussions and actions taken at the June 18, 2026 meeting.

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Biagetti called the meeting to order and called the roll.

Mr. Biagetti asked if the Board would be willing to amend the agenda to include consideration of a proposal from Riverside Management Services for fiscal year 2027.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor, amending the agenda to include a proposal from Riverside Management Services was approved.
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**SECOND ORDER OF BUSINESS                      Public Comment**

There being no comments, the next item followed.

**THIRD ORDER OF BUSINESS                      Approval of Minutes of the May 21,  
2026 Meeting**

A copy of the minutes of the May 21, 2026 meeting was included in the agenda package for the Board’s review.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor the May 21, 2026 meeting minutes were approved as presented.

**FOURTH ORDER OF BUSINESS                      Matters Related to the Refunding the  
Series 2026 Bonds**

Ms. Mossing stated that the refunding bonds are being placed with Seacoast Bank based upon the approved term sheet at a proposed interest rate of 4.2%, down from 5.4%. This will provide economic savings to 301 residential units located in assessment area one. The total savings over the life of the bonds is in excess \$1.1 million and will reduce the debt service assessments between \$150 and \$190 per unit.

**A. Consideration of Supplemental Assessment Methodology Report**

Ms. Buchanan stated that the supplemental assessment methodology report incorporates the reduced assessment rate taking advantage of the interest savings.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the supplemental assessment methodology report was approved.

**B. Consideration of Delegation Resolution 2026-07**

Ms. Taylor stated that the delegation resolution authorizes the issuance of the refunding bonds, approves the various documents attached to the resolution, primarily the ninth supplemental trust indenture, which is the contract with US Bank to receive the assessment revenues and pay the bondholders. The delegation resolution also approves an escrow deposit agreement, which will allow the bond funds to sit in escrow until the current

bonds are paid off on July 6<sup>th</sup>. Lastly, the delegation resolution authorizes the Chair to sign all necessary documents.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor the delegation resolution 2026-07 was approved.

**C. Consideration of Supplemental Assessment Resolution 2026-08**

Ms. Buchanan stated that the supplemental assessment resolution acknowledges the 2016 lines will be replaced with the 2026 lien, confirms the interest rate and total amount of bonds, confirms the sources and uses, and identifies the debt service payment schedule.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor supplemental resolution 2026-08 was approved.

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. Landscape**

Mr. Arnold went over the landscape projects completed since the last meeting. An arborist is inspecting declining oak trees.

**B. District Engineer**

Mr. Lockwood stated that he inspected the sinking pavers at the gazebo. The recommendation is to install gutters on the gazebo to redirect the rainwater.

Ms. Brown asked when the road sealing project will begin.

Mr. Lockwood responded that it has not rained enough for staff to determine a limit of where the repairs need to be.

Mr. Arias asked what the status is on the curbing issues in Phases 3B and 4.

Mr. Lockwood responded that the county’s opinion is the curbing is not part of their punch list and the roads are the CDD’s responsibility.

Mr. McNamee asked Ms. Buchanan what the recourse could be.

Ms. Buchanan responded that the CDD built the Phase 4 roadways, so they are the CDD’s responsibility. As for Phase 3, the records are less clear, and staff is still trying to determine how the roads were transferred to the CDD. She requested a cost estimate for the

repairs to understand the magnitude of the problem. There is a small amount of money in the construction account that could potentially be used for the repairs.

**C. District Counsel**

There being none, the next item followed.

**D. District Manager**

Mr. Biagetti reminded the board members to complete their Form 1 by July 1<sup>st</sup> 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 relayed a request to sell bundt mini cakes for a fundraiser for Lakeside school cheer for two days in August. She also relayed a request from a resident to hold a fundraising princess event. There were no objections from the board on the two events.

Next, the board discussed changing the subsidiary on the liquor license to Bites by Ema.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor authorizing the Chairman to execute the necessary documents to transfer of the subsidiary on the liquor license from RMS to Bites by Ema was approved.

**F. Operations Manager – Report**

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

*Supervisor Berman joined the meeting in person at this time.*

**SIXTH ORDER OF BUSINESS**

**Acceptance of the Fiscal Year 2025 Audit Report**

Mr. Biagetti provided an overview of the audit, noting there were no material deficiencies or negative findings to report.

On MOTION by Mr. McNamee seconded by Ms. Brown with all in favor the fiscal year 2025 audit report was accepted.

**SEVENTH ORDER OF BUSINESS                      Discussion of the Fiscal Year 2027 Budget**

Mr. Biagetti stated that there was a budget workshop a few days prior in which the Board went over the 2027 budget in detail. Since the workshop, the refuse service line item was increased to \$22,000 to cover additional collections for the busy season during the summer. The budget is scheduled to be adopted on August 20<sup>th</sup>.

Mr. Berman stated that the HOA has agreed to cost share holiday decorations for fiscal years 2026 through 2028 and to retroactively cost share the 2025 holiday decorations.

Ms. Mossing went over the proposal from Riverside Management Services for fiscal year 2027 onsite management and maintenance services, which included a 4% increase for each service. Ms. Mossing also suggested passing the cost of the party attendants on to the person renting the facility to decrease the budget by \$11,000.

The board members asked Ms. Mossing to consider lowering the increase further and she agreed to lower the increase to 3%.

On MOTION by Mr. Arias seconded by Mr. McNamee with all in favor the proposal from Riverside Management Services was approved as revised with the Chairman authorized to execute the final proposal.

**EIGHTH ORDER OF BUSINESS                      Financial Reports**

**A.    Financial Statements as of April 30, 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.

**B.    Assessment Receipts Schedule**

Mr. Biagetti reported the on-roll assessments for fiscal year 2026 were 100% collected.

**C.    Check Register**

A copy of the check register totaling \$246,494.98 was included in the agenda package for the Board’s review.

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

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Mr. Arias asked Ms. Erickson to send an e-blast notifying the community of the July meeting being moved up one week.

Mr. Berman asked if Mr. Kovacic plans to participate in meetings going forward. If not, he asked if Mr. Kovacic planned to resign so that the resident that has qualified for his seat could go ahead and be appointed.

Mr. Biagetti recommended keeping the board in place with all the ongoing curbing and roadway issues.

Ms. Brown asked what the percentage of the debt service assessment is versus the operations and maintenance assessment.

Mr. Biagetti responded that it varies by bond series and lot size. The operations and maintenance assessments range from \$1,400 to \$2,100 and the debt service assessments range from \$1,300 to \$1,700.

Ms. Brown asked that the community be educated on the details of the assessments.

Mr. Berman stated that cars have been on parking half in the street and half in their yard, which means they are parking partially on CDD property.

Tyler Thors stated that from his recollection, the policies on street parking are vague and do not address some issues that need to be addressed. He recommended reviewing the policies and to state the CDD's position on the operations of all vehicles, including motorized scooter and bikes. Next, Mr. Thors thanked the board for taking their fiduciary duty to the residents seriously and also thanked GMS and RMS for coming in below the CPI rate of inflation and to work with the CDD.

A resident stated that there needs to be someone other than the contractor creating invoices that should be verifying that the amount of hours recorded was actually spent at the district.

**ELEVENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – July 9, 2026 at  
6:00 p.m. at the Lake House at Beacon  
Lake, 850 Beacon Lake Parkway, St.  
Augustine, Florida 32095**

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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Chairman/Vice Chairman

*FOURTH ORDER OF BUSINESS*

*F.*

# Meadow View at Twin Creeks

7/9/2026

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

July 9, 2026

To: Board of Supervisors

From: Christian Birol  
Field Operations Manager

Jennifer Erickson Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – July 9, 2026

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



## Ongoing Programming & Upcoming Events

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### Food & Beverage Programming

- **Weekly Food Truck Alley:** Three trucks scheduled every Friday night from 5:00 PM –8:00 PM (*fully planned through December 2026*).
  - **Chick-fil-A Spirit Nights:** Hosted on the 2nd and 4th Thursday of every month.
  - **Whiskey Club:** Meets the last Friday of each month at 7:00 PM.
  - **Ladies Night Out:** Hosted on the 4th Thursday of each month at 7:00 PM.
  - **Charlie's Grill is open 11am-6pm 7 days a week**
- 

### Health, Wellness & Fitness

- **Pilates Yoga Fusion:** Every Tuesday morning, led by a certified fitness instructor.
  - **Free Saturday Fitness Class:** Weekly community workouts hosted on the event lawn.
  - **Blood Drive & Vendor Village:** Scheduled for Saturday, July 18th to promote community wellness and support local vendors.
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### Clubs & Resident Interest Groups

- **American Mahjong:** Meets monthly on the 1st Wednesday.
  - **Book Club:** Meets monthly on the 2nd Wednesday.
  - **Beacon Lake Bunco:** Meets monthly on the 2nd Tuesday.
  - **Crochet Club: NEW!** Launching this summer on Thursday, July 16th.
  - **Ladies Night Out – 4<sup>th</sup>** Thursday monthly
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### Pool Deck & Summer Entertainment

- **Live Music at the Pool:** Highly successful hit with residents. Featuring **Violette** performing a variety of interactive songs on **6/26, 7/3, and 8/1**.

- **Poolside DJ Night:** Originally scheduled for 6/19; postponed due to weather and rescheduled for **Saturday, July 25th**.
  - **Father & Daughter Dance:** Hosted on 6/19 (*see full dedicated section above for photos and details*).
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### **Summer Camps & Youth Activities**

- **July 4th Rubber Duckie Dash:** 11:00 AM – 5:00 PM at the splash park. Kids hunt for hidden ducks to win a custom gift basket.
  - **RoboThink Summer Camp:** Week-long youth enrichment camp running from **July 6th – July 10th**.
  - **Princess Party Fundraiser:** Special community charity event scheduled for Tuesday, July 14th.
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### **Creative Workshops**

- **Flower Arranging Class:** Hosted by *Coastal Blooms* on Tuesday, July 21st in the social room.
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## 🌻 Beacon Lake Community Events Summary A Look Back at Our Recent Community Gatherings

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### 🎣 Beacon Lake Fishing Tournament (2026)

Our annual fishing tournament brought together residents of all ages for a competitive and fun-filled day by the water.

#### Event Highlights

- **Major Sponsor:** Proudly sponsored by **Yellow Stone Landscaping** along with several local businesses.
- **Activities:** Included competitive fishing divisions, custom airbrush tattoos, and professional face painting .
- **Participant Gear:** Every registered angler received custom Beacon Lake Fishing hats, tournament bibs, and professional gear kits.

#### Winners & Recognition

- **Novice Division:** Young anglers proudly showcased their custom wooden monkey trophies for 1st, 2nd, and 3rd place.
- **Advanced Division:** Top performers were recognized with advanced division plaques and prize envelopes.



## Annual Father & Daughter Dance

An elegant and heartwarming evening hosted inside the main clubhouse, featuring a beautiful blue, white, and silver balloon display.

### Event Highlights

- **Interactive Fun:** A professional facepainting artist created custom animals and designs for the children.
- **Entertainment:** A live DJ kept the dance floor packed with high-energy music, hula-hoop contests, and interactive games.
- **Amenities:** Families enjoyed a fully catered buffet and custom refreshments.



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### Manager's Note

*Both events saw record-breaking attendance this year, significantly increasing community engagement and positive resident feedback.*

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## Weekly Maintenance Responsibilities

Listed below are weekly maintenance Responsibilities:

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



## Completed Projects

### **Yellowstone Landscape:**

Cleaned all landscape grass drains along Beacon Parkway, improving drainage and reducing flood risk.

Installed new Jack Frost plantings at the Townhomes entrance, enhancing seasonal curb appeal.

Cleaned up the palm trees on and around the pool deck to improve amenity presentation.

### **Atlantic Security:**

Completed installation of all new security cameras, expanding coverage and strengthening community monitoring.

### **RMS Maintenance:**

Installed No Parking signs in The Landings at the end of Loosestrife Way.

Installed new tennis nets for the summer season.

Repaired multiple damaged sections of the Phase 4 rear fence.

Installed new brackets on the Lakeside Park fence following wind-related damage.

Pressure-washed the Pool Deck Gazebo.

Pressure-washed the Lakeside Park building and surrounding hardscape areas. Repaired three pocket park benches along Beacon Lake Parkway.

## Conclusion

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



*FIFTH ORDER OF BUSINESS*

# RIVERSIDE MANAGEMENT SERVICES, INC.

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

June 19, 2026

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

Re: Facility Management, Facility Attendants, Field Operations Management, Lifeguards, Pool Monitors, Trash Collection and Facility Maintenance Services

Dear Matt:

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

<b><u>Services</u></b>	<b><u>FY 2026 Adopted Budget</u></b>	<b><u>FY 2026 Fees</u></b>	<b><u>FY 2027 Proposed Fees</u></b>	<b><u>FY 2027 Revised Fees</u></b>
Facility Management	\$104,652	\$104,652	\$108,838	<b>\$107,792</b>
Facility Attendants(1,383 Hrs)	\$41,498	\$41,498.	\$41,498	\$41,498
Field Operations Management	\$100,700	\$100,700	\$104,728	<b>\$103,721</b>
Lifeguards (2,373 Hrs)	\$61,479	\$61,479	\$65,168	\$65,168
Pool Monitors (462 Hrs)	\$6,000	\$6,000	\$6,240	<b>\$6,180</b>
Private Event Attendants	\$6,500	\$6,500	\$11,000	\$0
Canoe Launch Attendants	\$2,000	\$2,000	\$2,000	\$0
Trash Collection Services(1,248 Hrs)	\$0	\$42,432	\$44,129	<b>\$42,432</b>
Facility Maintenance		\$40/Hour	\$45/Hour	\$45/Hour

The proposed fees for Facility Management and Field Operations Manager reflect a cost-of-living increase that allows us to issue percentage salary increases and bonuses each year. The amount for Lifeguard/Pool Attendant Services reflects a \$1.00 per hour increase to offset the impact of the mandated minimum wage increase of \$1.00, taxes, insurance, oversight and cost of living increase. The ownership and management at Riverside Management Services, Inc. would like to thank the Board of Supervisors in advance for your consideration of our request to continue to provide these services to your community.

Sincerely,

*Alison Mossing*

Alison Mossing  
Vice President

# **Exhibit A**

## **Scope of Services**

### **Facility Management**

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Issue access cards to eligible residents after providing address verification and photo ID
- Manage the facility rental process by handling resident inquiries, maintaining schedule and collecting deposit and rental payment
- Communicate updates to residents via email blast and bulletin boards
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Field Operations Manager and/or District Manager
- Plan and execute special events – Design, promotion and execution of events based on the level of interest and participation within the community
- Coordinate and meet vendors on site for services
- Manage and schedule all lifeguard staff
- Manage and schedule all attendant and monitor staff
- Attend monthly Board of Supervisors meetings and prepare Operations Reports for the agenda
- Hours subject to change due to Special Events and other after hours requirements

### **Facility Attendants**

- Greet residents entering the Amenity Center and address questions/concerns in a professional manner
- Must be familiar with and enforce Amenity Center rules and policies, including age verification for gym and pool usage
- Conduct hourly rounds of the Amenity Center and pool deck to monitor usage, cleanliness and report any issues to the Field Operations Manager and/or District Manager
- Issue access cards to eligible residents after providing address verification and photo ID
- Assist with the facility rental process by handling resident inquiries, maintaining schedule and collecting deposit and rental payment
- Any other tasks deemed necessary by Facility Manager
- Facility Attendants will work 5-7pm daily, for PTO coverage and Special Event support

### **Field Operations Management**

- Provide oversight of the landscape maintenance contractor
- Provide oversight of the lake maintenance contractor
- Provide oversight of all other maintenance contractors such as security, outside pest control, tree services, sidewalk repairs, road maintenance, FPL, site inspections, etc.
- Periodically inspect lakes, and structures for needed maintenance, issues, and repairs.
- Maintain and monitor the field operations Board of Supervisors adopted annual budget.
- Conduct onsite meetings with CDD service providers.
- Monitor all CDD field-related utility accounts.

- Provide Operations Memorandum for field-related activity to Board of Supervisors monthly agenda package one week before scheduled CDD meeting.
- Attend all District Board of Supervisor meetings with representation of CDD management activities.
- Receive and respond to resident emails, and phone calls about CDD property-related issues.
- Prepare an Emergency Action Plan for significant weather events.
- Oversee & assist maintenance personnel with CDD projects on site
- Provide oversight, proposals if needed of future capital projects.
- Maintain all the entry monuments and CDD signage, including outside contracting for repairs and pressure-washing as needed.
- Inspect & maintain all sunshade structures & sails, including outside contracting for repairs & pressure washing as needed.
- Perform lighting inspections for all district-owned interior and exterior lighting.
- Monitor all gates and doors for proper operating conditions.
- Monitor the pool decks, and outdoor pool furniture, obtain proposals for services and repair as needed.
- Maintain an aesthetically pleasing CDD as possible within budget & approvals.

## **Lifeguards**

- Surveillance and monitoring of patrons using the pool
- Operate and supervise water slide
- Respond to first aid situations
- Enforce CDD Amenity Center Policies
- Closing and clearing the Pool for weather or mechanical failure
- Test pool chemicals daily and record in log
- Hours subject to change due to inclement weather

## **Schedule(2,373 Hours):**

Spring Break(Daily)

9 Days - 11:00am-6:00pm (3 Guards)

Pre-Season(Saturday & Sunday - Weekends After Spring Break(Mid March) – School is Out (End of May)

Saturday/Sunday – 11:00am-6:00pm (3 Guards)

Memorial Day Weekend – Monday – 11:00am-6:00pm (3 Guards)

Summer(School Ends(June 1)-School Starts(Mid August)

Monday-Sunday – 11:00am-6:00pm (3 Guards)

Post Season(School Starts – Labor Day)

Saturday/Sunday – 11:00am-6:00pm (3 Guards)

Labor Day Weekend – Monday – 11:00am-6:00pm (3 Guards)

## **Pool Monitors**

- Responsible for checking access cards and age of children entering the facility
- Checking number of guests admitted
- Enforcing District Policies
- Professionally address all residents' questions, concerns and comments regarding the District
- Document any issues that arise and report to Amenity Manager

## **Schedule(462 Hours):**

Memorial Day Weekend – Saturday, Sunday, Monday – 11:00am-5:00pm

Summer(School Ends(June 1)-School Starts(Mid August)

Monday-Friday – 11:00am-4:00pm

Saturday-Sunday – 11:00am-5:00pm

Post Season(School Starts – Labor Day)

Saturday/Sunday – 11:00am-5:00pm

Labor Day Weekend – Saturday, Sunday, Monday – 11:00am-5:00pm

## **Trash Collection Services(1,248 Hours – 24 Hours Weekly)**

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

## **Facility Maintenance**

- Conduct minor repairs such as drywall repair, painting, electrical and other maintenance of CDD property that does not require a license or certification
- Pick up debris in and around the amenity center
- Arrange pool furniture and repair as needed
- Light pressure washing as needed
- Inspect gym equipment and repair as able or report needed repairs to management
- Conduct inspections of all doors and gates, resolve problems as able
- Control cobwebs and prevent other debris from accumulating on exterior walls and light fixtures
- Replace interior and exterior lights
- Replace AC filters as needed
- Inspect and clean playground features periodically
- Minor roadway patching when appropriate
- Clean and maintain all feature associated with the athletic fields and sport courts including nets, fencing, windscreens, playing surfaces, etc.
- All other tasks assigned by Management

*SIXTH ORDER OF BUSINESS*

# *Meadow View at Twin Creeks*

*Community Development District*

*Approved Budget*

*FY 2027*



**July 9, 2026**

*Presented by:*



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# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

### General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 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	\$2,439,189
Special Assessments - Gate Monitoring*	32,500	32,500	-	32,500	38,531
Interest/Miscellaneous Income	25,000	36,596	14,840	51,436	35,000
Restricted - Easement Fence Fund	-	6,600	1,800	8,400	-
Facility Revenue	20,000	18,618	11,805	30,423	25,000
Revenue Share	-	66	-	66	-
Carry Forward Surplus	-	-	125,760	125,760	15,000
<b>TOTAL REVENUES</b>	<b>\$2,297,862</b>	<b>\$2,307,021</b>	<b>\$161,925</b>	<b>\$2,468,946</b>	<b>\$ 2,552,720</b>

#### EXPENDITURES:

##### Administrative

Supervisor Fees	\$9,600	\$6,800	\$4,000	\$10,800	\$12,000
PR - FICA	734	520	306	826	918
Engineering	36,000	28,216	12,000	40,216	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	9,644	4,822	14,466	15,045
Trustee Fees	24,241	20,497	-	20,497	24,750
Management Fees	60,289	40,193	20,096	60,289	62,098
Information Technology	1,865	1,243	621	1,865	1,939
Website Maintenance	1,336	891	445	1,336	1,389
Telephone	700	619	434	1,053	1,100
Postage & Delivery	1,600	1,434	1,593	3,027	2,000
Insurance General Liability	9,824	9,256	-	9,256	10,182
Printing & Binding	2,300	444	1,856	2,300	2,300
Legal Advertising	1,500	1,147	969	2,116	1,600
Other Current Charges	1,600	1,261	500	1,761	1,600
Office Supplies	300	6	15	21	300
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>TOTAL ADMINISTRATIVE</b>	<b>\$219,403</b>	<b>\$146,549</b>	<b>\$76,327</b>	<b>\$222,875</b>	<b>\$ 226,832</b>

# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

### General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Operations &amp; Maintenance</b>					
<b>Amenity Center</b>					
<b>Utilities</b>					
Telephone/Cable/Internet	\$14,902	\$10,515	\$5,740	\$16,255	\$17,500
Electric	48,000	24,488	14,000	38,488	43,000
Water/Irrigation	55,000	33,917	16,446	50,363	55,000
Gas	2,500	1,350	800	2,150	2,500
Trash Removal	9,860	9,164	9,704	18,868	22,000
<b>Security</b>					
Security Monitoring (Atlantic Security)	1,440	777	555	1,331	1,440
Gate Monitoring (Hidden Eyes LLC)	32,500	22,809	10,922	33,731	33,531
Gate Repairs	3,000	1,377	1,000	2,377	5,000
Access Cards	1,500	353	1,147	1,500	1,500
Contracted Security (Roll Kall)	30,000	10,914	-	10,914	1,000
Roving Security	-	-	27,926	27,926	110,000
<b>Management Contracts</b>					
Facility Management (RMS)	104,652	69,768	34,884	104,652	107,792
Facility Attendant (RMS)	41,498	19,690	10,310	30,000	41,498
Pool Attendants (RMS)	61,479	12,356	52,602	64,959	65,168
Pool Monitors (RMS)	6,000	884	6,000	6,884	6,180
Trash Collection (RMS)	-	1,472	5,889	7,361	42,432
Canoe Launch Attendant (RMS)	2,000	-	100	100	-
Field Management / Admin (RMS)	100,700	67,133	33,567	100,700	103,721
Pool Maintenance (Coastal Pool Care LLC)	21,000	9,540	5,452	14,992	21,000
Pool Chemicals (Coastal Pool Care LLC)	29,044	18,441	9,220	27,661	27,661
Janitorial (KBT Professional Cleaning)	31,940	14,954	10,885	25,839	25,096
Facility Maintenance (RMS)	103,200	64,248	38,488	102,736	106,296
Private Event Attendant (RMS)	6,500	6,202	4,128	10,331	-
Repairs & Maintenance	62,800	57,804	8,137	65,941	67,000
Janitorial Supplies	-	-	-	-	9,500
Pressure Washing	10,000	8,784	1,216	10,000	10,000
Food Service License	600	242	250	492	500
Community Website Services	3,600	2,440	1,200	3,640	3,640
Subscriptions	4,000	1,622	303	1,925	1,000
Pest Control	2,878	1,900	962	2,862	2,885
Supplies	1,800	-	400	400	-
Furniture, Fixtures & Equipment	5,000	347	1,000	1,347	5,000
Special Events	25,000	23,515	11,230	34,745	35,000
Holiday Decorations	20,000	27,262	-	27,262	20,000
Fitness Center Repairs/Supplies	5,500	925	4,575	5,500	5,000
Office Supplies	2,050	1,231	800	2,031	2,050
ASCAP/BMI Licenses	800	-	-	-	800
Property Insurance	74,906	66,270	-	66,270	63,067
Permit and License	850	575	-	575	850
Rental and Leases	-	9,878	12,639	22,517	37,916
<b>TOTAL AMENITY CENTER</b>	<b>\$926,499</b>	<b>\$603,149</b>	<b>\$342,476</b>	<b>\$945,626</b>	<b>\$ 1,103,522</b>

# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

### General Fund

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>Grounds Maintenance</b>					
Hydrology Quality/Mitigation	\$6,400	\$-	\$-	\$-	\$-
Electric	36,321	21,550	11,600	33,150	40,000
Landscape Maintenance (Yellowstone)	592,940	397,343	198,672	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	39,015
Landscape Contingency	74,000	26,579	15,000	41,579	35,000
Tree Removal	15,000	982	-	982	7,500
Lake Maintenance (Future Horizon)	31,118	20,745	10,373	31,118	31,118
Grounds Maintenance	41,400	20,670	12,000	32,670	41,400
Pump Repairs	15,000	8,981	6,019	15,000	15,000
Streetlighting	87,000	56,518	29,800	86,318	90,636
Streetlight Repairs	5,000	3,168	1,000	4,168	5,000
Irrigation Repairs	40,000	19,431	15,436	34,867	40,000
Miscellaneous	2,500	25	-	25	-
Contingency	26,000	6,666	19,334	26,000	26,000
Capital Reserves	50,000	50,000	-	50,000	182,027
<b>TOTAL GROUNDS MAINTENANCE</b>	<b>\$1,148,362</b>	<b>\$691,074</b>	<b>\$386,502</b>	<b>\$1,077,576</b>	<b>\$1,222,375</b>
<b>TOTAL EXPENDITURES</b>	<b>\$2,294,264</b>	<b>\$1,440,772</b>	<b>\$805,305</b>	<b>\$2,246,077</b>	<b>\$2,552,729</b>
<b>Other Sources/(Uses)</b>					
Transfer In/(Out)	\$-	\$(222,869)	\$-	\$(222,869)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$0</b>	<b>-\$222,869</b>	<b>\$0</b>	<b>-\$222,869</b>	<b>\$0</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>	<b>\$643,379</b>	<b>(\$643,380)</b>	<b>\$0</b>	<b>\$0</b>

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

# Meadow View at Twin Creeks

## Community Development District

### Budget Narrative

<b>REVENUES</b>
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**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 and any gate repairs budgeted for the fiscal year. This 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.

<b>Expenditures - Administrative</b>
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**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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
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
<b>Total</b>	<b>\$1,458</b>	<b>\$17,500</b>

**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	\$83	\$1,000
	<b>Total</b>	<b>\$3,583</b>	<b>\$43,000</b>

**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
	<b>Total</b>	<b>\$4,583</b>	<b>\$55,000</b>

**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
<b>Total</b>	<b>\$120</b>	<b>\$1,440</b>

# Meadow View at Twin Creeks

## Community Development District

### Budget Narrative

<b>Expenditures – Amenity Center (continued)</b>
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**Gate Monitoring**

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

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

**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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Riverside Mgmt Services	\$8,983	\$107,792

**Facility Assistant**

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

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
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.

**Trash Collection**

The District has contracted with Riverside Management Services, Inc to provide collection and disposal of all trash around lakes, common area, trash cans, and dog pots.

**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.

<b>Contract</b>	<b>Monthly</b>	<b>Annual</b>
Riverside Mgmt Services	\$8,643	\$103,721

**Pool Maintenance**

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

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

**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.

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

**Facility Maintenance**

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

**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

##### 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
	<b>Total</b>	<b>\$3,333</b>	<b>\$40,000</b>

##### 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	\$3,251	\$39,015
<b>Total</b>	<b>\$59,058</b>	<b>\$708,694</b>

##### 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
	<b>Total</b>	<b>\$7,553</b>	<b>\$90,636</b>

##### Streetlight Repairs

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

##### Irrigation Repairs

Miscellaneous irrigation repairs and maintenance cost for 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 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Capital Reserve Funding - Transfer In	\$50,000	\$50,000	\$-	\$50,000	\$182,027
Interest Income	1,000	3,095	2,000	5,095	3,500
Carry Forward Balance	29,307	29,452	-	29,452	207,521
<b>TOTAL REVENUES</b>	<b>\$80,307</b>	<b>\$82,547</b>	<b>\$2,000</b>	<b>\$84,547</b>	<b>\$393,048</b>
<b>EXPENDITURES:</b>					
Capital Outlay	\$15,000	\$37,687	\$-	\$37,687	\$-
Repair and Replacements*	-	53,693	9,245	62,938	25,000
Other Current Charges	-	4,400	-	4,400	-
<b>TOTAL EXPENDITURES</b>	<b>\$15,000</b>	<b>\$95,780</b>	<b>\$9,245</b>	<b>\$105,025</b>	<b>\$25,000</b>
<b>Other Sources/(Uses)</b>					
Transfer in/(Out)	\$-	\$228,000	\$-	\$228,000	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$228,000</b>	<b>\$-</b>	<b>\$228,000</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$15,000</b>	<b>\$(132,220)</b>	<b>\$9,245</b>	<b>\$(122,975)</b>	<b>\$25,000</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$65,307</b>	<b>\$214,766</b>	<b>\$(7,245)</b>	<b>\$207,521</b>	<b>\$368,048</b>

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

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$443,364	\$441,845	\$1,519	\$443,364	\$443,364
Interest Earnings	12,000	11,628	6,464	18,092	14,000
Prepayments	-	19,479	-	19,479	-
Carry Forward Surplus <sup>(1)</sup>	234,748	238,633	-	238,633	274,343
<b>TOTAL REVENUES</b>	<b>\$690,113</b>	<b>\$711,585</b>	<b>\$7,983</b>	<b>\$719,568</b>	<b>\$731,707</b>
<b>EXPENDITURES:</b>					
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
<b>TOTAL EXPENDITURES</b>	<b>\$445,225</b>	<b>\$445,225</b>	<b>\$-</b>	<b>\$445,225</b>	<b>\$443,700</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	-	-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$445,225</b>	<b>\$445,225</b>	<b>\$-</b>	<b>\$445,225</b>	<b>\$443,700</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$244,888</b>	<b>\$266,360</b>	<b>\$7,983</b>	<b>\$274,343</b>	<b>\$288,007</b>
<sup>(1)</sup> 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
<b>Total</b>			<b>\$5,550,000</b>	<b>\$3,319,175</b>	<b>\$8,869,175</b>

# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

#### Debt Service Series 2018A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027	
<b>REVENUES:</b>						
Special Assessments-Tax Roll	\$612,533	\$610,435	\$2,099	\$612,533	\$612,533	
Interest Earnings	20,000	15,405	6,458	21,862	19,000	
Carry Forward Surplus <sup>(1)</sup>	309,007	314,424	-	314,424	330,970	
<b>TOTAL REVENUES</b>	<b>\$941,540</b>	<b>\$940,263</b>	<b>\$8,557</b>	<b>\$948,820</b>	<b>\$962,503</b>	
<b>EXPENDITURES:</b>						
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	
<b>TOTAL EXPENDITURES</b>	<b>\$614,675</b>	<b>\$614,675</b>	<b>\$-</b>	<b>\$614,675</b>	<b>\$616,175</b>	
<b>Other Sources/(Uses)</b>						
Interfund transfer In/(Out)	\$-	\$(3,175)	\$-	\$(3,175)	\$-	
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(3,175)</b>	<b>\$-</b>	<b>\$(3,175)</b>	<b>\$-</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$614,675</b>	<b>\$617,850</b>	<b>\$-</b>	<b>\$617,850</b>	<b>\$616,175</b>	
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$326,865</b>	<b>\$322,413</b>	<b>\$8,557</b>	<b>\$330,970</b>	<b>\$346,328</b>	
<sup>(1)</sup> 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
<b>Total</b>			<b>\$7,915,000</b>	<b>\$6,335,100</b>	<b>\$14,250,100</b>

# Meadow View at Twin Creeks

## Community Development District

### Approved Budget

#### Debt Service Series 2019A1 & A2 Special Assessment Bonds

Description	Adopted Budget FY2026	Actuals Thru 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$255,335	\$254,460	\$875	\$255,335	\$255,335
Special Assessments - Prepayments	-	24,163	-	24,163	-
Interest Earnings	9,000	6,383	2,400	8,783	7,500
Carry Forward Surplus <sup>(1)</sup>	126,995	129,154	-	129,154	140,145
<b>TOTAL REVENUES</b>	<b>\$391,330</b>	<b>\$414,160</b>	<b>\$3,275</b>	<b>\$417,435</b>	<b>\$402,980</b>
<b>EXPENDITURES:</b>					
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
Special Call - 5/1	-	25,000	-	25,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$252,290</b>	<b>\$277,290</b>	<b>\$-</b>	<b>\$277,290</b>	<b>\$253,365</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$-	\$-	\$-	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$252,290</b>	<b>\$277,290</b>	<b>\$-</b>	<b>\$277,290</b>	<b>\$253,365</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$139,040</b>	<b>\$136,870</b>	<b>\$3,275</b>	<b>\$140,145</b>	<b>\$149,615</b>

<sup>(1)</sup> 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
<b>Total</b>			<b>\$3,195,000</b>	<b>\$2,683,655</b>	<b>\$5,878,655</b>

# 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 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027	
<b>REVENUES:</b>						
Special Assessments-Tax Roll	\$113,041	\$112,654	\$387	\$113,041	\$113,041	
Interest Earnings	5,000	3,146	1,292	4,437	3,800	
Carry Forward Surplus <sup>(1)</sup>	65,250	66,085	-	66,085	69,788	
<b>TOTAL REVENUES</b>	<b>\$183,291</b>	<b>\$181,884</b>	<b>\$1,679</b>	<b>\$183,563</b>	<b>\$186,630</b>	
<b>EXPENDITURES:</b>						
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	
<b>TOTAL EXPENDITURES</b>	<b>\$111,819</b>	<b>\$111,819</b>	<b>\$-</b>	<b>\$111,819</b>	<b>\$110,544</b>	
<b>Other Sources/(Uses)</b>						
Interfund transfer In/(Out)	\$-	\$(1,956)	\$-	\$(1,956)	\$-	
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(1,956)</b>	<b>\$-</b>	<b>\$(1,956)</b>	<b>\$-</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$111,819</b>	<b>\$113,775</b>	<b>\$-</b>	<b>\$113,775</b>	<b>\$110,544</b>	
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$71,473</b>	<b>\$68,109</b>	<b>\$1,679</b>	<b>\$69,788</b>	<b>\$76,086</b>	
<sup>(1)</sup> 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
<b>Total</b>			<b>\$1,530,000</b>	<b>\$1,276,888</b>	<b>\$2,806,888</b>

# 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 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-Tax Roll	\$277,963	\$276,915	\$952	\$277,867	\$277,406
Interest Earnings	9,000	7,465	2,656	10,121	8,000
Prepayments	-	-	-	-	-
Carry Forward Surplus <sup>(1)</sup>	106,534	111,423	-	111,423	105,393
<b>TOTAL REVENUES</b>	<b>\$393,496</b>	<b>\$395,803</b>	<b>\$3,608</b>	<b>\$399,411</b>	<b>\$390,799</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$82,495	\$82,495	\$-	\$82,495	\$80,919
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	82,495	82,414	-	82,414	80,919
Principal - 5/1	110,000	110,000	-	110,000	115,000
Special Call - 5/1	-	5,000	-	5,000	-
Special Call - 8/1	-	-	5,000	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$274,990</b>	<b>\$284,909</b>	<b>\$5,000</b>	<b>\$289,909</b>	<b>\$276,838</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$(4,109)	-	(4,109)	\$-
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$-</b>	<b>\$(4,109)</b>	<b>\$-</b>	<b>\$(4,109)</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$274,990</b>	<b>\$289,018</b>	<b>\$5,000</b>	<b>\$294,018</b>	<b>\$276,838</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$118,506</b>	<b>\$106,785</b>	<b>\$(1,392)</b>	<b>\$105,393</b>	<b>\$113,961</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$79,194
	<u>\$79,194</u>

# 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	4,645,000			80,919	80,919
05/01/27	4,645,000		115,000	80,919	
11/01/27	4,530,000			79,194	275,113
05/01/28	4,530,000		120,000	79,194	
11/01/28	4,410,000			77,394	276,588
05/01/29	4,410,000		120,000	77,394	
11/01/29	4,290,000			75,594	272,988
05/01/30	4,290,000		125,000	75,594	
11/01/30	4,165,000			73,719	274,313
05/01/31	4,165,000		130,000	73,719	
11/01/31	4,035,000			71,769	275,488
05/01/32	4,035,000		135,000	71,769	
11/01/32	3,900,000			69,575	276,344
05/01/33	3,900,000		140,000	69,575	
11/01/33	3,760,000			67,300	276,875
05/01/34	3,760,000		145,000	67,300	
11/01/34	3,615,000			64,944	277,244
05/01/35	3,615,000		145,000	64,944	
11/01/35	3,470,000			62,588	272,531
05/01/36	3,470,000		150,000	62,588	
11/01/36	3,320,000			60,150	272,738
05/01/37	3,320,000		155,000	60,150	
11/01/37	3,165,000			57,631	272,781
05/01/38	3,165,000		160,000	57,631	
11/01/38	3,005,000			55,031	272,663
05/01/39	3,005,000		170,000	55,031	
11/01/39	2,835,000			52,269	277,300
05/01/40	2,835,000		175,000	52,269	
11/01/40	2,660,000			49,425	276,694
05/01/41	2,660,000		180,000	49,425	
11/01/41	2,480,000			46,500	275,925
05/01/42	2,480,000		185,000	46,500	
11/01/42	2,295,000			43,031	274,531
05/01/43	2,295,000		195,000	43,031	
11/01/43	2,100,000			39,375	277,406
05/01/44	2,100,000		200,000	39,375	
11/01/44	1,900,000			35,625	275,000
05/01/45	1,900,000		210,000	35,625	
11/01/45	1,690,000			31,688	277,313
05/01/46	1,690,000		215,000	31,688	
11/01/46	1,475,000			27,656	274,344
05/01/47	1,475,000		225,000	27,656	
11/01/47	1,250,000			23,438	276,094
05/01/48	1,250,000		230,000	23,438	
11/01/48	1,020,000			19,125	272,563
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
<b>Total</b>			<b>\$4,645,000</b>	<b>\$2,587,125</b>	<b>\$7,232,125</b>

# 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 5/31/26	Projected Next 4 Months	Projected Thru 9/30/26	Approved Budget FY 2027
<b>REVENUES:</b>					
Special Assessments-Direct	\$422,200	\$420,974	\$1,447	\$422,421	\$420,663
Interest Earnings	12,000	10,806	3,940	14,746	12,000
Carry Forward Surplus <sup>(1)</sup>	142,572	148,625	-	148,625	145,344
<b>TOTAL REVENUES</b>	<b>\$576,772</b>	<b>\$580,405</b>	<b>\$5,387</b>	<b>\$585,792</b>	<b>\$578,007</b>
<b>EXPENDITURES:</b>					
Interest - 11/1	\$127,693	\$127,693	\$-	\$127,693	\$125,456
Special Call - 11/1	\$-	5,000	-	5,000	-
Interest - 5/1	127,693	127,611	-	127,611	125,456
Principal - 5/1	165,000	165,000	-	165,000	170,000
Special Call - 5/1	-	5,000	-	5,000	-
Special Call - 8/1	-	5,000	-	5,000	-
<b>TOTAL EXPENDITURES</b>	<b>\$420,385</b>	<b>\$435,304</b>	<b>\$-</b>	<b>\$435,304</b>	<b>\$420,913</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$-	\$(5,144)	-	\$(5,144)	\$-
<b>TOTAL OTHER SOURCES / (USES)</b>	<b>\$-</b>	<b>\$(5,144)</b>	<b>\$-</b>	<b>\$(5,144)</b>	<b>\$-</b>
<b>TOTAL EXPENDITURES</b>	<b>\$420,385</b>	<b>\$440,448</b>	<b>\$-</b>	<b>\$440,448</b>	<b>\$420,913</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$156,387</b>	<b>\$139,957</b>	<b>\$5,387</b>	<b>\$145,344</b>	<b>\$157,094</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/27	\$122,906
	\$122,906

# 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	6,930,000			125,456	125,456
05/01/27	6,930,000		170,000	125,456	
11/01/27	6,760,000			122,906	418,363
05/01/28	6,760,000		175,000	122,906	
11/01/28	6,585,000			120,281	418,188
05/01/29	6,585,000		180,000	120,281	
11/01/29	6,405,000			117,581	417,863
05/01/30	6,405,000		185,000	117,581	
11/01/30	6,220,000			114,806	417,388
05/01/31	6,220,000		190,000	114,806	
11/01/31	6,030,000			111,956	416,763
05/01/32	6,030,000		200,000	111,956	
11/01/32	5,830,000			108,706	420,663
05/01/33	5,830,000		205,000	108,706	
11/01/33	5,625,000			105,375	419,081
05/01/34	5,625,000		210,000	105,375	
11/01/34	5,415,000			101,963	417,338
05/01/35	5,415,000		220,000	101,963	
11/01/35	5,195,000			98,388	420,350
05/01/36	5,195,000		225,000	98,388	
11/01/36	4,970,000			94,731	418,119
05/01/37	4,970,000		235,000	94,731	
11/01/37	4,735,000			90,913	420,644
05/01/38	4,735,000		240,000	90,913	
11/01/38	4,495,000			87,013	417,925
05/01/39	4,495,000		250,000	87,013	
11/01/39	4,245,000			82,950	419,963
05/01/40	4,245,000		255,000	82,950	
11/01/40	3,990,000			78,806	416,756
05/01/41	3,990,000		265,000	78,806	
11/01/41	3,725,000			74,500	418,306
05/01/42	3,725,000		275,000	74,500	
11/01/42	3,450,000			69,000	418,500
05/01/43	3,450,000		285,000	69,000	
11/01/43	3,165,000			63,300	417,300
05/01/44	3,165,000		300,000	63,300	
11/01/44	2,865,000			57,300	420,600
05/01/45	2,865,000		310,000	57,300	
11/01/45	2,555,000			51,100	418,400
05/01/46	2,555,000		320,000	51,100	
11/01/46	2,235,000			44,700	415,800
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
<b>Total</b>			<b>\$6,930,000</b>	<b>\$4,077,463</b>	<b>\$11,007,463</b>



Meadow View at Twin Creeks

Community Development District  
 Non-Ad Valorem Assessments Comparison  
 2025-2026

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														Total Assessed Per Unit																	
								Annual Maintenance Assessments			FY 2027							FY2026							FY 2027			FY2026											
								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	Series 2016	Series 2018	Series 2019	Series 2020	Series 2021 Ph3	Series 2021 Ph4	Total									
TH	196	0	196	0	0	0	0	\$1,435.73	\$1,262.46	\$173.27	\$0.00	\$1,233.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,233.86	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,435.73	\$2,669.59	\$1,435.73	\$1,435.73	\$1,435.73	\$1,435.73	\$1,262.46	\$2,496.32	\$1,262.46	\$1,262.46	\$1,262.46	\$1,262.46	\$1,262.46	\$173.27
43	472	86	117	0	0	131	137	\$1,615.19	\$1,420.27	\$194.93	\$1,387.70	\$1,388.09	\$0.00	\$0.00	\$1,387.09	\$1,304.70	\$0.00	\$1,387.70	\$1,388.09	\$0.00	\$0.00	\$1,387.09	\$1,304.70	\$0.00	\$0.00	\$3,002.89	\$3,003.28	\$1,615.19	\$1,615.19	\$3,002.28	\$2,919.89	\$2,807.97	\$2,808.36	\$1,420.27	\$1,420.27	\$2,807.35	\$2,724.97	\$194.93	
53	330	111	48	0	78	0	92	\$1,794.66	\$1,578.07	\$216.59	\$1,541.89	\$1,542.32	\$0.00	\$1,541.75	\$0.00	\$1,541.89	\$0.00	\$1,541.89	\$1,542.32	\$0.00	\$1,541.75	\$0.00	\$1,541.89	\$0.00	\$0.00	\$3,336.55	\$3,336.98	\$1,794.66	\$3,336.41	\$1,794.66	\$3,336.55	\$3,119.96	\$3,120.39	\$1,578.07	\$3,119.82	\$1,578.07	\$3,119.96	\$216.59	
63	309	65	75	31	0	68	70	\$1,974.13	\$1,735.88	\$238.25	\$1,696.08	\$1,696.55	\$1,698.86	\$0.00	\$1,695.32	\$1,696.08	\$0.00	\$1,696.08	\$1,696.55	\$1,698.86	\$0.00	\$1,695.32	\$1,696.08	\$0.00	\$0.00	\$3,670.21	\$3,670.68	\$3,672.99	\$1,974.13	\$3,669.45	\$3,670.21	\$3,431.96	\$3,432.43	\$3,434.74	\$1,735.88	\$3,431.20	\$3,431.96	\$238.25	
73	66	40	26	102	0	0	0	\$2,063.86	\$1,814.78	\$249.08	\$1,773.17	\$1,773.67	\$2,146.75	\$0.00	\$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	\$3,837.03	\$3,837.53	\$4,210.61	\$2,063.86	\$2,063.86	\$2,063.86	\$3,587.95	\$3,588.45	\$3,961.53	\$1,814.78	\$1,814.78	\$1,814.78	\$249.08	
73 P	103	0	0	0	0	0	0	\$2,063.86	\$1,814.78	\$249.08	\$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	\$2,063.86	\$2,063.86	\$2,063.86	\$2,063.86	\$2,063.86	\$2,063.86	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$1,814.78	\$249.08	
<b>Total</b>	1476	302	462	133	78	199	299																																

**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	264,525.97	1,349.62	1,435.73	1,306.92	128.80	264,525.97	9.9%
43'	472	0.90	472	424.80	716,649.43	1,518.33	1,615.19	1,470.29	144.90	716,649.43	9.9%
53'	330	1.00	330	330.00	556,719.19	1,687.03	1,794.66	1,633.66	161.00	556,719.19	9.9%
63'	309	1.10	309	339.90	573,420.77	1,855.73	1,974.13	1,797.02	177.11	573,420.77	9.9%
73'	66	1.15	66	75.90	128,045.41	1,940.08	2,063.86	1,878.70	185.16	128,045.41	9.9%
73'P	103	1.15	103	118.45	199,828.45	1,940.08	2,063.86	1,878.70	185.16	199,828.45	9.9%
<b>TOTAL</b>	<b>1,476</b>		<b>1,476</b>	<b>1,445.85</b>	<b>2,439,189.23</b>					<b>2,439,189.23</b>	

**O&M Special Assessment - Gate Monitoring**

73'P	103	1.39	103	143.17	38,531.00	374.09	397.95	-	397.95	38,531.00	
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*SEVENTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***May 31, 2026***



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# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

May 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Assets:</b>					
<b><u>Cash:</u></b>					
Operating Account	\$ 184,742	\$ -	\$ -	\$ 32,820	\$ 217,561
Assessments Receivable	-	-	-	-	-
Due from General Fund	-	-	-	-	-
Due from Debt Service	-	-	-	-	-
Due from Developer - BBX	-	-	-	-	-
Due from Developer - Dreamfinders	-	-	-	-	-
Due from Other	4,921	-	-	-	4,921
Due from Capital Reserve	-	-	-	-	-
<b><u>Investments:</u></b>					
General Fund Custody	332,477	-	-	-	332,477
State Board of Administration (SBA)-GF	1,209,701	-	-	-	1,209,701
State Board of Administration (SBA)-Fence Easement	99,431	-	-	-	99,431
State Board of Administration (SBA)-Capital Reserve	-	-	-	184,447	184,447
<b><u>Series 2016</u></b>					
Reserve	-	155,611	-	-	155,611
Revenue	-	246,881	-	-	246,881
Prepayment	-	19,479	-	-	19,479
<b><u>Series 2018</u></b>					
Reserve A1	-	214,461	-	-	214,461
Revenue A1	-	322,413	-	-	322,413
<b><u>Series 2019</u></b>					
Reserve	-	90,260	-	-	90,260
Revenue	-	136,870	-	-	136,870
Prepayment A1	-	0	-	-	0
<b><u>Series 2020</u></b>					
Reserve A1	-	43,889	-	-	43,889
Revenue A1	-	67,069	-	-	67,069
Prepayment A1	-	1,041	-	-	1,041
<b><u>Series 2021 Ph3B</u></b>					
Reserve	-	139,720	-	-	139,720
Revenue	-	106,784	-	-	106,784
Prepayment	-	1	-	-	1
Construction	-	-	23,468	-	23,468
<b><u>Series 2021 Ph4</u></b>					
Reserve	-	211,019	-	-	211,019
Interest	-	-	-	-	-
Revenue	-	144,957	-	-	144,957
Prepayment	-	-	-	-	-
Construction	-	-	34,313	-	34,313
Due From Developer - BBX RETAINAGE	-	-	-	-	-
Prepaid Expenses	7,916	-	-	-	7,916
Deposits	3,760	-	-	-	3,760
<b>Total Assets</b>	<b>\$ 1,842,949</b>	<b>\$ 1,900,453</b>	<b>\$ 57,781</b>	<b>\$ 217,266</b>	<b>\$ 4,018,449</b>

## Meadow View at Twin Creeks

### Community Development District

#### Combined Balance Sheet

May 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
<b>Liabilities:</b>					
Accounts Payable	\$ 45,884	\$ -	\$ -	\$ 2,500	\$ 48,384
Accrued Expenses	1,422	-	-	-	1,422
<b>Total Liabilities</b>	<b>\$ 47,305</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,500</b>	<b>\$ 49,805</b>
<b>Fund Balance:</b>					
Nonspendable:					
Prepaid Items	\$ 7,916	\$ -	\$ -	\$ -	\$ 7,916
Deposits	3,760	-	-	-	3,760
Restricted for:					
Debt Service	-	1,900,453	-	-	1,900,453
Capital Project	-	-	57,781	-	57,781
Assigned for:					
Capital Reserve Fund	-	-	-	214,766	214,766
Capital Reserves	-	-	-	-	-
Unassigned	1,783,967	-	-	-	1,783,967
<b>Total Fund Balances</b>	<b>\$ 1,795,643</b>	<b>\$ 1,900,453</b>	<b>\$ 57,781</b>	<b>\$ 214,766</b>	<b>\$ 3,968,644</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 1,842,949</b>	<b>\$ 1,900,453</b>	<b>\$ 57,781</b>	<b>\$ 217,266</b>	<b>\$ 4,018,449</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
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	16,667	36,596	19,929
Restricted Easement Fence Fund	-	-	6,600	6,600
Facility Revenue	20,000	13,333	18,618	5,284
Revenue Share	-	-	66	66
<b>Total Revenues</b>	<b>\$ 2,297,864</b>	<b>\$ 2,282,864</b>	<b>\$ 2,307,021</b>	<b>\$ 24,157</b>

#### **Expenditures:**

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

Supervisor Fees	\$ 9,600	\$ 6,400	\$ 6,800	\$ (400)
PR-FICA	734	490	520	(31)
Engineering	36,000	24,000	28,216	(4,216)
Attorney	30,000	20,000	9,631	10,369
Annual Audit	7,700	-	-	-
Assessment Administration	11,573	11,573	11,573	-
Arbitrage Rebate	3,600	3,000	3,000	-
Dissemination Agent	14,466	9,644	9,644	-
Trustee Fees	24,241	24,241	20,497	3,744
Management Fees	60,289	40,193	40,193	-
Information Technology	1,865	1,243	1,243	-
Website Maintenance	1,336	890	891	-
Website Hosting	3,600	2,400	-	2,400
Telephone	700	467	619	(152)
Postage & Delivery	1,600	1,067	1,434	(367)
Insurance General Liability/Public Officials	9,824	9,824	9,256	568
Printing & Binding	2,300	1,533	444	1,089
Legal Advertising	1,500	1,000	1,147	(147)
Other Current Charges	1,600	1,067	1,261	(194)
Office Supplies	300	200	6	194
Dues, Licenses & Subscriptions	175	175	175	-
<b>Total General &amp; Administrative</b>	<b>\$ 223,003</b>	<b>\$ 159,406</b>	<b>\$ 146,549</b>	<b>\$ 12,858</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Amenity Center Expenditures</b>				
<i>Utilities</i>				
Telephone/Cable/Internet	\$ 14,902	\$ 9,934	\$ 10,515	\$ (581)
Electric	48,000	32,000	24,488	7,512
Water/Sewer/Irrigation	55,000	36,667	33,917	2,749
Gas	2,500	1,667	1,350	317
Trash Removal	9,860	9,164	9,164	-
<i>Security</i>				
Security Monitoring	1,440	960	777	183
Gate Monitoring	32,500	21,667	22,809	(1,143)
Gate Repairs	3,000	1,377	1,377	-
Access Cards	1,500	353	353	-
Contacted Security	30,000	20,000	10,914	9,086
<i>Management Contracts</i>				
Facility Management	104,652	69,768	69,768	0
Facility Attendant	41,498	27,665	19,690	7,975
Pool Attendants	61,479	12,356	12,356	-
Pool Monitors	6,000	884	884	-
Trash Collection	-	-	1,472	(1,472)
Canoe Launch Attendant	2,000	-	-	-
Field Management / Admin	100,700	67,133	67,133	-
Pool Maintenance	21,000	14,000	9,540	4,460
Pool Chemicals	29,044	19,363	18,441	922
Janitorial	31,940	21,293	14,954	6,339
Facility Maintenance	103,200	68,800	64,248	4,552
Private Event Attendant	6,500	4,333	6,202	(1,869)
Repairs & Maintenance	62,800	57,804	57,804	-
Pressure Washing	10,000	6,667	8,784	(2,117)
Food Service License	600	400	242	158
Community Website Services	3,600	2,400	2,440	(40)
Subscriptions	4,000	2,667	1,622	1,045
Pest Control	2,878	1,918	1,900	18
Supplies	1,800	1,200	-	1,200
Furnitures, Fixtures & Equipment	5,000	347	347	-
Special Events	25,000	23,515	23,515	-
Holiday Decorations	20,000	20,000	27,262	(7,262)
Fitness Center Repairs/Supplies	5,500	3,667	925	2,741
Office Supplies	2,050	1,367	1,231	136
ACA++SCAP/BMI Licenses	800	533	-	533
Property Insurance	74,906	74,906	66,270	8,636
Permit and License	850	575	575	-
Rental and Leases	-	-	9,878	(9,878)
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 926,499</b>	<b>\$ 637,350</b>	<b>\$ 603,149</b>	<b>\$ 34,201</b>

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Ground Maintenance Expenditures</b>				
Hydrology Quality/Mitigation	\$ 6,400	\$ -	\$ -	\$ -
Electric	36,321	24,214	21,550	2,664
Landscape Maintenance	592,940	395,293	397,343	(2,050)
Mulching	73,664	45,410	45,410	-
Annuals Rotation	52,020	13,005	13,005	-
Landscape Contingency	74,000	26,579	26,579	-
Tree Removal	15,000	982	982	-
Lake Maintenance	31,118	20,745	20,745	-
Grounds Maintenance	41,400	27,600	20,670	6,930
Pump Repairs	15,000	8,981	8,981	-
Streetlighting	87,000	58,000	56,518	1,482
Streetlight Repairs	5,000	3,333	3,168	165
Irrigation Repairs	40,000	26,667	19,431	7,236
Miscellaneous	2,500	1,667	25	1,641
Contingency	26,000	17,333	6,666	10,667
Capital Reserve	50,000	50,000	50,000	-
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 1,148,362</b>	<b>\$ 719,809</b>	<b>\$ 691,074</b>	<b>\$ 28,735</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 2,074,861</b>	<b>\$ 1,357,160</b>	<b>\$ 1,294,224</b>	<b>\$ 62,936</b>
<b>Total Expenditures</b>	<b>\$ 2,297,864</b>	<b>\$ 1,516,566</b>	<b>\$ 1,440,772</b>	<b>\$ 75,794</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ 866,248</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In 2018A2 and 2020A2 Close Out	\$ -		\$ 5,131	
Transfer(Out)	-		(228,000)	
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>		<b>\$ (222,869)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 643,379</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 1,152,264</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 1,795,643</b>	

(1) Includes special assessments for gate monitoring.

## Meadow View at Twin Creeks

### Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Special Assessments - Tax Roll	\$ -	\$ 118,338	\$ 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	5,365	-	-	-	-	36,596
Restricted Easement Fence Fund	600	1,200	600	600	-	1,200	1,800	600	-	-	-	-	6,600
Facility Revenue	4,555	2,250	1,813	650	1,288	1,350	1,275	5,438	-	-	-	-	18,618
Revenue Share	-	-	-	-	-	-	-	66	-	-	-	-	66
Insurance Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 8,642</b>	<b>\$ 124,161</b>	<b>\$ 189,736</b>	<b>\$ 1,816,471</b>	<b>\$ 86,729</b>	<b>\$ 27,680</b>	<b>\$ 42,133</b>	<b>\$ 11,468</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,307,021</b>
<b>Expenditures:</b>													
<i>General &amp; Administrative:</i>													
Supervisor Fees	\$ 800	\$ -	\$ 1,600	\$ 800	\$ 800	\$ 800	\$ 400	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ 6,800
PR-FICA	61	-	122	61	61	61	31	122	-	-	-	-	520
Engineering	7,598	2,505	3,994	1,721	2,458	-	6,116	3,824	-	-	-	-	28,216
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	1,206	-	-	-	-	9,644
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	5,024	-	-	-	-	40,193
Information Technology	155	155	155	155	155	155	155	155	-	-	-	-	1,243
Website Maintenance	111	111	111	111	111	111	111	111	-	-	-	-	891
Telephone	83	-	55	88	78	86	120	109	-	-	-	-	619
Postage & Delivery	63	418	41	190	76	169	322	155	-	-	-	-	1,434
Insurance General Liability/Public Officials	9,256	-	-	-	-	-	-	-	-	-	-	-	9,256
Printing & Binding	39	23	41	45	57	50	113	76	-	-	-	-	444
Legal Advertising	96	97	97	96	96	272	99	294	-	-	-	-	1,147
Other Current Charges	201	55	86	114	153	98	431	123	-	-	-	-	1,261
Office Supplies	1	1	1	1	1	1	1	1	-	-	-	-	6
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
<b>Total General &amp; Administrative</b>	<b>\$ 42,742</b>	<b>\$ 14,844</b>	<b>\$ 27,644</b>	<b>\$ 10,673</b>	<b>\$ 13,091</b>	<b>\$ 10,626</b>	<b>\$ 14,129</b>	<b>\$ 12,801</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 146,549</b>

# Meadow View at Twin Creeks

## Community Development District Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><u>Operations &amp; Maintenance</u></b>													
<b>Amenity Center Expenditures</b>													
<b>Utilities</b>													
Telephone/Cable/Internet	\$ 1,226	\$ 1,150	\$ 1,318	\$ 1,186	\$ 1,329	\$ 1,509	\$ 1,435	\$ 1,362	\$ -	\$ -	\$ -	\$ -	10,515
Electric	3,431	2,932	2,848	3,407	3,152	2,639	3,036	3,044	-	-	-	-	24,488
Water/Sewer/Irrigation	4,691	3,125	5,495	4,284	5,098	3,814	2,871	4,539	-	-	-	-	33,917
Gas	124	14	167	27	374	185	266	194	-	-	-	-	1,350
Trash Removal	983	982	1,168	1,208	1,027	989	1,083	1,724	-	-	-	-	9,164
<b>Security</b>													
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	2,681	-	-	-	-	22,809
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	1,422	-	-	-	-	10,914
<b>Management Contracts</b>													
Facility Management	8,721	8,721	8,721	8,721	8,721	8,721	8,721	8,721	-	-	-	-	69,768
Facility Attendant	3,321	2,801	1,681	2,298	1,423	1,667	1,730	4,771	-	-	-	-	19,690
Pool Attendants	-	-	-	-	-	2,600	4,048	5,708	-	-	-	-	12,356
Pool Monitors	-	-	-	-	-	-	-	884	-	-	-	-	884
Trash Collection	-	-	-	-	-	-	-	1,472	-	-	-	-	1,472
Canoe Launch Attendant	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Management / Admin	8,392	8,392	8,392	8,392	8,392	8,392	8,392	8,392	-	-	-	-	67,133
Pool Maintenance	1,363	1,363	1,363	1,363	-	1,363	1,363	1,363	-	-	-	-	9,540
Pool Chemicals	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	-	-	-	-	18,441
Janitorial	2,089	1,944	1,439	1,835	1,368	2,265	1,728	2,287	-	-	-	-	14,954
Facility Maintenance	8,347	6,029	7,783	9,240	5,099	10,989	8,551	8,211	-	-	-	-	64,248
Private Event Attendant	630	1,056	1,190	150	424	252	755	1,745	-	-	-	-	6,202
Repairs & Maintenance	9,967	4,942	8,395	4,931	4,275	7,631	6,314	11,349	-	-	-	-	57,804
Pressure Washing	1,060	-	-	2,239	525	-	-	4,960	-	-	-	-	8,784
Food Service License	-	-	-	-	-	-	242	-	-	-	-	-	242
Community Website Services	300	300	300	300	300	340	300	300	-	-	-	-	2,440
Subscriptions	309	319	500	259	-	127	47	61	-	-	-	-	1,622
Pest Control	233	233	233	240	240	240	240	240	-	-	-	-	1,900
Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Furnitures, Fixtures & Equipment	-	-	87	260	-	-	-	-	-	-	-	-	347
Special Events	3,133	4,891	2,067	852	385	6,305	1,540	4,343	-	-	-	-	23,515
Holiday Decorations	27,262	-	-	-	-	-	-	-	-	-	-	-	27,262
Fitness Center Repairs/Supplies	925	-	-	-	-	-	-	-	-	-	-	-	925
Office Supplies	-	191	175	92	-	472	86	214	-	-	-	-	1,231
ACA++SCAP/BMI Licenses	-	-	-	-	-	-	-	-	-	-	-	-	-
Property Insurance	66,270	-	-	-	-	-	-	-	-	-	-	-	66,270
Permit and License	-	-	-	-	-	-	-	575	-	-	-	-	575
Rental and Leases	-	-	-	3,559	-	-	3,160	3,160	-	-	-	-	9,878
<b>Subtotal Amenity Center Expenditures</b>	<b>\$ 159,870</b>	<b>\$ 55,798</b>	<b>\$ 59,654</b>	<b>\$ 61,281</b>	<b>\$ 49,414</b>	<b>\$ 67,048</b>	<b>\$ 64,061</b>	<b>\$ 86,024</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>603,149</b>

## Meadow View at Twin Creeks

### Community Development District

#### Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Ground Maintenance Expenditures</b>													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	2,228	2,275	2,784	3,356	2,666	2,742	2,611	2,888	-	-	-	-	21,550
Landscape Maintenance	49,668	49,668	49,668	49,668	49,668	49,668	49,668	49,668	-	-	-	-	397,343
Mulching	-	-	-	-	-	45,410	-	-	-	-	-	-	45,410
Annual Rotation	-	-	-	-	-	13,005	-	-	-	-	-	-	13,005
Landscape Contingency	375	6,465	12,378	2,361	-	-	-	5,000	-	-	-	-	26,579
Tree Removal	-	-	-	982	-	-	-	-	-	-	-	-	982
Lake Maintenance	2,593	2,593	2,593	2,593	2,593	2,593	2,593	2,593	-	-	-	-	20,745
Grounds Maintenance	3,080	4,064	2,191	1,496	2,300	3,523	1,984	2,033	-	-	-	-	20,670
Pump Repairs	-	-	-	-	-	1,440	7,541	-	-	-	-	-	8,981
Streetlighting	6,695	6,695	6,695	7,044	7,044	7,449	7,449	7,449	-	-	-	-	56,518
Streetlight Repairs	-	-	-	3,168	-	-	-	-	-	-	-	-	3,168
Irrigation Repairs	1,945	-	1,186	2,942	760	1,731	4,379	6,487	-	-	-	-	19,431
Miscellaneous	25	-	-	-	-	-	-	-	-	-	-	-	25
Contingency	1,000	258	1,000	640	208	1,000	1,554	1,005	-	-	-	-	6,666
Capital Reserve	-	-	-	50,000	-	-	-	-	-	-	-	-	50,000
<b>Subtotal Ground Maintenance Expenditures</b>	<b>\$ 67,609</b>	<b>\$ 72,017</b>	<b>\$ 78,494</b>	<b>\$ 124,250</b>	<b>\$ 65,239</b>	<b>\$ 128,561</b>	<b>\$ 77,779</b>	<b>\$ 77,124</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 691,074</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 227,479</b>	<b>\$ 127,815</b>	<b>\$ 138,148</b>	<b>\$ 185,531</b>	<b>\$ 114,653</b>	<b>\$ 195,609</b>	<b>\$ 141,839</b>	<b>\$ 163,149</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,294,224</b>
<b>Total Expenditures</b>	<b>\$ 270,221</b>	<b>\$ 142,659</b>	<b>\$ 165,792</b>	<b>\$ 196,203</b>	<b>\$ 127,745</b>	<b>\$ 206,235</b>	<b>\$ 155,968</b>	<b>\$ 175,949</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,440,772</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (261,579)</b>	<b>\$ (18,498)</b>	<b>\$ 23,944</b>	<b>\$ 1,620,268</b>	<b>\$ (41,015)</b>	<b>\$ (178,555)</b>	<b>\$ (113,835)</b>	<b>\$ (164,481)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 866,248</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out)	-	-	-	(228,000)	-	5,131	-	-	-	-	-	-	(222,869)
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (228,000)</b>	<b>\$ -</b>	<b>\$ 5,131</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (222,869)</b>
<b>Net Change in Fund Balance</b>	<b>\$ (261,579)</b>	<b>\$ (18,498)</b>	<b>\$ 23,944</b>	<b>\$ 1,392,268</b>	<b>\$ (41,015)</b>	<b>\$ (173,424)</b>	<b>\$ (113,835)</b>	<b>\$ (164,481)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 643,379</b>

# Meadow View at Twin Creeks

## Community Development District

### Capital Reserve Fund

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

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues</b>				
Capital Reserve Transfer In	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest	1,000	1,000	3,095	2,095
<b>Total Revenues</b>	<b>\$ 51,000</b>	<b>\$ 51,000</b>	<b>\$ 53,095</b>	<b>\$ 2,095</b>
<b>Expenditures:</b>				
Capital Outlay	\$ 15,000	\$ 15,000	\$ 37,687	\$ (22,687)
Repair and Replacement	-	-	53,693	(53,693)
Other Current Charges	-	-	4,400	(4,400)
<b>Total Expenditures</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 95,780</b>	<b>\$ (22,687)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 36,000</b>		<b>\$ (42,685)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 228,000	\$ 228,000
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 228,000</b>	<b>\$ 228,000</b>
<b>Net Change in Fund Balance</b>	<b>\$ 36,000</b>		<b>\$ 185,315</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 29,307</b>		<b>\$ 29,452</b>	
<b>Fund Balance - Ending</b>	<b>\$ 65,307</b>		<b>\$ 214,766</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1

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

For The Period Ending May 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/26	Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 441,845	\$ (1,519)
Interest Income	12,000	8,000	11,628	3,628
Prepayments	-	-	19,479	
<b>Total Revenues</b>	<b>\$ 455,364</b>	<b>\$ 451,364</b>	<b>\$ 472,952</b>	<b>\$ 2,109</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 150,113	\$ 150,113	\$ 150,113	\$ -
Interest - 5/1	150,113	150,113	150,113	-
Principal - 5/1	145,000	145,000	145,000	-
<b>Total Expenditures</b>	<b>\$ 445,225</b>	<b>\$ 445,225</b>	<b>\$ 445,225</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,139</b>	<b>\$ 6,139</b>	<b>\$ 27,727</b>	<b>\$ 2,109</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,139</b>	<b>\$ 6,139</b>	<b>\$ 27,727</b>	<b>\$ 2,109</b>
<b>Fund Balance - Beginning</b>	<b>\$ 234,748</b>		<b>\$ 394,243</b>	
<b>Fund Balance - Ending</b>	<b>\$ 244,888</b>		<b>\$ 421,971</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2018 A1/A2

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

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 610,435	\$ (2,099)
Interest Income	20,000	13,333	15,405	2,071
<b>Total Revenues</b>	<b>\$ 632,533</b>	<b>\$ 625,867</b>	<b>\$ 625,839</b>	<b>\$ (27)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 222,338	\$ 222,338	\$ 222,338	\$ -
Interest - 5/1	222,338	222,338	222,338	-
Principal - 5/1	170,000	170,000	170,000	-
<b>Total Expenditures</b>	<b>\$ 614,675</b>	<b>\$ 614,675</b>	<b>\$ 614,675</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 17,858</b>	<b>\$ 11,192</b>	<b>\$ 11,164</b>	<b>\$ (27)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (3,175)	\$ (3,175)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (3,175)</b>	<b>\$ (3,175)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 17,858</b>	<b>\$ 11,192</b>	<b>\$ 7,989</b>	<b>\$ (3,202)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 309,007</b>		<b>\$ 528,885</b>	
<b>Fund Balance - Ending</b>	<b>\$ 326,865</b>		<b>\$ 536,875</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2019 A1/A2

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

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 255,335	\$ 255,335	\$ 254,460	\$ (875)
Special Assessments - Prepayments	-	-	24,163	24,163
Interest Income	9,000	6,000	6,383	383
<b>Total Revenues</b>	<b>\$ 264,335</b>	<b>\$ 261,335</b>	<b>\$ 285,006</b>	<b>\$ 23,671</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 93,645	\$ 93,645	\$ 93,645	\$ -
Principal - 5/1	65,000	65,000	65,000	-
Interest - 5/1	93,645	93,645	93,645	-
Special Call - 5/1	-	-	25,000	(25,000)
<b>Total Expenditures</b>	<b>\$ 252,290</b>	<b>\$ 252,290</b>	<b>\$ 277,290</b>	<b>\$ (25,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 12,045</b>	<b>\$ 9,045</b>	<b>\$ 7,716</b>	<b>\$ (1,329)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 12,045</b>	<b>\$ 9,045</b>	<b>\$ 7,716</b>	<b>\$ (1,329)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 126,995</b>		<b>\$ 219,414</b>	
<b>Fund Balance - Ending</b>	<b>\$ 139,040</b>		<b>\$ 227,130</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2020 A1/A2

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

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 113,041	\$ 113,041	\$ 112,654	\$ (387)
Interest Income	5,000	3,333	3,146	(188)
<b>Total Revenues</b>	<b>\$ 118,041</b>	<b>\$ 116,374</b>	<b>\$ 115,799</b>	<b>\$ (575)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 40,909	\$ 40,909	\$ 40,909	\$ -
Interest - 5/1	40,909	40,909	40,909	-
Principal - 5/1	30,000	30,000	30,000	-
<b>Total Expenditures</b>	<b>\$ 111,819</b>	<b>\$ 111,819</b>	<b>\$ 111,819</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 6,222</b>	<b>\$ 4,556</b>	<b>\$ 3,981</b>	<b>\$ (575)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (1,956)	\$ (1,956)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,956)</b>	<b>\$ (1,956)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 6,222</b>	<b>\$ 4,556</b>	<b>\$ 2,024</b>	<b>\$ (2,531)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 65,250</b>		<b>\$ 109,973</b>	
<b>Fund Balance - Ending</b>	<b>\$ 71,473</b>		<b>\$ 111,998</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 Phase 3B

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

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 277,963	\$ 277,963	\$ 276,915	\$ (1,048)
Interest Income	9,000	6,000	7,465	1,465
Prepayments	-	-	-	-
<b>Total Revenues</b>	<b>\$ 286,963</b>	<b>\$ 283,963</b>	<b>\$ 284,380</b>	<b>\$ 417</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 82,495	\$ 82,495	\$ 82,495	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	82,495	82,414	82,414	-
Principal - 5/1	110,000	110,000	110,000	-
Special Call - 5/1	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 274,990</b>	<b>\$ 274,909</b>	<b>\$ 284,909</b>	<b>\$ (10,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 11,973</b>	<b>\$ 9,054</b>	<b>\$ (529)</b>	<b>\$ (9,583)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (4,109)	\$ (4,109)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (4,109)</b>	<b>\$ (4,109)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 11,973</b>	<b>\$ 9,054</b>	<b>\$ (4,639)</b>	<b>\$ (13,692)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 106,534</b>		<b>\$ 251,143</b>	
<b>Fund Balance - Ending</b>	<b>\$ 118,506</b>		<b>\$ 246,505</b>	

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2021 Phase 4

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

For The Period Ending May 31, 2026

	Adopted Budget	Prorated Budget Thru 05/31/26	Actual Thru 05/31/26	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 422,200	\$ 422,200	\$ 420,974	\$ (1,226)
Interest Income	12,000	8,000	10,806	2,806
<b>Total Revenues</b>	<b>\$ 434,200</b>	<b>\$ 430,200</b>	<b>\$ 431,780</b>	<b>\$ 1,580</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 127,693	\$ 127,693	\$ 127,693	\$ -
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	127,693	127,611	127,611	-
Principal - 5/1	165,000	165,000	165,000	-
Special Call - 5/1	-	-	5,000	(5,000)
<b>Total Expenditures</b>	<b>\$ 420,385</b>	<b>\$ 420,304</b>	<b>\$ 430,304</b>	<b>\$ (10,000)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 13,815</b>	<b>\$ 9,896</b>	<b>\$ 1,476</b>	<b>\$ (8,420)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (5,144)	\$ (5,144)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (5,144)</b>	<b>\$ (5,144)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 13,815</b>	<b>\$ 9,896</b>	<b>\$ (3,668)</b>	<b>\$ (13,564)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 142,572</b>		<b>\$ 359,643</b>	
<b>Fund Balance - Ending</b>	<b>\$ 156,387</b>		<b>\$ 355,976</b>	

**Meadow View at Twin Creeks**  
**Community Development District**  
**Capital Projects Fund Series 2021 Phase 3B**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2026**

	Actual
	Thru 05/31/26
<b>Revenues</b>	
Interest Income	\$ 502
Developer Contributions	34,116
<b>Total Revenues</b>	<b>\$ 34,618</b>
<b>Expenditures:</b>	
Capital Outlay	\$ 34,116
<b>Total Expenditures</b>	<b>\$ 34,116</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 502</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ 4,109
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 4,109</b>
<b>Net Change in Fund Balance</b>	<b>\$ 4,612</b>
<b>Fund Balance - Beginning</b>	<b>\$ 18,856</b>
<b>Fund Balance - Ending</b>	<b>\$ 23,468</b>

**Meadow View at Twin Creeks**  
**Community Development District**  
**Capital Projects Fund Series 2021 Phase 4**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2026**

	Actual
	Thru 05/31/26
<b>Revenues</b>	
Interest Income	\$ 754
Developer Contribution	78,648
<b>Total Revenues</b>	<b>\$ 79,402</b>
<b>Expenditures:</b>	
Capital Outlay	\$ 78,648
<b>Total Expenditures</b>	<b>\$ 78,648</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 754</b>
<b>Other Financing Sources/(Uses)</b>	
Transfer In/(Out)	\$ 5,144
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 5,144</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,898</b>
<b>Fund Balance - Beginning</b>	<b>\$ 28,415</b>
<b>Fund Balance - Ending</b>	<b>\$ 34,313</b>

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

Series 2016 A1 Special Assessment Bonds	
Interest Rate:	4.5% -5.5%
Maturity Date:	5/1/2047
Reserve Fund Definition	30% of Max Annual Debt Service
Reserve Fund Requirement	\$132,765
Reserve Fund Balance	155,611
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)
Less: May 1, 2026	(\$145,000)
<b>Current Bonds Outstanding</b>	<b>\$5,550,000</b>

Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	214,461
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)
Less: May 1, 2026	(\$170,000)
<b>Current Bonds Outstanding</b>	<b>\$7,915,000</b>

Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$76,500
Reserve Fund Balance	90,260
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)
Less: May 1, 2026	(\$65,000)
Less: MaY 1, 2026 - Special Call	\$25,000
<b>Current Bonds Outstanding</b>	<b>\$3,245,000</b>

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

Series 2020 A1 Special Assessment Bonds	
Interest Rate:	4.25%
Maturity Date:	5/1/2026
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$33,986
Reserve Fund Balance	43,889
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)
Less: May 1, 2026	(\$30,000)
<b>Current Bonds Outstanding</b>	<b>\$1,530,000</b>

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$138,981
Reserve Fund Balance	139,720
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)
Less: May 1, 2026	(\$110,000)
Less: May 1, 2026 - Special Call	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$4,650,000</b>

Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$211,100
Reserve Fund Balance	211,019
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)
Less: May 1, 2026	(\$165,000)
Less: May 1, 2026 - Special Call	(\$5,000)
<b>Current Bonds Outstanding</b>	<b>\$6,935,000</b>

<b>TOTAL Bonds Outstanding</b>	<b>\$29,825,000</b>
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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
10	6/19/2026	1,168.80	1,614.77	673.12	298.00	732.52	1,113.59	5,939.03	11,539.83
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
<b>TOTAL TAX ROLL RECEIPTS</b>		443,013.92	612,049.40	255,133.48	112,951.81	277,647.19	422,087.70	2,251,080.80	4,373,964.30

<b>BALANCE DUE</b>	350.23	483.85	201.69	89.30	219.48	333.69	1,779.60	3,457.84
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<b>PERCENT COLLECTED TAX ROLL</b>	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>
<b>General Fund</b>		
5/5/26	3381-3390	\$22,138.89
5/12/26	3391-3398	84,790.02
5/13/26	3399-3402	7,063.48
5/26/26	3403-3409	18,910.75
<b>TOTAL</b>		<b>\$132,903.14</b>
<b>Capital Reserve Fund</b>		
5/26/26	14-15	\$9,380.00
<b>TOTAL</b>		<b>\$9,380.00</b>
<b>Autopayments</b>		
5/1/26	RollKall	\$981.96
5/4/26	RollKall	\$49.50
5/5/26	TECO	\$142.70
5/7/26	Republic Services	1,724.40
5/8/26	Florida Natural Gas	50.80
5/18/26	IRS FICA Tax Payment	122.40
5/19/26	St Johns County Utility Dept	4,538.89
5/19/26	AT&T	96.30
5/20/26	Comcast	1,265.73
5/20/26	WF CC Autopayment - Jen Erickson Clark	2,596.98
5/26/26	IRS FICA Tax Payment	122.40
5/28/26	WF CC Autopayment - Christian Birol	1,629.48
5/28/26	FPL	13,380.99
5/28/26	Fl Department of Health	575.35
<b>Total Paid Electronically</b>		<b>\$27,277.88</b>
<b>Total General Fund</b>		<b>\$169,561.02</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/05/26	00215	5/01/26	25252549	202605	320	57200	45505		MAY POOL MAINTENANCE COASTAL POOL CARE LLC	*	1,362.90	1,362.90	003381
5/05/26	00215	5/01/26	25252550	202605	320	57200	45506		MAY POOL CHEMICALS COASTAL POOL CARE LLC	*	2,305.10	2,305.10	003382
5/05/26	00011	4/14/26	22	202604	310	51300	49000		AMRT SE2019A-1 PRE \$25K	*	100.00		
		4/14/26	22	202604	310	51300	49000		AMRT SE2021 PH3B PRE \$5K	*	100.00		
		4/14/26	22	202604	310	51300	49000		AMRT SE2021 PH4 PRE \$5K	*	100.00		
									DISCLOSURE SERVICES LLC			300.00	003383
5/05/26	00114	5/01/26	768487	202605	320	57200	45410		GATE MONITORING JUN26 HIDDEN EYES LLC	*	2,680.54	2,680.54	003384
5/05/26	00045	4/29/26	94548	202604	320	53800	45005		APR LAKE MAINTENANCE FUTURE HORIZONS INC	*	2,593.14	2,593.14	003385
5/05/26	00209	5/01/26	3562	202605	320	57200	44205		MAY WEB HOSTING/MAINT JSK MARKETING LLC	*	300.00	300.00	003386
5/05/26	00224	4/19/26	41573746	202604	320	57200	45915		APR26 EQUIPMENT LEASE NAVITAS CREDIT CORP	*	3,159.65	3,159.65	003387
5/05/26	00228	5/04/26	INV-0014	202605	320	57200	44201		CURB TREATMENT/WASH PUTTING ON PRESSURE INC	*	4,960.00	4,960.00	003388
5/05/26	00221	4/30/26	7689386	202604	310	51300	48000		NOTICE OF MEETING-4/16/26 USA TODAY MEDIA CORP	*	98.56	98.56	003389
5/05/26	00040	4/28/26	1157177	202604	320	53800	45009		IRRIGATION REPAIRS-VALVE YELLOWSTONE LANDSCAPE INC	*	4,379.00	4,379.00	003390
5/12/26	00204	5/06/26	8535	202605	320	57200	44200		UNDERGROUND CONDUIT RUN	*	1,217.00		

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 #
5/06/26		8535	202605	320-57200-44200	INSTALL(3) FLOOD LIGHTS	*	825.00		
5/06/26		8535	202605	320-57200-44200	RPL BROKEN FLOOD LIGHTS	*	500.00		
								2,542.00	003391
-----									
5/12/26	00036	5/29/26	05292026	202605 320-57200-49400	MAY 29TH EVENT	*	2,500.00		
								2,500.00	003392
-----									
5/12/26	00227	5/05/26	02 REV	202605 320-57200-49400	FACE PAINTER - 5/29 EVENT	*	390.00		
		5/05/26	02 REV	202605 320-57200-49400	COTTON CANDY - 5/29 EVENT	*	240.00		
								630.00	003393
-----									
5/12/26	00215	5/05/26	260510	202605 320-57200-44200	11 UNDERWATER PATCH REPRS	*	500.00		
								500.00	003394
-----									
5/12/26	00001	5/01/26	138	202605 310-51300-34000	MAY MANAGEMENT FEES	*	5,024.08		
		5/01/26	138	202605 310-51300-35300	MAY WEBSITE ADMIN	*	111.33		
		5/01/26	138	202605 310-51300-35100	MAY INFORMATION TECH	*	155.42		
		5/01/26	138	202605 310-51300-31600	MAY DISSEMINATION SVCS	*	1,205.50		
		5/01/26	138	202605 310-51300-51000	OFFICE SUPPLIES	*	.96		
		5/01/26	138	202605 310-51300-42000	POSTAGE	*	154.70		
		5/01/26	138	202605 310-51300-42500	COPIES	*	76.05		
		5/01/26	138	202605 310-51300-41000	TELEPHONE	*	109.42		
								6,837.46	003395
-----									
5/12/26	00020	5/01/26	450	202605 320-57200-45504	MAY FIELD MGMT/ADMIN	*	8,391.67		
		5/01/26	450	202605 320-57200-45500	MAY FACILITY MANAGEMENT	*	8,721.00		
								17,112.67	003396
-----									
5/12/26	00040	5/01/26	1169129	202605 320-53800-45003	MAY LANDSCAPE MAINTENANCE	*	49,667.89		
								49,667.89	003397
-----									
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 #
5/12/26	00040	5/05/26	1166666	202605	320	53800	45004		AMENITIES PLANT INSTALL YELLOWSTONE LANDSCAPE INC	*	5,000.00	5,000.00	003398
5/13/26	00020	4/30/26	451	202604	320	57200	45510		APR FACILITY ATTENDANT RIVERSIDE MANAGEMENT SERVICES	*	1,729.80	1,729.80	003399
5/13/26	00020	4/30/26	452	202604	320	57200	45509		APR PRIVATE EVT ATTENDENT RIVERSIDE MANAGEMENT SERVICES	*	755.10	755.10	003400
5/13/26	00020	4/30/26	453	202604	320	57200	49400		APR SPECIAL EVT ASSISTANT RIVERSIDE MANAGEMENT SERVICES	*	530.70	530.70	003401
5/13/26	00020	4/30/26	454	202604	320	57200	45501		APR LIFEGUARDS RIVERSIDE MANAGEMENT SERVICES	*	4,047.88	4,047.88	003402
5/26/26	00204	5/13/26	8598	202605	320	57200	44200		SERVICE CALL-GFI REPAIRS ALLSTAR ELECTRICAL CONTRACTORS INC	*	225.00	225.00	003403
5/26/26	00215	5/08/26	260530	202605	320	57200	44200		(42) STAIN TREATMENTS 260530 202605 320-57200-44200 DIVER FEE COASTAL POOL CARE LLC	*	1,050.00	1,350.00	003404
5/26/26	00215	5/20/26	260969	202605	320	57200	44200		AQUATIC SEAT REPAIRS COASTAL POOL CARE LLC	*	1,161.50	1,161.50	003405
5/26/26	00005	5/12/26	226107	202605	310	51300	31100		MAY ENGINEERING SERVICES ENGLAND THIMS & MILLER INC	*	191.25	191.25	003406
5/26/26	00226	5/15/26	4852	202605	320	57200	45507		MAY26 JANITORIAL SERVICES KC SUPREME CLEAN LLC	*	1,875.00	1,875.00	003407
5/26/26	00020	5/14/26	455	202604	320	57200	45508		FACILITY MAINTENANCE-APR 455 202604 320-57200-44200 REPAIRS & MAINTENANCE-APR	*	6,900.00	3,600.00	

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #	
5/14/26	455	202604	320-53800-45006	GROUND MAINTENANCE-APR	*	1,700.00		
5/14/26	455	202604	320-53800-45011	CONTINGENCY-APR	*	1,554.00		
							RIVERSIDE MANAGEMENT SERVICES	13,754.00 003408
5/26/26	00040	5/21/26 1177613	202605 320-53800-45009	PUMP REPAIR-HUTCHINSON	*	354.00		
							YELLOWSTONE LANDSCAPE INC	354.00 003409
TOTAL FOR BANK A						132,903.14		
TOTAL FOR REGISTER						132,903.14		

MVTP MEADOW VIEW TP TLEE

APPROVED POOL MAINTENANCE

57200.320.45505

CHRISTIAN BIROL 05/01/2026

Coastal Pool Care

PO Box 1844

Ponte Vedra Beach, FL 32004

(904) 377-8300

coastalpoolcarejax@gmail.com

**RECEIVED**

**By Tara Lee at 2:24 pm, May 01, 2026**



BILL TO

Meadow View at Twin Creeks CDD (Beacon Lakes)

850 Beacon Lake Parkway

St. Augustine, FL 32095

INVOICE #  
25252549B

DATE  
05/01/2026

TERMS  
20th of Month (30 days)

DUE DATE  
05/20/2026

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 algae treatments.

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

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

THANK YOU FOR YOUR BUSINESS!

BALANCE DUE

**\$1,362.90**

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

LICENSED AND INSURED CPC1459939 LI45356



View and pay

APPROVED POOL CHEMICALS  
57200.320.45506  
CHRISTIAN BIROL 05/01/2026

**Coastal Pool Care**

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

**RECEIVED**  
*By Tara Lee at 2:22 pm, May 01, 2026*



**INVOICE**

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

**INVOICE** 25252550B  
**DATE** 05/01/2026  
**TERMS** Net 30  
**DUE DATE** 05/31/2026

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 algea 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

**Ways to pay**



[View and pay](#)

Disclosure Services LLC

1005 Bradford Way  
Kingston, TN 37763

# Invoice

Date	Invoice #
4/14/2026	22

Bill To
Meadowview at Twin Creek CDD C/O GMS

**RECEIVED**  
**By Tara Lee at 8:17 am, May 01, 2026**

Terms	Due Date
Net 30	5/14/2026

Description	Amount
Amortization Schedule Series 2019A-1 5-1-26 Prepay \$25,000	100.00
Amortization Schedule Series 2021 Ph 3B 5-1-26 Prepay \$5,000	100.00
Amortization Schedule Series 2021 Ph4 5-1-26 Prepay \$5,000	100.00

<b>Total</b>	\$300.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$300.00

Phone #
865-717-0976

E-mail
tcarter@disclosureservices.info

APPROVED GATE MONITORING  
57200.320.45410  
CHRISTIAN BIROL 05/04/2026

**Envera**

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

**RECEIVED**  
**By Tara Lee at 12:21 pm, May 04, 2026**

<h1>Invoice</h1>	
Invoice Number 768487	Date 05/01/2026
Customer Number 300380	Due Date 06/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Meadow View at Twin Creeks CDD	300380		05/01/2026	06/01/2026

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 06/01/2026 - 06/30/2026	1.00	\$500.00	\$500.00
1.00	Data Management 06/01/2026 - 06/30/2026	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 06/01/2026 - 06/30/2026	1.00	\$334.54	\$334.54
1.00	Virtual Gate Guard Monitoring 06/01/2026 - 06/30/2026	1.00	\$1,696.00	\$1,696.00
			<b>Subtotal:</b>	<b>\$2680.54</b>
	<b>Tax</b>			\$0.00
	<b>Payments/Credits Applied</b>			\$0.00
			<b>Invoice Balance Due:</b>	<b>\$2680.54</b>

Date	Invoice #	Description	Amount	Balance Due
5/1/2026	768487	Monitoring Services	\$2680.54	\$2680.54

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

<h1>Invoice</h1>	
Invoice Number 768487	Date 05/01/2026
Customer Number 300380	Due Date 06/01/2026

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 04/29/2026

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

# INVOICE

Invoice Number: 94548  
 Invoice Date: Apr 29, 2026  
 Page: 1

**RECEIVED**  
*By Tara Lee at 11:03 am, Apr 29, 2026*

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		5/29/26

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

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

**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 5.1.2026 Jen Erickson



**INVOICE**

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

**INVOICE** 3562  
**DATE** 05/01/2026  
**TERMS** Net 15  
**DUE DATE** 05/16/2026

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Web Hosting		1	300.00	300.00

**BALANCE DUE \$300.00**

**Ways to pay**

**BANK**



**RECEIVED**  
*By Tara Lee at 12:45 pm, May 01, 2026*



APPROVED PRESSURE WASHING  
1.320.57200.44201  
CHRISTIAN BIROL 05/04-2026



**Putting On Pressure, INC.**  
**904-501-0440**  
Pressure Washing and Soft Wash Roof Cleaning

# INVOICE

# INV-001404

Date Issued: May 04, 2026  
Date Due: Due on Receipt  
Type: Total Due  
Work Order#: WO-001635  
Check Payable To: Putting On Pressure, Inc.  
**Balance Due: \$4,960.00**

**FROM:**

**Putting On Pressure, Inc.**  
2817 Pine Acres Rd  
St. Augustine, FL, 32086  
Email: puttingonpressure@gmail.com  
Phone: (904) 501-0440

**TO:**

**Meadow View at Twin Creeks CCD**  
Attn: Christian Birol  
850 Beacon Lake Parkway  
St. Augustine, FL, 32095  
Phone: (904) 234-1977

**JOB LOCATION:**

**Meadow View at Twin Creeks CCD**  
850 Beacon Lake Parkway  
St. Augustine, FL, 32095  
Phone: (904) 234-1977

**JOB:**

Job for Estimate #EST-001990

#	Services	Qty	Price	Discount	Tax	Total
1	Curbing Treatment and Wash	16000.00	\$0.31	\$0.00	No Tax	\$4,960.00
	<ul style="list-style-type: none"> <li>• We will treat all curbing with a solution that will help break down the organics. The curbing will be washed and rinsed to remove dirt, grime and organics buildup.</li> <li>• The curbing to be wash will be from the entry at 210 going all the way to twin creeks and trophy lake drive. We will wash all curbing on both sides of the roadway along with the paver crosswalk at the entry. This estimate does not include washing any sidewalks. This pricing does include all material and labor.</li> </ul>					
2	Monument Sign Wash at Entry	1.00	\$0.00	\$0.00	No Tax	\$0.00
	Complementary!					

Subtotal \$4,960.00

**Grand Total (\$)** \$4,960.00

**RECEIVED**

**By Tara Lee at 12:20 pm, May 04, 2026**

# USA TODAY CO.



ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT # 764130	INV DATE 04/30/26
INVOICE # 0007689386	INVOICE PERIOD Apr 1- Apr 30, 2026	CURRENT INVOICE TOTAL \$98.56	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$98.56	

BILLING ACCOUNT NAME AND ADDRESS  Meadow View At Twin Creeks Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649	PAYMENT DUE DATE: MAY 31, 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.
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BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or [smb@usatodayco.com](mailto: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
4/1/26	Balance Forward	\$271.92
4/24/26	PAYMENT - THANK YOU	-\$271.92

**Package Advertising:**

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
4/7/26	12200908	SAG St Augustine Record	Meadow View at Twin Creeks April Meeting April Meeting		\$98.56

**RECEIVED**

By Tara Lee at 11:24 am, May 04, 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	\$98.56
Service Fee 3.99%	\$3.93
*Cash/Check/ACH Discount	-\$3.93
*Payment Amount by Cash/Check/ACH	\$98.56
Payment Amount by Credit Card	\$102.49

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

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT NUMBER 764130		INVOICE NUMBER 0007689386		AMOUNT PAID
CURRENT DUE \$98.56	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* \$98.56
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 \$102.49
				To sign up for E-mailed invoices and online payments please go to <a href="https://gcil.my.site.com/financialservicesportal/s/">https://gcil.my.site.com/financialservicesportal/s/</a>		

00007641300000000000000076893860000985667178



**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 04/07/2026  
SAG staugustine.com 04/07/2026

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 04/07/2026

*M Jacobs*  
Legal Clerk

*M M W*  
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: 12200908 # of Copies:  
Customer No: 764130 1  
PO #: April Meeting

**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, April 16, 2026 at 6:00 p.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or mbiagetti@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, www.meadowviewattwincreeksdd.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)

APPROVED IRRIGATION REPAIRS  
53800.320.45009  
CHRISTIAN BIROL 04/28/2026



### INVOICE

INVOICE #	INVOICE DATE
1157177	4/28/2026
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 28, 2026

**Invoice Amount:** \$4,379.00

Description	Current Amount
Locate, troubleshoot, and repair valve failure	
Irrigation Repairs	\$4,379.00

**RECEIVED**  
*By Tara Lee at 11:32 am, Apr 28, 2026*

**Invoice Total** \$4,379.00

IN COMMERCIAL LANDSCAPING

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

APPROVED REPAIRS AND MAINTENANCE  
 57200.320.44200  
 CHRISTIAN BIROL 05/11/2026



**RECEIVED**  
 By Tara Lee at 8:27 am, May 11, 2026

JOB	#8535
SERVICE DATE	May 06, 2026
INVOICE DATE	May 07, 2026
PAYMENT TERMS	Net 15
DUE DATE	May 22, 2026
<b>AMOUNT DUE</b>	<b>\$2,542.00</b>

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

(904) 234-1977  
 Rgray@rmsnf.com

CONTACT US

135 JENKINS STREET SUITE 105B #107  
 Saint Augustine, FL 32086

(904) 460-1001  
 allstar@allstar-electric.org

Service completed by: Todd Jr Maure, Johnny Neris

INVOICE

Replaced 2 120v brown single ground flood lights.

Installed 3 new 120v brown single ground floodlights with new posts. Ran 1/2" pvc conduit with 90s up and wires in with 12 thhn.

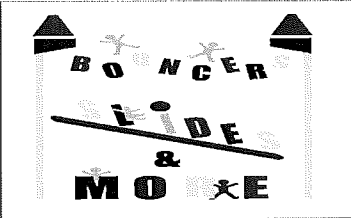
Services	qty	unit price	amount
Trenching and Underground Conduit Run Trench to 18" depth per code Install PVC conduit for underground run Pull THHN conductors Install weatherproof junction boxes as required Backfill and rough grade	1.0	\$1,217.00	\$1,217.00
120v Flood Lights Furnish & install (3) exterior-rated flood lights Mount to new weatherproof boxes Make up all connections and test operation	1.0	\$825.00	\$825.00
Replace Broken Flood Lights Remove defective fixtures Install new 120v Color selectable flood lights Test for proper operation	2.0	\$250.00	\$500.00
<b>Subtotal</b>			<b>\$2,542.00</b>
<b>Job Total</b>			<b>\$2,542.00</b>

**Invoice Amount**

**\$2,542.00**

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

**See our** Terms & Conditions



Bouncers, Slides, and More Inc.  
 1915 Bluebonnet Way  
 Fleming Island, FL  
 32003

Invoice

Date: May 29th, 2026  
 Invoice No.: 05292026.18

Name / Address

Attn: Jennifer Clark-Ericson  
 Meadow View at Twin Creeks  
 Riverside Management Service Inc.  
 Governmental Management Services Inc.

Additional Details:

1 320 57200 49400 Special Events  
 Approved 5.6.2026 Jen Erickson

	<u>Description</u>	<u>Quantity</u>	<u>Rate</u>	<u>Discount</u>	<u>Subtotal</u>	<u>Extended</u>
1	22' Rampage Super Slide	1	\$445.00		\$445.00	\$2,500.00
2	17' Hurricane Slide	1	\$300.00		\$300.00	
3	30' Mobile Rockwall	1	\$1,050.00		\$1,050.00	
4	Foam Party w/ Slip-n-Slide	1	\$750.00		\$750.00	
5	Generator	2	\$125.00		\$250.00	
6	Onsite Staff	3	\$75.00		\$225.00	
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						
<u>Comments:</u>		<b>Subtotal</b>				\$2,500.00
		<b>Sales Tax (0.0%)</b>				\$0.00
		<b>Total</b>				\$2,500.00

**RECEIVED**  
 By Tara Lee at 12:01 pm, May 06, 2026



*Bryce Brushworks*

1 320 57200 49400 Special Events  
Approved Jen Erickson 5.5.2026

**RECEIVED**  
*By Tara Lee at 11:31 am, May 05, 2026*

# INVOICE

Jessica L. Bryce  
Bryce Brushworks  
398 Charlie Way  
St Augustine FL 32095  
Phone 202.590.6759 | [jessica@brycebrushworks.com](mailto:jessica@brycebrushworks.com)  
<https://www.facebook.com/BryceBrushworks/>

**INVOICE #02 REV**  
**DATE 05/5/2026**

**TO**  
Jennifer Erickson  
Beacon Lake Amenity Manager  
(904) 217-3052  
[Beaconmanager@rmsnf.com](mailto:Beaconmanager@rmsnf.com)

**EVENT**  
Friday, May 29, 2026  
Beacon Lakehouse  
Set up 4:30 pm, Event, 5 pm - 8 pm

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

Description	Quantity	Rate	Amount
Face Painter & Glitter Tattoos (1 artists x 3 hours)	3.0	\$130	\$390.00
Cotton Candy Machine (staffed)	3.0	\$80	\$240.00
Travel, Set-up & Clean-up Time	1.0	\$50	waived
Sub total			\$630.00
<b>Payment Due at Time of Service</b>			<b>\$630.00</b>

Checks made payable to Jessica Bryce dba Bryce Brushworks

Electronic payments via Check, CashApp (\$jessbryce) or Venmo(@jessbryce)  
Paypal and Square invoicing also accepted with a 3.5% transaction fee

If you have any questions concerning this invoice, contact Jessica Bryce | 202.590.6759

**Thank you for your business!**

# TERMS

## **Payment**

Payment is due upon completion of service in form of e-payment, check, or cash. There is a \$75 charge for returned checks.

## **Cancellations**

There is no charge for cancellations 10 days prior to event date. If the event is cancelled without notice we require a \$100 cancellation fee. Should it be necessary to cancel a booking, re-booking may be subject to date/time availability.

## **Travel**

Bryce Brushworks services mainly St. John's County and parts of Duval County. A travel fee may be charged for booking beyond service area. If total driving time exceeds 25 minutes, artist may require a minimum 2 hr booking. Travel charge and parking charges will be discussed and agreed by both parties prior to booking.

## **Age**

Face painting and glitter tattoos is not recommended for children under two years old due to skin sensitivity and irritation from cosmetics. The artist is not responsible if parent insists their child be painted.

## **Safety First**

For sanitary reasons, I reserve the right not to paint anyone with a bad cold, runny nose cuts or open sores. Brushes and sponges are cleaned and sanitized before each use. I use FDA approved paints and cosmetic grade glitters that wash off with soap and water. I reserve the right to wear a mask and my clients are also allowed that choice.

## **Stop Time**

Artist is only obligated to paint for duration indicated on contract. The client may request a continuation of services beyond duration of contract at pro-rated hourly rate.

## **Photography**

The artist may desire to take photographs of artwork she produces for her portfolio, website or other social media. If you would like to grant artist permission to do this at your event, please initial \_\_\_\_\_.

## **Lines**

If there is a line, I will paint numbers on hands or hand out numbers and give an approx. wait time so children can do other activities. Anyone requests for touch-ups or additional services will be asked to go to end of line.

**Coastal Pool Care**

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

APPROVED REPAIRS AND MAINTENANCE  
57200.320.44200  
CHRISTIAN BIROL 05/07/2026



**RECEIVED**  
*By Tara Lee at 10:56 am, May 07, 2026*

**INVOICE**

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

**INVOICE** 260510  
**DATE** 05/05/2026  
**TERMS** Due on receipt  
**DUE DATE** 05/06/2026

DATE	ACTIVITY	QTY	AMOUNT
	Commercial Service Call 11 Underwater patches in Splash park	1	500.00

THANK YOU FOR YOUR BUSINESS!

**BALANCE DUE**

**\$500.00**

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**



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

# Invoice

Invoice #: 138  
 Invoice Date: 5/1/26  
 Due Date: 5/1/26  
 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 - May 2026		5,024.08	5,024.08
Website Administration - May 2026		111.33	111.33
Information Technology - May 2026		155.42	155.42
Dissemination Agent Services - May 2026		1,205.50	1,205.50
Office Supplies		0.96	0.96
Postage		154.70	154.70
Copies		76.05	76.05
Telephone		109.42	109.42

**Total** \$6,837.46

Payments/Credits \$0.00

**Balance Due** \$6,837.46

**RECEIVED**  
 By Tara Lee at 11:11 am, May 08, 2026

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

# Invoice

Invoice #: 450  
Invoice Date: 5/1/2026  
Due Date: 5/1/2026  
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 - May 2026		8,391.67	8,391.67
1.320.57200.45500 - Facility Management - Meadow View - May 2026		8,721.00	8,721.00
<i>Alison Moring</i> 5-6-26			

**RECEIVED**  
By Tara Lee at 9:02 am, May 07, 2026

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

APPROVED LANDSCAPE MAINTENANCE  
53800.320.45003  
CHRISTIAN BIROL 05/07/2026



**YELLOWSTONE**  
LANDSCAPE

**INVOICE**

INVOICE #	INVOICE DATE
1169129	5/1/2026
TERMS	PO NUMBER
Net 30	

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

**Invoice Due Date:** May 31, 2026

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

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

**RECEIVED**

**By Tara Lee at 10:54 am, May 07, 2026**

**Invoice Total \$49,667.89**

IN COMMERCIAL LANDSCAPING

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

APPROVED LANDSCAPE CONTINGENCY  
53800.320.45004  
CHRISTIAN BIROL 05/05/2026



### INVOICE

INVOICE #	INVOICE DATE
1166666	5/5/2026
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:** June 4, 2026

**Invoice Amount:** \$5,000.00

Description	Current Amount
Amenities Plant Install	
Landscape Enhancement	\$5,000.00

**RECEIVED**

*By Tara Lee at 9:39 am, May 05, 2026*

**Invoice Total** \$5,000.00

IN COMMERCIAL LANDSCAPING

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

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

# Invoice

Invoice #: 451  
Invoice Date: 4/30/2026  
Due Date: 4/30/2026  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Facility Attendant through April 2026 001.320.57200.45510	57.66	30.00	1,729.80
<i>Alison Moring</i> 5-13-26			
<b>Total</b>			\$1,729.80
<b>Payments/Credits</b>			\$0.00
<b>Balance Due</b>			\$1,729.80

**RECEIVED**  
By Tara Lee at 10:05 am, May 13, 2026

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.  
FACILITY ATTENDANT INVOICE DETAIL

<b>Quantity</b>	<b>Description</b>	<b>Rate</b>	<b>Amount</b>
57.66	Facility Attendant Covers April 2026	\$ 30.00	\$ 1,729.80
	TOTAL DUE:		<u>\$ 1,729.80</u>

Facility Management 001.320.57200.45510

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT  
RIVERSIDE MANAGEMENT SERVICES, INC.  
FACILITY ATTENDANT BILLABLE HOURS  
THROUGH APRIL 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/26	2	K.B.	Facility Attendant
4/2/26	2.03	S.D.	Facility Attendant
4/4/26	0.5	K.B.	Facility Attendant
4/5/26	2.12	S.D.	Facility Attendant
4/6/26	2.02	K.B.	Facility Attendant
4/7/26	2.05	S.D.	Facility Attendant
4/8/26	2	K.B.	Facility Attendant
4/9/26	2.02	S.D.	Facility Attendant
4/11/26	2.03	S.D.	Facility Attendant
4/12/26	2.07	S.D.	Facility Attendant
4/13/26	2	K.B.	Facility Attendant
4/14/26	2.23	S.D.	Facility Attendant
4/15/26	2	K.B.	Facility Attendant
4/16/26	2.1	S.D.	Facility Attendant
4/18/26	2	K.B.	Facility Attendant
4/19/26	2.03	S.D.	Facility Attendant
4/20/26	2	K.B.	Facility Attendant
4/21/26	2.45	S.D.	Facility Attendant
4/22/26	3.5	K.B.	Facility Attendant
4/23/26	2.17	S.D.	Facility Attendant
4/25/26	2.1	S.D.	Facility Attendant
4/26/26	2.02	S.D.	Facility Attendant
4/27/26	2	K.B.	Facility Attendant
4/28/26	2.12	S.D.	Facility Attendant
4/29/26	4.02	K.L.	Facility Attendant
4/29/26	2	K.B.	Facility Attendant
4/30/26	2.08	S.D.	Facility Attendant
<b>TOTAL</b>	<u>57.66</u>		

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

# Invoice

Invoice #: 452  
Invoice Date: 4/30/2026  
Due Date: 4/30/2026  
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 April 2026 1.320.57200.45509	25.17	30.00	755.10
<i>Alison Moxing</i> 5-13-26			

Total \$755.10

Payments/Credits \$0.00

Balance Due \$755.10

**RECEIVED**

By Tara Lee at 10:05 am, May 13, 2026

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.  
PRIVATE EVENT ATTENDANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
25.17	Private Event Attendant Covers April 2026	\$ 30.00	\$ 755.10
	TOTAL DUE:		<u>\$ 755.10</u>

Private Event Attendant 1.320.57200,45509

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT  
RIVERSIDE MANAGEMENT SERVICES, INC.  
PRIVATE EVENT ATTENDANT BILLABLE HOURS  
THROUGH APRIL 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/4/26	5	K.B.	Private Event Attendant
4/11/26	4.03	K.B.	Private Event Attendant
4/12/26	4	K.B.	Private Event Attendant
4/19/26	4.02	K.B.	Private Event Attendant
4/25/26	4	K.B.	Private Event Attendant
4/26/26	4.12	K.B.	Private Event Attendant
<b>TOTAL</b>	<u>25.17</u>		

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

# Invoice

Invoice #: 453  
Invoice Date: 4/30/2026  
Due Date: 4/30/2026  
Case:  
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Special Event Assistant through April 2026 1,320.57200.49400	17.69	30.00	530.70
<i>Alison Moring</i> 5-13-26			

Total	\$530.70
Payments/Credits	\$0.00
Balance Due	\$530.70

**RECEIVED**  
By Tara Lee at 10:05 am, May 13, 2026

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.  
SPECIAL EVENT ASSISTANT INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
17.69	Special Event Assistant Covers April 2026	\$ 30.00	\$ 530.70
	TOTAL DUE:		<u>\$ 530.70</u>

Special Event Assistant 1.320.57200.49400

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT  
RIVERSIDE MANAGEMENT SERVICES, INC.  
SPECIAL EVENT ASSISTANT BILLABLE HOURS  
THROUGH APRIL 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/3/26	3	K.B.	Special Event - Food Truck Friday
4/10/26	3	K.B.	Special Event - Food Truck Friday
4/17/26	3	K.B.	Special Event - Food Truck Friday
4/18/26	5.67	K.B.	Special Event - Babysitting Course
4/24/26	3.02	K.B.	Special Event - Food Truck Friday
<b>TOTAL</b>	<u>17.69</u>		

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

# Invoice

Invoice #: 454  
Invoice Date: 4/30/2026  
Due Date: 4/30/2026  
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 April 2026 1.320.57200.45501	172.25	23.50	4,047.88
<i>Alison Moring</i> 5-13-26			

Total \$4,047.88

Payments/Credits \$0.00

Balance Due \$4,047.88

**RECEIVED**

By Tara Lee at 10:05 am, May 13, 2026

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.  
LIFEGUARD INVOICE DETAIL

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
172.25	Lifeguard Services	\$ 23.50	\$ 4,047.88
	Covers April 2026		
	TOTAL DUE:		<u>\$ 4,047.88</u>

LIFEGUARDS #1.320.57200.45501

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
RIVERSIDE MANAGEMENT SERVICES, INC.  
LIFEGUARD BILLABLE HOURS APRIL 2026

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/4/26	6.82	E.H.	Lifeguarding
4/4/26	6.83	A.K.	Lifeguarding
4/4/26	6.8	V.M.	Lifeguarding
4/11/26	3.25	I.C.	Lifeguarding
4/11/26	6.82	E.H.	Lifeguarding
4/11/26	4.38	V.M.	Lifeguarding
4/11/26	4.38	B.T.	Lifeguarding
4/11/26	6.9	O.W.	Lifeguarding
4/12/26	6.85	I.C.	Lifeguarding
4/12/26	6.85	E.H.	Lifeguarding
4/12/26	6.75	V.M.	Lifeguarding
4/12/26	3.28	O.W.	Lifeguarding
4/18/26	3.15	I.C.	Lifeguarding
4/18/26	6.82	E.H.	Lifeguarding
4/18/26	6.72	A.K.	Lifeguarding
4/18/26	4.33	Z.L.	Lifeguarding
4/18/26	6.77	V.M.	Lifeguarding
4/18/26	3.38	B.T.	Lifeguarding
4/19/26	4.35	E.H.	Lifeguarding
4/19/26	3.27	A.K.	Lifeguarding
4/19/26	6.88	V.M.	Lifeguarding
4/19/26	3.48	B.T.	Lifeguarding
4/19/26	6.85	O.W.	Lifeguarding
4/25/26	3.17	I.C.	Lifeguarding
4/25/26	6.75	E.H.	Lifeguarding
4/25/26	4.3	A.K.	Lifeguarding
4/25/26	6.77	Z.L.	Lifeguarding
4/26/26	6.75	I.C.	Lifeguarding
4/26/26	6.73	A.K.	Lifeguarding
4/26/26	4.38	Z.L.	Lifeguarding
4/26/26	3.22	V.M.	Lifeguarding
4/26/26	4.27	B.T.	Lifeguarding

**TOTAL**      172.25

APPROVED REPAIRS AND MAINTENANCE  
 57200.320.44200  
 CHRISTIAN BIROL 05/15/2025



**RECEIVED**  
 By Tara Lee at 8:44 am, May 15, 2026

JOB	#8598
SERVICE DATE	May 13, 2026
INVOICE DATE	May 14, 2026
PAYMENT TERMS	Net 15
DUE DATE	May 29, 2026
<b>AMOUNT DUE</b>	<b>\$225.00</b>

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

☎ (904) 234-1977  
 ✉ cbirol@rmsnf.com

CONTACT US

135 JENKINS STREET SUITE 105B #107  
 Saint Augustine, FL 32086

☎ (904) 460-1001  
 ✉ allstar@allstar-electric.org

Service completed by: Rheo Towsley

INVOICE

After troubleshooting it was determined that there was a connection failing in the box that the GFI is in. Allowing it to reset but as soon as anything was plugged in it would fail. After repairing that connection it is now working properly

Services	qty	unit price	amount
Troubleshooting	1.0	\$345.00	\$345.00
Service call to commercial pool equipment to diagnose power issue and perform electrical troubleshooting of existing GFCI protected circuit. Includes testing of breaker, line/load wiring, grounding, nuisance tripping conditions, and connected pool equipment for faults.			
Replaced defective GFCI device after diagnosis and verify proper operation of protected equipment.			
(Price does not include replacement of damaged wiring, breakers, motors, automation equipment, underground faults, or additional code upgrades discovered during troubleshooting.)			
Discounted from Emergency call to normal call (\$345)			

Subtotal	\$345.00
Coded to non Emergency	-\$120.00
<b>Job Total</b>	<b>\$225.00</b>
<b>Invoice Amount</b>	<b>\$225.00</b>

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

REPAIRS AND MAINTENANCE  
57200.320.44200  
CHRISTIAN BIROL 05/15/2026

**Coastal Pool Care**

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

**RECEIVED**  
By Tara Lee at 11:11 am, May 15, 2026



**INVOICE**

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

**INVOICE** 260530  
**DATE** 05/08/2026  
**TERMS** Due on receipt  
**DUE DATE** 05/09/2026

DATE	ACTIVITY	QTY	AMOUNT
	Stain Treatment Floor Returns	42	1,050.00
	Stain Treatment Floor Returns		
	Dive Fee	1	300.00
	Dive Fee		

THANK YOU FOR YOUR BUSINESS!

**BALANCE DUE**

**\$1,350.00**

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

LICENSED AND INSURED CPC1459939 LI45350

**Ways to pay**



[View and pay](#)

APPROVED REPAIRS AND MAINTENANCE  
57200.320.44200  
CHRISTIAN BIROL 5/20/2026

**Coastal Pool Care**

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

**RECEIVED**

**By Tara Lee at 1:09 pm, May 24, 2026**



**INVOICE**

**BILL TO**

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

**INVOICE**

260969

**DATE**

05/20/2026

**TERMS**

Due on receipt

**DUE DATE**

05/21/2026

DATE	ACTIVITY	QTY	AMOUNT
	Aquatic Access Seat Shell Aquatic Access Seal Shell	2	350.00
	Aquatic Access Seat Belt Aquatic Access Seal Belt	2	150.00
	Aquatic Access Hoses Aquatic Access Hoses	1	72.00
	Aquatic Access Seal Kit Aquatic Access Seal Kit	1	102.00
	Commercial Service Call Service Call	2.50	487.50

THANK YOU FOR YOUR BUSINESS!

**BALANCE DUE**

**\$1,161.50**

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](#)



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

May 12, 2026

Invoice No: 226107

**Total This Invoice \$191.25**

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

**Professional Services rendered through May 02, 2026**

Phase 1. General Consulting Engineering Services

Notes: CDD Meeting Online 4-1-2026

**Labor**

			Hours	Rate	Amount
Senior Engineer/Project Manager					
Lockwood, Scott	4/18/2026		.75	255.00	191.25
Totals			.75		191.25
<b>Total Labor</b>					<b>191.25</b>
				<b>Total this Phase</b>	<b>\$191.25</b>

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

**Total This Invoice \$191.25**

**RECEIVED**  
*By Tara Lee at 1:35 pm, May 24, 2026*

\*\*\*KBT\*\*\*  
**Professional  
 Cleaning**  
 &  
**Pressure  
 Washing**

# Kbt professional Cleaning

52 Tuscan Way STE 202-160 | St. Augustine, Florida 32092  
 (904)315-4866 | kbtproclean@gmail.com | kbtproclean.com

**RECIPIENT:**

**Meadow View at Twin Creeks**  
 850 Beacon Lake Parkway  
 St. Augustine, Florida 32095

**Invoice #4852**

Issued May 15, 2026  
 Due Jun 14, 2026  
 Property Manager Jennifer Erickson

**Total \$1,875.00**

**Meadow View at Twin Creeks May 2026 cleaning invoice #4852**

Product/Service	Description	Qty.	Total
Monthly cleaning service		1	\$1,875.00*

45507 TRL  
 1 320 57200 45508 Janitorial  
 Approved Jen Erickson  
 5.18.2026

**RECEIVED**  
 By Tara Lee at 1:13 pm, May 24, 2026

\* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	\$1,875.00
St Johns (6.5%)	\$0.00
<b>Total</b>	<b>\$1,875.00</b>

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

# Invoice

Invoice #: 455  
 Invoice Date: 5/14/2026  
 Due Date: 5/14/2026  
 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 April 1 - April 30, 2026	343.06	40.00	13,764.00
APPROVED CHRISTIAN BIROL			
FACILITY MAINTENANCE- \$6900.00 57200.320.45508			
REPAIRS AND MAINTENANCE- \$3600.00 57200.320.44200			
GROUNDS MAINTENANCE- \$1700.00 53800.320.45006			
CONTINGENCY- \$1554.00 53800.320.45011			

*Alison Morsing*  
 5-18-26

Total	\$13,764.00
Payments/Credits	\$0.00
Balance Due	\$13,764.00

**RECEIVED**  
 By Tara Lee at 1:14 pm, May 24, 2026

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/1/26	4.73	D.M.	Pressure washed the pool deck patio ceilings and pillars, fixed leaning door for men's bathroom near gym, replaced batteries and can sprays at lake side park bathrooms and gym bathrooms, removed debris around amenity center and pool
4/1/26	7.97	N.A.	Pressure washed fire pit chairs, seating area and trash receptacles, replaced scent in restrooms at lake side park and main building, straightened and organized pool deck and patio furniture, removed debris from around amenity center, pool deck, field, parking lot and playground
4/1/26	3.83	M.B.	Removed debris around amenity center, pool deck, roadways and common areas, checked and changed trash receptacles
4/2/26	8	D.M.	Painted posted signs around the community white, broke down soccer goals and cut up to dispose of, put chair around green fence at end of Wynndemere, removed debris around amenity center, parking lot and lakes
4/2/26	8	N.A.	Broke down soccer goal posts and disposed, painted posts at lake side, put chain around gate at pond to keep kids out, straightened and organized pool area, removed debris around amenity center and pond
4/3/26	6.78	M.C.	Moved tools into maintenance closet at lake side park, pressure washed five large street signs
4/3/26	8.05	D.M.	Fixed netting on children's splash park, re-tied rope for safety, remove debris around community, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/3/26	7.6	N.A.	Fixed children's pool rope, straightened and organized pool deck and patio furniture, moved tools into maintenance closet, removed debris from community, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/6/26	7.77	D.M.	Fixed clogged water spout at splash park, painted trash receptacles outside the main office, fixed two broken umbrellas, removed debris around amenity center, pool deck and parking lot
4/6/26	7.98	N.A.	Sprayed weeds around pool deck, painted rails front and back, painted trash receptacles, picked up new refrigerator for office, straightened and organized pool deck and patio furniture, removed debris at lake side park, around amenity center, pool deck and parking lot
4/7/26	8	D.M.	Moved and installed new refrigerator, posted and concreted in signs at lake side park volleyball courts, posted yard sale signs at main entrance, removed debris around amenity center, pool deck and parking lot, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/7/26	7.83	N.A.	Posted garage sale signs at front of property, installed new refrigerator in office, installed new signs at lake side, straightened and organized pool deck and patio furniture, emptied and restocked dog waste receptacles
4/8/26	5	D.M.	Pressure washed street signs and main entrance signs for Beacon Lake, removed debris around community
4/8/26	7.82	N.A.	Pressure washed signs around property, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, courts, field and parking lot
4/8/26	3.22	M.B.	Removed debris around amenity center, pool deck, roadways and common areas, checked and changed trash receptacles
4/9/26	7.58	D.M.	Put grill slats in kitchen, concreted in bike rack at phase four children's park, fixed broken pipe conduit at shower head at pool, removed debris around community
4/9/26	7.83	N.A.	Fixed windscreen at pickleball courts, fixed broken outdoor shower at pool, painted new sign rods, fixed kitchen barbecue grill, installed bike rack at kids park phase four, straightened and organized pool deck and patio furniture
4/10/26	7.8	D.M.	Installed and painted signs for children's park in phase four, removed debris around community, checked and changed all trash receptacles, emptied and restocked dog

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
			waste receptacles
4/10/26	8.03	N.A.	Installed sign at kids playground in phase four, installed garage sale signs at front entrance, straightened and organized pool deck and patio furniture, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/13/26	7.78	D.M.	Painted shower poles for pool deck area, greased swinging bucket hinges, picked up yard sale signs and stored away, removed debris around amenity center, pool deck, courts, field and parking lot
4/13/26	7.93	N.A.	Painted two outdoor showers, removed signs that people put on property, took down garage sale signs, straightened and organized pool deck and patio furniture, removed debris around pool deck, amenity center, playground and courts, checked and changed trash receptacles
4/14/26	8.05	D.M.	Tightened tennis courts net, fixed tennis court door, removed debris around amenity center, pool deck and parking lot, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles
4/14/26	8	N.A.	Fixed tennis court nets, pressure washed signs around property, painted bike rails at basketball courts, fixed tennis court door, straightened and organized pool deck and patio furniture
4/15/26	5	D.M.	Put new water sealant and caulking around pool, put ant and pesticide killer on ant piles in town homes lakes, removed debris around community, straightened and organized pool deck and patio furniture
4/15/26	8.03	N.A.	Painted outdoor shower at lake side, painted trash receptacle in pickleball court, sprayed weeds around pool, applied ant killer around pond close to town homes, straightened and organized pool deck and patio furniture, removed debris around community
4/15/26	3.47	M.B.	Reset all patio furniture, removed debris around amenity center, pool deck, roadways and common areas, checked and changed trash receptacles
4/16/26	8.12	D.M.	Removed debris around amenity center, pool deck, parking lot and community, straightened and organized pool deck and patio furniture, cleaned windows, set up social hall for board meeting, pressure washed the front of the amenity center
4/16/26	8.03	N.A.	Unloaded gym mats placed in kayak room, moved fitness machine on trailer, pressure washed front of the amenity center, straightened and organized pool deck and patio furniture, cleaned front entrance on main building, cleaned window on social hall, set room in social hall for board meeting, removed debris around community
4/17/26	7.53	D.M.	Pressure washed fence at town homes, cemented in sign at volleyball area at lake side park, straightened and organized pool deck and patio furniture, removed debris around amenity center and pool deck, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/17/26	7.62	N.A.	Put new sign at lake side park volleyball court, put social hall back to normal after meeting, pressure washed town home fence near front drive, straightened and organized pool deck and patio furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/20/26	7.78	D.M.	Pressure washed fence at town homes main entrance, fixed loose pool lane line, removed debris at lake side park, pool deck and around amenity center, straightened and organized pool deck and patio furniture
4/20/26	8.03	N.A.	Pressure washed the fence at the town homes, cleaned pool area and trash receptacles
4/21/26	8.07	D.M.	Fixed clogged spout at splash park area, cleaned turf with vacuum, removed debris around pool deck and amenity center, straightened and organized pool deck and patio furniture, checked and changed all trash receptacles, emptied and restocked dog waste receptacles
4/21/26	7.87	N.A.	Worked on splash pool area to correct clogged water spout, worked on women's bathroom toilet, mowed the artificial grass on pool deck, straightened and organized pool deck and patio furniture, emptied and restocked dog waste receptacles
4/22/26	4.45	D.M.	Cleaned all tables on pool deck, fixed netting at kids splash park, straightened and

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

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
4/22/26	7.98	N.A.	organized pool deck and patio furniture, removed debris around community Pressure washed pool deck, worked on fixing splash area, sprayed weeds around pool area, worked on entry gate at tennis court, straightened and organized pool deck and patio furniture, removed debris around amenity center and pool deck
4/22/26	3.62	M.B.	Removed debris around amenity center, pool deck, roadways and common areas, checked and changed trash receptacles
4/23/26	7.55	N.A.	Painted bike racks around property, worked on tennis ball court entry door, straightened and organized pool deck and patio furniture, removed debris around amenity center pool deck and parking lot
4/24/26	7.97	N.A.	Cleaned kayak house, organized social hall, straightened and organized pool deck and patio furniture, cleaned up pool deck, removed debris around pool deck, amenity center, parking lot, courts, field, roadways and around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/27/26	7.92	D.M.	Painted trash receptacles at lake side park, fixed broken vent on door at lake side bathroom, straightened and organized pool deck and patio furniture, removed debris around community and lake
4/27/26	8.08	N.A.	Painted trash receptacles at lake side, picked up packages, fixed lake side bathroom vent, straightened and organized pool deck and patio furniture, removed debris around pool deck, amenity center, parking lot, roadways and ponds
4/28/26	7.85	D.M.	Fixed broken vent on bathroom door at lake side, put ant killer on plies at town houses around lakes, put cement in crack at pool deck, removed debris o pool deck, straightened and organized pool deck and patio furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/28/26	7.9	N.A.	Cleaned and organized pool area, removed debris around property, removed bollard that got damaged, fixed concrete removed bolts, walked around town house pond removed debris, applied ant killer at parks and ponds, removed debris around common areas and community, checked and changed trash receptacles, emptied and restocked dog waste receptacles
4/29/26	8	D.M.	Cut and removed steel studs from damaged bollard at landings, fillad hole to complete job, cemented in railings at stairs leading to pool, removed debris on pool deck, straightened and organized pool deck and patio furniture
4/29/26	8.08	N.A.	Poured concrete for bollards at lake side, repaired pavers for staircase to pool, cleaned and straightened pool area, removed debris around amenity center, pool deck and around community, removed deceased animal on main road, picked up supplies
4/29/26	3.73	M.B.	Removed debris around amenity center, pool deck, roadways, common areas and lakes, checked and changed trash receptacles
4/30/26	7.67	D.M.	Made railings sturdy at stairs leading to pool, put soccer goals together and painted lines for soccer field, removed debris around amenity center, straightened and organized pool deck and patio furniture
4/30/26	7.92	N.A.	Worked on stair rails next to pool, painted soccer field lines, assembled soccer goals, cleaned and organized pool area, removed debris around property

**TOTAL**      343.85

**MILES**      0

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

APPROVED IRRIGATION REPAIRS  
53800.320.45009  
CHRISTIAN BIROL 05/21/2026



**INVOICE**

Invoice #	Invoice Date
1177613	5/21/2026
Terms	Payment Due
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:** June 20, 2026

**Invoice Amount:** \$354.00

Description	Amount
Pump repair on Hutchinson	
Irrigation Repairs	\$354.00

**RECEIVED**  
*By Tara Lee at 1:37 pm, May 24, 2026*

**Invoice Total \$354.00**

1177613 - 53800.320.45009 - 5/21/2026 - 354.00

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

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/26/26	00222	5/15/26 26-05-10	202605 600-53800-49000	GEOTECH EXPLORATION RPT LEGACY ENGINEERING INC	*	4,400.00	4,400.00 000014
5/26/26	00003	4/11/26 26-0130	202605 600-53800-60100	PAINITNG-GYM/BATHROOMS TITOS PAINTING CO LLC	*	4,980.00	4,980.00 000015
TOTAL FOR BANK B						9,380.00	
TOTAL FOR REGISTER						9,380.00	

MVTP MEADOW VIEW TP TLEE



Legacy Engineering Inc  
6415 Greenland Rd  
Jacksonville, FL 32258 US  
9047211100  
accountsreceivable@legacyengineering.com  
www.legacyengineering.com

**RECEIVED**  
*By Tara Lee at 10:27 am, May 26, 2026*

**BILL TO**  
Meadow View at Twin Creeks CDD  
c/o Jim Oliver, Managing Partner  
Government Management Services,  
LLC  
475 West Town Place  
Suite 114  
St. Augustine, FL 32092  
United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
26-05-1038	05/15/2026	\$4,400.00	05/15/2026	Invoice Due on Receipt	

**JOB**  
26-05-1038 Beacon Lake Phase I

DATE	DESCRIPTION	QTY	RATE	AMOUNT
05/15/2026	Report of Geotechnical Exploration Dated May 14, 2026  Beacon Lake Phase I Beacon Lake Parkway St. Augustine, FL 32095	1	4,400.00	4,400.00

Lump Sum in accordance with Legacy Proposal

Contact Legacy Engineering Inc to pay.  
If Legacy incurs any expenses to collect overdue billings on invoices, the sums paid by Legacy for reasonable attorneys' fees, court costs, Legacy's time, Legacy's expenses, and interest will be due and owing by the Client.

**BALANCE DUE \$4,400.00**

**Ways to pay**



[View and pay](#)

APPROVED CAPITAL RESERVE  
REPAIRS AND REPLACEMENTS  
002.600.53800.60100  
CHRISTIAN BIROL 05/20/26

**INVOICE**

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

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



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

**RECEIVED**  
By Tara Lee at 1:50 pm, May 26, 2026

**Invoice details**

Invoice no.: 26-0130  
Invoice date: 04/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>Service - Interior</b>	Interior Work - Painting of Interior of Gymnasium and bathroom. Walls and trim. Application of 2 coats of paint.		\$4,980.00	\$4,980.00
2.		<b>Initial payment</b>	50% of balance due by day 1 of job. Then, final balance at completion of job. NO PERSONAL CHECKS		\$0.00	\$0.00
3.		<b>Acceptable payment options</b>	Payment accepted: CashApp, Cashier Checks, Cash & Credit cards (Fee associated). NO PERSONAL CHECKS!		\$0.00	\$0.00
4.		<b>Services also included</b>	Removal & reinstalling of Blinds, light switch & outlet covers.		\$0.00	\$0.00
5.		<b>Materiales</b>	Quote includes labor, materials & Paint - Paint Brand: Sherwin Williams -Duration		\$0.00	\$0.00
					<b>Total</b>	<b>\$4,980.00</b>

**Ways to pay**



**Note to customer**

Thank you for your business.

**View and pay**