

***MEADOW VIEW  
AT TWIN CREEKS***

*Community Development District*

*SEPTEMBER 17, 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)

---

September 10, 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, September 17, 2026 at 10:00 a.m. at the Lake Houses at Beacon Lake, 850 Beacon Lake Parkway St. Augustine, Florida 32095.**

Following is the agenda for the meeting:

- I. Roll Call
- II. Public Comment
- III. Approval of Minutes of the August 20, 2026 Meeting
- IV. Staff Reports
  - A. Landscape
  - B. District Engineer – Discussion of Road Repairs
  - C. District Counsel
  - D. District Manager
  - E. Amenity Manager – Information on Ping Pong Tables
  - F. Operations Manager
    - 1. Report
    - 2. Ratification of Pool Pump Repairs
    - 3. Proposal for Soccer Field Fence
- V. Discussion of Liquor License

VI. Financial Reports

A. Financial Statements as of July 31, 2026

B. Assessment Receipts Schedule

C. Check Register

VII. Other Business

VIII. Supervisors' Requests and Audience Comments

IX. Next Scheduled Meetings – October 15, 2026 at 6:00 p.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095

X. Adjournment

## *MINUTES*

MINUTES OF MEETING  
MEADOW VIEW AT TWIN CREEKS  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Meadow View at Twin Creeks Community Development District was held on Thursday, August 20, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095.

Present and constituting a quorum were:

|                              |               |
|------------------------------|---------------|
| Frank Arias                  | Chairman      |
| Blaz Kovacic <i>by phone</i> | Vice Chairman |
| Daryl Berman                 | Supervisor    |
| Jessica Brown                | Supervisor    |
| Jim McNamee                  | Supervisor    |

Also present were:

|                                |                       |
|--------------------------------|-----------------------|
| Matt Biagetti                  | District Manager      |
| Katie Buchanan <i>by phone</i> | District Counsel      |
| Scott Lockwood                 | District Engineer     |
| Jennifer Erickson              | Amenity Manager       |
| Christian Birol                | Operations Manager    |
| John Ellis <i>by phone</i>     | Legacy Engineering    |
| Travis Arnold                  | Yellowstone Landscape |

The following is a summary of the discussions and actions taken at the August 20, 2026 meeting.

**FIRST ORDER OF BUSINESS**

**Call to Order**

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

**SECOND ORDER OF BUSINESS**

**Public Comment**

Michael Michaud stated that water is coming up through the roads and asked if it would be addressed on the agenda.

Mr. Biagetti responded that it will be discussed under the road repairs item.

A resident asked if the erosion of the embankment of the pond near 375 Twilight would be addressed.

Mr. Birol responded that he would look at it.

Jack Wanger asked if the CDD is responsible for cleaning up the preserves.

Mr. Birol responded that the county is responsible, however if there is a dead tree in the preserves and is in danger of falling on a fence or home, the CDD will remove it.

Mr. Lockwood clarified that the preserves are conservation easements and are typically not maintained at all as they are to be left in their natural state.

Jack Wanger commented that there are multiple issues in the Duval Asphalt contract and asked if a representative of the CDD will be present during the work and if they would be authorized to approve additional funds for drainage repairs found to be needed during the work.

Mr. Biagetti responded that the project would be discussed in depth during the meeting.

A resident asked about the erosion on the pond banks.

Mr. Arias responded that it would be discussed during the meeting.

### **THIRD ORDER OF BUSINESS**

#### **Approval of Minutes of the July 9, 2026 Meeting**

A copy of the minutes of the July 9, 2026 meeting 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 July 9, 2026 meeting minutes were approved as presented.

### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **A. Landscape**

Mr. Arnold went over the upcoming landscape projects.

##### **B. District Engineer**

###### **1. Acceptance of the 2026 Annual Engineer's Report**

Mr. Lockwood presented the annual engineer's report, a copy of which was included in the Board's agenda package for their review. It was noted a revision was made to the report to state that the second lift of asphalt has been completed in Phase 2.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the 2026 annual engineer's report was accepted.

## **2. Discussion of Road Repairs**

Mr. Lockwood stated that he and Mr. Birol would be looking to see if a manhole off Convex is clogged. Issues with water coming up off Twilight have been discovered and is being investigated.

Mr. Ellis stated that he was asked to look at the groundwater levels along the roadway and soils and why the road had water coming through cracks. Ultimately, he provided two recommendations. The first was to seal the cracks in the roadway and the second was to look at the pond level. Mr. Lockwood added if the pond levels were the same tomorrow as they were today, then that is an indication that something is clogged or blocked.

Mr. Lockwood stated that sealing the cracks in the asphalt should cost around \$4,000.

Mr. McNamee stated that sealing the cracks is a Band-Aid fix and he does not want to spend those funds until a cause of the water issues is found and addressed.

Mr. Ellis stated that the cracks in the roadways are due to damage during the construction of the homes. Now that the construction has concluded, the cracks will not get worse and so long as the ponds are working as intended, the water is due to water getting in from rain, which would be solved by sealing the cracks.

Mr. Lockwood stated that Mr. Ellis will inspect the groundwater issues on Twilight and provide a proposal. He recommended approving a not to exceed amount to get that work moving.

The Board was in agreeance to allow Legacy Engineering to move forward with their proposal under staff's discretionary approval amount once the proposal was complete.

## **C. District Counsel**

Ms. Buchanan had nothing to report.

Mr. Arias asked if the leftover debt service reserve fund money can be accessed and used for upcoming projects that need to be done.

Ms. Buchanan stated that the money is generally used to pay back obligations owed to the developer because they have paid out of pocket for things on behalf of the District. Given

some deficiencies with the roads that have been identified, it is possible to request the developer work with the district to utilize that money for the repairs.

**D. District Manager**

**1. Consideration of Designating a Regular Meeting Schedule for Fiscal Year 2027**

Mr. Biagetti presented a proposed meeting schedule including meetings on the third Thursday of each month at 10:00 a.m. with evening meetings to be held once each quarter.

|                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the fiscal year 2027 meeting schedule was approved as presented. |
|----------------------------------------------------------------------------------------------------------------------------------|

**2. Consideration of Goals and Objectives for Fiscal Year 2027**

Mr. Biagetti presented proposed goals and objectives, noting they are the same as what was adopted the previous year.

|                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the 2027 goals and objectives were approved as presented. |
|--------------------------------------------------------------------------------------------------------------------------|

**E. Amenity Manager**

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

Mr. McNamee suggested tabling the discussion of the liquor license as it will not be in place in time for this summer.

Ms. Erickson stated that after reviewing the amenity policies, there are some inconsistencies, so she has made some recommended revisions, which were included in the agenda package for the Board's review. Revisions include changing the hours for the pickleball and tennis courts to close at 9pm as previously agreed upon by the Board and adding hours for the sports park, playground and green spaces to sunrise to sunset. Additionally, the fishing policies were made consistent with the previously approved flyer.

|                                                                                                             |
|-------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the amenity policy revisions were approved. |
|-------------------------------------------------------------------------------------------------------------|

**F. Operations Manager**

**1. Report**

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

**2. Proposal for Convex Lane Asphalt Sealing**

A proposal from Duval Asphalt totaling \$4,176 was included in the agenda package for the Board's review.

The Board's consensus was to wait until the results from the upcoming inspections and testing were complete prior to considering the proposal.

This item was tabled.

**3. Proposals for Pond Bank Erosion Repairs**

Two proposals were presented to the Board totaling \$16,000 and \$49,866 for lake bank erosion repairs in Phase 3B. Mr. Birol stated that Future Horizons will do the same work that Lake Doctors proposed. He recommended going with the sod option rather than seeding as the seed would not be warrantied.

|                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Ms. Brown seconded by Mr. Arias with all in favor the proposal from Future Horizons totaling \$16,000 for the fabric and sod option was approved. |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|

**4. Ratification of Proposal for Replace Pump**

Mr. Birol stated that the \$6,991 proposal from First Coast Wells to replace the pump at the townhomes was over his spending threshold.

|                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------|
| On MOTION by Mr. Arias seconded by Ms. Brown with all in favor the replacement of the pump for a total of \$6,991 was ratified. |
|---------------------------------------------------------------------------------------------------------------------------------|

**FIFTH ORDER OF BUSINESS**

**Acceptance of Engagement Letter with  
Grau & Associates for the Fiscal Year  
2026 Audit**

Mr. Biagetti stated that the engagement letter authorizes the audit firm to begin the auditing process for the fiscal year. The fee is covered in the budget.

On MOTION by Ms. Brown seconded by Mr. McNamee with all in favor the engagement letter with Grau & Associates was accepted.

**SIXTH ORDER OF BUSINESS**

**Public Hearing for the Purpose of  
Adopting Revised Rules of Procedure;  
Consideration of Resolution 2026-09**

Ms. Buchanan stated that the revisions include updates adopted in recent legislative sessions. Some of the revisions include clarifying that a vote from board members are required unless a valid conflict exists, updates to publishing requirements for rulemaking proceedings, and updating the procurement procedures.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the public hearing was opened.

There being no comments, a motion to close the public hearing followed.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the public hearing was closed.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor Resolution 2026-09, adopting revised rules of procedure was approved.

**SEVENTH ORDER OF BUSINESS**

**Public Hearings for the Purpose of  
Adopting the Budget and Imposing Special  
Assessments for Fiscal Year 2027**

Mr. Biagetti presented the budget, noting there is a 9.9% increase in assessments being proposed.

Mr. McNamee suggested cutting the trash collection budget in half after discussion with the operations manager. He also suggested using security to lock up to cut staff hours.

The Board's consensus was to leave staff hours as-is and to cut the trash collection budget by \$20,000.

On MOTION by Mr. Berman seconded by Mr. Arias with all in favor the public hearings were opened.

Susan Kos asked if the Board has considered replacing or cleaning the furniture in the amenity center, specifically the sofa and chairs.

Mr. Berman stated that he was going to suggest replacing the chairs and would take lead on finding replacement options.

Susan Kos questioned if the budget is covering all of the events that are being held.

Ms. Erickson stated that for certain events, third-party vendors will pay the CDD for use of the facility.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor the public hearings were closed.

**A. Consideration of Resolution 2026-10, Relating to Annual Appropriations and Adopting the Budget for Fiscal Year 2027**

Ms. Buchanan stated that the resolution authorizes staff to make changes to the line items so long as they do not exceed \$15,000 or 15% and formally adopts the budget.

On MOTION by Mr. Arias seconded by Mr. Berman with all in favor Resolution 2026-10, relating to annual appropriations and adopting the budget for fiscal year 2027 as revised was approved.

**B. Consideration of Resolution 2026-11, Imposing Special Assessments and Certifying an Assessment Roll**

Ms. Buchanan stated that the resolution levies the annual operations and maintenance assessment necessary to support the budget and certifies the assessments to be billed via the property tax bills.

On MOTION by Mr. Arias seconded by Ms. Brown with all in favor resolution 2026-11, imposing special assessments and certifying an assessment roll was approved.

**EIGHTH ORDER OF BUSINESS**

**Discussion of Liquor License**

This item was tabled.

**NINTH ORDER OF BUSINESS**

**Consideration of Revised Amenity Policies**

This item was discussed under the amenity manager's report.

**TENTH ORDER OF BUSINESS**

**Financial Reports**

**A. Financial Statements as of June 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 101% collected.

**C. Check Register**

A copy of the check register totaling \$172,545.73 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.

**ELEVENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Supervisors' Requests and Audience Comments**

Mr. McNamee stated that he has engaged in conversations regarding issues with security and where they patrol. RMS has been asked to ensure security is being instructed to patrol ponds and parks off side streets and not just the main drag.

A resident stated that she has observed security sitting in his parked car while kids were riding their bikes around the court.

Ms. Erickson stated that security should be engaging with the kids to inform them of the rules.

A resident asked if there are rules and regulations for scooters and e-bikes as he's observed them riding in the middle of the road.

Mr. Berman responded that the CDD has no authority over the roads.

A resident asked if the CDD could host some educational events regarding e-bike safety.

Mr. Berman responded that one was already held. Ms. Brown stated that there was not good attendance at the event.

Mr. Arias stated that rules are in place for the CDD, however the Sheriff's Office is the only entity that can enforce e-bikes on the roads.

Multiple residents suggested installing signage prohibiting e-bikes.

A resident recommended a one-sheet terms and conditions for the CDD for the Duval Asphalt proposal as he is concerned about their terms.

Mr. Biagetti stated that District Counsel will be writing up an agreement that better protects the District.

A resident commented that there is erosion occurring at the pond off of Stargaze.

Mr. Birol stated that he will be look at the Stargaze pond.

A resident asked how the board members are elected or appointed and what the terms are.

Mr. Arias responded that the board members are homeowners that are elected. Mr. Berman stated that the ballot for the board seats is on the same midterm or presidential election ballot in November. However, the people that ran this year, ran unopposed, so the seats will not need to be on the ballot to be put to vote.

## **THIRTEENTH ORDER OF BUSINESS**

**Next Scheduled Meeting – September 17, 2026 at 10:00 a.m. at the Lake House at Beacon Lake, 850 Beacon Lake Parkway, St. Augustine, Florida 32095**

**FOURTEENTH ORDER OF BUSINESS      Adjournment**

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

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman

## *FOURTH ORDER OF BUSINESS*

*E.*



## WEATHERPROOF TABLE TENNIS TABLE



### KETTLER Eden Weatherproof Stationary Outdoor Table Tennis Table with Galvanized Steel Legs and Permanent Net and Post System

Visit the KETTLER Sport Store

Search this page

Price: **\$2,375.99**

Or **\$94<sup>03</sup>** /mo (48 mo). [Select from 1 plan](#)

Earn **\$100 back** upon approval for the Prime Business Card. Terms apply. [Learn more](#)

|                    |                     |
|--------------------|---------------------|
| Brand              | KETTLER Sport       |
| Color              | Blue                |
| Material           | Alloy Steel, Resin  |
| Product Dimensions | 108"L x 60"W x 30"H |
| Sport              | Table Tennis        |
| Item Weight        | 280 pounds          |

✓ [See more](#)

#### About this item

- Absolutely weatherproof, heavy and pure 10mm KETT-TEC10 top with anti-slip coating for excellent playing characteristics

**\$2,375.99**

FREE delivery **September 23 - 24**. [Details](#)

📍 Deliver to Beacon - St. Augustine 32095

**In stock**

Usually ships within 3 to 4 days.

Buy more, get it as low as **\$2,352.00**

Quantity: **1**

**Add to cart**

Need more than 5 units?

[Request for Quote](#)

🔒 Secure transaction

Ships from and sold by KETTLER USA.

**Seller Credentials:**  
889 Certification

Return policy:  
**30-day refund/replacement** ✓

*F.*

*1.*

# Meadow View at Twin Creeks

9/17/2026

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

September 17, 2026

To: Board of Supervisors

From: Christian Birol  
Field Operations Manager

Jennifer Erickson Amenity Manager

RE: Beacon Lake Field Operations & Amenity Management Report – September 17, 2026

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



## Ongoing Programming & Upcoming Events

---

### 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.
- **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.

---

### Clubs & Resident Interest Groups

- **American Mahjong-** Meets monthly on the 1st Wednesday.
- **Book Club-** Meets monthly on the 4th Tuesday.
- **Beacon Lake Bunco-** Meets monthly on the 2nd Tuesday.
- **Crochet Club-** 1st and 2nd Thursday monthly
- **Ladies Night Out –** 4th Thursday monthly
- **Seniors Social -** 1st Tuesday monthly 10am

---

### Pool Deck & Summer Entertainment

- **Live Music at the Pool - Violette** performing on 9/26 and Kenny Nuttuno and Jus Cuz performing on 10/16
- **Adults-Only La La Pooloza Pool Party** - Sat. 9.12 3pm DJ, corn hole, Charlie's Grill will offer a special menu

---

## ☀️ Summer Camps & Youth Activities

- **Mary Time Music** - Session starts August 24th
- **RoboThink** - Session starts August 24th
- **Home School Club** - Each Wednesday at 12pm, home school family join together to interact, do projects and teambuild

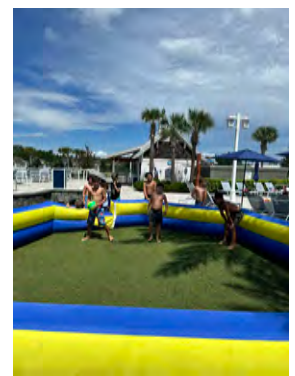
---

## 🌸 Creative Workshops

- **Kid's Fall Art Day:** Coming Soon! Water color and pumpkin decorating.
- 

## Beacon Lake Community Events Summary A Look Back at Our Recent Community Gatherings

- **End of Summer Bash** - Pool party, games, sponge balls and beach balls provided. Popsicles and drinks were donated by Cassandra Harvey. Gaga ball provided by Rob Cowan.
- **Labor Day** - Staff grilled 250 hot dogs and 200 cups of watermelon to residents as they enjoyed the holiday poolside. Residents were very happy with the event. Gaga ball provided by Rob Cowan. Hula hoops, water balloons and yard games were set up for kids to enjoy.



## 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:**

Installed summer and fall annuals designed to last through November.

Completed mowing and full cleanup of the townhome pond area backing up to CR210.

Removed nine dead pine trees in the preserve areas to improve safety for nearby homes.

Refurbished the soccer field by aerating, leveling, and adding fresh sand.

### **Future Horizons:**

Repaired two fountain motors located off Beacon Lake Parkway and Convex Lane.

### **RMS Maintenance:**

Installed two new benches around the large townhome pond to enhance resident enjoyment of the area.

Painted new handicap parking logo on the street at the Phase 4 mailboxes.

Pressure-washed all park benches and Amenities Center benches.

Repaired multiple separating street signs throughout Phase 1 and Phase 2.

Playground equipment safety audit was performed.

Pressure-washed all of the Landings Entrance and Lakeside Park.

Cleaned all mailboxes that were covered in mold.

## 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)



2.

Coastal Pool Care

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



INVOICE

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

INVOICE 261116  
DATE 08/30/2026  
TERMS Due on receipt  
DUE DATE 08/31/2026

| DATE | ACTIVITY                                                                   | QTY | AMOUNT   |
|------|----------------------------------------------------------------------------|-----|----------|
|      | Commercial Repair<br>Replace motor and seal Splash Park recirculation Pump |     | 6,500.00 |

THANK YOU FOR YOUR BUSINESS! BALANCE DUE **\$6,500.00**

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



View and pay

3.



**Proposal #248293**

**Date: 8/28/2026**

**Customer**

**Meadow View at Twin Creeks CDD**

**Property:**

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

**Soccer Field 4' C/L Fence -**

**Furnish and install 192' linear feet of 4' Tall 6gauge Black Vinyl Coated Chain Link Fence to replace 4' 9gauge.**

**Option 1: Add mid rail \$2,636.00**

**Option 2: Add mid and bottom rail \$5,272.00**

**SFN- Commercial Install**

| Items                    | Quantity | Price      |
|--------------------------|----------|------------|
| 4' Black C/L             | 192.00   |            |
| SFN- Commercial Install: |          | \$3,460.00 |
| PROJECT TOTAL:           |          | \$3,460.00 |

**Terms & Conditions**

By \_\_\_\_\_  
Lauren Baylis  
Date 8/28/2026  
United Land Services

By \_\_\_\_\_  
Date \_\_\_\_\_

## *SIXTH ORDER OF BUSINESS*

*A.*

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

***Unaudited Financial Reporting***  
***July 31, 2026***



# Table of Contents

|       |                                                  |
|-------|--------------------------------------------------|
| 1-2   | <u>Balance Sheet</u>                             |
| 3-5   | <u>General Fund</u>                              |
| 6-8   | <u>Month to Month</u>                            |
| 9     | <u>Capital Reserve Fund</u>                      |
| 10    | <u>Debt Service Fund Series 2016A1</u>           |
| 11    | <u>Debt Service Fund Series 2018A1</u>           |
| 12    | <u>Debt Service Fund Series 2019A1</u>           |
| 13    | <u>Debt Service Fund Series 2020A1</u>           |
| 14    | <u>Debt Service Fund Series 2021 Phase 3B</u>    |
| 15    | <u>Debt Service Fund Series 2021 Phase 4</u>     |
| 16    | <u>Capital Project Fund Series 2021 Phase 3B</u> |
| 17    | <u>Capital Project Fund Series 2021 Phase 4</u>  |
| 18-19 | <u>Long Term Debt Report</u>                     |
| 20    | <u>Assessment Receipt Schedule</u>               |
| 21    | <u>Check Register</u>                            |

# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

July 31, 2026

|                                                     | General<br>Fund     | Debt Service<br>Fund | Capital Project<br>Fund | Capital<br>Reserve Fund | Totals<br>Governmental Funds |
|-----------------------------------------------------|---------------------|----------------------|-------------------------|-------------------------|------------------------------|
| <b>Assets:</b>                                      |                     |                      |                         |                         |                              |
| <b>Cash:</b>                                        |                     |                      |                         |                         |                              |
| Operating Account-Wells Fargo                       | \$ 121,889          | \$ -                 | \$ -                    | \$ 1,075                | \$ 122,963                   |
| Operating Account-Seacoast Bank                     | 200,597             | -                    | -                       | 200,000                 | 400,597                      |
| 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>Investments:</b>                                 |                     |                      |                         |                         |                              |
| General Fund Custody                                | 358,013             | -                    | -                       | -                       | 358,013                      |
| State Board of Administration (SBA)-GF              | 214,836             | -                    | -                       | -                       | 214,836                      |
| General Fund Reserve-Seacoast                       | 500,523             | -                    | -                       | -                       | 500,523                      |
| State Board of Administration (SBA)-Fence Easement  | 100,069             | -                    | -                       | -                       | 100,069                      |
| Fence Easement-Seacoast                             | 1,185               | -                    | -                       | -                       | 1,185                        |
| State Board of Administration (SBA)-Capital Reserve | -                   | -                    | -                       | 5,157                   | 5,157                        |
| <b>Series 2026</b>                                  |                     |                      |                         |                         |                              |
| Reserve                                             | -                   | -                    | -                       | -                       | -                            |
| Revenue                                             | -                   | 2,053                | -                       | -                       | 2,053                        |
| Interest                                            | -                   | 82,248               | -                       | -                       | 82,248                       |
| Prepayment                                          | -                   | -                    | -                       | -                       | -                            |
| Cost of Issuance                                    | -                   | 14,377               | -                       | -                       | 14,377                       |
| <b>Series 2018</b>                                  |                     |                      |                         |                         |                              |
| Reserve A1                                          | -                   | 215,716              | -                       | -                       | 215,716                      |
| Revenue A1                                          | -                   | 329,925              | -                       | -                       | 329,925                      |
| <b>Series 2019</b>                                  |                     |                      |                         |                         |                              |
| Reserve                                             | -                   | 90,788               | -                       | -                       | 90,788                       |
| Revenue                                             | -                   | 140,016              | -                       | -                       | 140,016                      |
| Prepayment A1                                       | -                   | 0                    | -                       | -                       | 0                            |
| <b>Series 2020</b>                                  |                     |                      |                         |                         |                              |
| Reserve A1                                          | -                   | 44,145               | -                       | -                       | 44,145                       |
| Revenue A1                                          | -                   | 68,499               | -                       | -                       | 68,499                       |
| Prepayment A1                                       | -                   | 1,047                | -                       | -                       | 1,047                        |
| <b>Series 2021 Ph3B</b>                             |                     |                      |                         |                         |                              |
| Reserve                                             | -                   | 139,207              | -                       | -                       | 139,207                      |
| Revenue                                             | -                   | 109,961              | -                       | -                       | 109,961                      |
| Prepayment                                          | -                   | 94                   | -                       | -                       | 94                           |
| Construction                                        | -                   | -                    | 24,842                  | -                       | 24,842                       |
| <b>Series 2021 Ph4</b>                              |                     |                      |                         |                         |                              |
| Reserve                                             | -                   | 210,450              | -                       | -                       | 210,450                      |
| Interest                                            | -                   | -                    | -                       | -                       | -                            |
| Revenue                                             | -                   | 149,684              | -                       | -                       | 149,684                      |
| Prepayment                                          | -                   | 569                  | -                       | -                       | 569                          |
| Construction                                        | -                   | -                    | 35,748                  | -                       | 35,748                       |
| Due From Developer - BBX RETAINAGE                  | -                   | -                    | -                       | -                       | -                            |
| Prepaid Expenses                                    | 7,916               | -                    | -                       | -                       | 7,916                        |
| Deposits                                            | 3,760               | -                    | -                       | -                       | 3,760                        |
| <b>Total Assets</b>                                 | <b>\$ 1,513,709</b> | <b>\$ 1,598,780</b>  | <b>\$ 60,589</b>        | <b>\$ 206,232</b>       | <b>\$ 3,379,309</b>          |

# Meadow View at Twin Creeks

## Community Development District

### Combined Balance Sheet

July 31, 2026

|                                             | General<br>Fund     | Debt Service<br>Fund | Capital Project<br>Fund | Capital<br>Reserve Fund | Totals<br>Governmental Funds |
|---------------------------------------------|---------------------|----------------------|-------------------------|-------------------------|------------------------------|
| <b>Liabilities:</b>                         |                     |                      |                         |                         |                              |
| Accounts Payable                            | \$ 68,035           | \$ -                 | \$ -                    | \$ 7,985                | \$ 76,020                    |
| Accrued Expenses                            | -                   | -                    | -                       | -                       | -                            |
| FICA Payable                                | -                   | -                    | -                       | -                       | -                            |
| Contracts Payable                           | -                   | -                    | -                       | -                       | -                            |
| Retainage Payable                           | -                   | -                    | -                       | -                       | -                            |
| Due to General Fund                         | -                   | -                    | -                       | -                       | -                            |
| Due to Debt Service Series 2016A1           | -                   | -                    | -                       | -                       | -                            |
| Due to Debt Service Series 2018A1           | -                   | -                    | -                       | -                       | -                            |
| Due to Debt Service Series 2019A1           | -                   | -                    | -                       | -                       | -                            |
| Due to Debt Service Series 2020A1           | -                   | -                    | -                       | -                       | -                            |
| Due to Debt Service Series 2021 PH3B        | -                   | -                    | -                       | -                       | -                            |
| Due to Debt Service Series 2021 PH4         | -                   | -                    | -                       | -                       | -                            |
| <b>Total Liabilities</b>                    | <b>\$ 68,035</b>    | <b>\$ -</b>          | <b>\$ -</b>             | <b>\$ 7,985</b>         | <b>\$ 76,020</b>             |
| <b>Fund Balance:</b>                        |                     |                      |                         |                         |                              |
| Nonspendable:                               |                     |                      |                         |                         |                              |
| Prepaid Items                               | \$ 7,916            | \$ -                 | \$ -                    | \$ -                    | \$ 7,916                     |
| Deposits                                    | 3,760               | -                    | -                       | -                       | 3,760                        |
| Restricted for:                             |                     |                      |                         |                         |                              |
| Debt Service                                | -                   | 1,598,780            | -                       | -                       | 1,598,780                    |
| Capital Project                             | -                   | -                    | 60,589                  | -                       | 60,589                       |
| Assigned for:                               |                     |                      |                         |                         |                              |
| Capital Reserve Fund                        | -                   | -                    | -                       | 198,247                 | 198,247                      |
| Capital Reserves                            | -                   | -                    | -                       | -                       | -                            |
| Unassigned                                  | 1,433,997           | -                    | -                       | -                       | 1,433,997                    |
| <b>Total Fund Balances</b>                  | <b>\$ 1,445,673</b> | <b>\$ 1,598,780</b>  | <b>\$ 60,589</b>        | <b>\$ 198,247</b>       | <b>\$ 3,303,289</b>          |
| <b>Total Liabilities &amp; Fund Balance</b> | <b>\$ 1,513,709</b> | <b>\$ 1,598,780</b>  | <b>\$ 60,589</b>        | <b>\$ 206,232</b>       | <b>\$ 3,379,309</b>          |

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending July 31, 2026

|                                        | Adopted             | Prorated Budget     | Actual              |                  |
|----------------------------------------|---------------------|---------------------|---------------------|------------------|
|                                        | Budget              | Thru 07/31/26       | Thru 07/31/26       | Variance         |
| <b>Revenues:</b>                       |                     |                     |                     |                  |
| Special Assessments - Tax Roll         | \$ 2,220,364        | \$ 2,220,364        | \$ 2,236,227        | \$ 15,863        |
| Special Assessments - Gate Monitoring* | 32,500              | 32,500              | 32,500              | -                |
| Interest/Miscellaneous Income          | 25,000              | 25,000              | 48,160              | 23,160           |
| Restricted Easement Fence Fund         | -                   | -                   | 8,400               | 8,400            |
| Facility Revenue                       | 20,000              | 20,000              | 21,373              | 1,373            |
| Revenue Share                          | -                   | -                   | 770                 | 770              |
| <b>Total Revenues</b>                  | <b>\$ 2,297,864</b> | <b>\$ 2,297,864</b> | <b>\$ 2,347,431</b> | <b>\$ 49,567</b> |

#### **Expenditures:**

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

|                                              |                   |                   |                   |                 |
|----------------------------------------------|-------------------|-------------------|-------------------|-----------------|
| Supervisor Fees                              | \$ 9,600          | \$ 8,000          | \$ 9,000          | \$ (1,000)      |
| PR-FICA                                      | 734               | 612               | 689               | (77)            |
| Engineering                                  | 36,000            | 30,000            | 30,647            | (647)           |
| Attorney                                     | 30,000            | 25,000            | 19,017            | 5,983           |
| Annual Audit                                 | 7,700             | 7,700             | 7,700             | -               |
| Assessment Administration                    | 11,573            | 11,573            | 11,573            | -               |
| Arbitrage Rebate                             | 3,600             | 3,600             | 3,600             | -               |
| Dissemination Agent                          | 14,466            | 12,055            | 12,055            | -               |
| Trustee Fees                                 | 24,241            | 24,241            | 20,497            | 3,744           |
| Management Fees                              | 60,289            | 50,241            | 50,241            | -               |
| Information Technology                       | 1,865             | 1,554             | 1,554             | -               |
| Website Maintenance                          | 1,336             | 1,113             | 1,113             | -               |
| Website Hosting                              | 3,600             | 3,000             | -                 | 3,000           |
| Telephone                                    | 700               | 700               | 912               | (212)           |
| Postage & Delivery                           | 1,600             | 1,600             | 2,811             | (1,211)         |
| Insurance General Liability/Public Officials | 9,824             | 9,824             | 9,256             | 568             |
| Printing & Binding                           | 2,300             | 2,300             | 2,813             | (513)           |
| Legal Advertising                            | 1,500             | 1,500             | 2,127             | (627)           |
| Other Current Charges                        | 1,600             | 1,600             | 1,783             | (183)           |
| Office Supplies                              | 300               | 250               | 8                 | 242             |
| Dues, Licenses & Subscriptions               | 175               | 175               | 175               | -               |
| <b>Total General &amp; Administrative</b>    | <b>\$ 223,003</b> | <b>\$ 196,638</b> | <b>\$ 187,571</b> | <b>\$ 9,068</b> |

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending July 31, 2026

|                                             | Adopted           | Prorated Budget   | Actual            |                   |
|---------------------------------------------|-------------------|-------------------|-------------------|-------------------|
|                                             | Budget            | Thru 07/31/26     | Thru 07/31/26     | Variance          |
| <b><i>Operations &amp; Maintenance</i></b>  |                   |                   |                   |                   |
| <b>Amenity Center Expenditures</b>          |                   |                   |                   |                   |
| <i>Utilities</i>                            |                   |                   |                   |                   |
| Telephone/Cable/Internet                    | \$ 14,902         | \$ 12,418         | \$ 13,424         | \$ (1,006)        |
| Electric                                    | 48,000            | 40,000            | 31,628            | 8,372             |
| Water/Sewer/Irrigation                      | 55,000            | 45,833            | 40,797            | 5,036             |
| Gas                                         | 2,500             | 2,083             | 2,085             | (1)               |
| Trash Removal                               | 9,860             | 9,860             | 15,168            | (5,308)           |
| <i>Security</i>                             |                   |                   |                   |                   |
| Security Monitoring                         | 1,440             | 1,200             | 1,110             | 91                |
| Gate Monitoring                             | 32,500            | 27,083            | 28,270            | (1,187)           |
| Gate Repairs                                | 3,000             | 2,500             | 1,377             | 1,123             |
| Access Cards                                | 1,500             | 1,250             | 1,058             | 192               |
| Contacted Security                          | 30,000            | 25,000            | 10,914            | 14,086            |
| Roving Security                             | -                 | -                 | 15,755            | (15,755)          |
| <i>Management Contracts</i>                 |                   |                   |                   |                   |
| Facility Management                         | 104,652           | 87,210            | 87,210            | 0                 |
| Facility Attendant                          | 41,498            | 34,582            | 35,942            | (1,360)           |
| Pool Attendants                             | 61,479            | 51,233            | 42,721            | 8,512             |
| Pool Monitors                               | 6,000             | 6,000             | 10,931            | (4,931)           |
| Trash Collection                            | -                 | -                 | 2,747             | (2,747)           |
| Canoe Launch Attendant                      | 2,000             | 1,667             | -                 | 1,667             |
| Field Management / Admin                    | 100,700           | 83,917            | 83,917            | -                 |
| Pool Maintenance                            | 21,000            | 17,500            | 12,266            | 5,234             |
| Pool Chemicals                              | 29,044            | 24,204            | 23,051            | 1,153             |
| Janitorial                                  | 31,940            | 26,617            | 19,296            | 7,321             |
| Facility Maintenance                        | 103,200           | 86,000            | 78,966            | 7,034             |
| Private Event Attendant                     | 6,500             | 6,500             | 8,417             | (1,917)           |
| Repairs & Maintenance                       | 62,800            | 62,800            | 82,823            | (20,023)          |
| Pressure Washing                            | 10,000            | 8,333             | 8,784             | (451)             |
| Food Service License                        | 600               | 500               | 242               | 258               |
| Community Website Services                  | 3,600             | 3,000             | 3,040             | (40)              |
| Subscriptions                               | 4,000             | 3,333             | 1,761             | 1,572             |
| Pest Control                                | 2,878             | 2,398             | 2,381             | 17                |
| Supplies                                    | 1,800             | 1,500             | -                 | 1,500             |
| Furnitures, Fixtures & Equipment            | 5,000             | 4,167             | 846               | 3,321             |
| Special Events                              | 25,000            | 20,833            | 24,469            | (3,636)           |
| Holiday Decorations                         | 20,000            | 20,000            | 27,262            | (7,262)           |
| Fitness Center Repairs/Supplies             | 5,500             | 4,583             | 925               | 3,658             |
| Office Supplies                             | 2,050             | 1,708             | 1,425             | 283               |
| ACA++SCAP/BMI Licenses                      | 800               | 667               | -                 | 667               |
| Property Insurance                          | 74,906            | 74,906            | 66,270            | 8,636             |
| Permit and License                          | 850               | 708               | 575               | 133               |
| Rental and Leases                           | -                 | -                 | 16,197            | (16,197)          |
| <b>Subtotal Amenity Center Expenditures</b> | <b>\$ 926,499</b> | <b>\$ 802,093</b> | <b>\$ 804,051</b> | <b>\$ (1,958)</b> |

# Meadow View at Twin Creeks

## Community Development District

### General Fund

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

For The Period Ending July 31, 2026

|                                                          | Adopted<br>Budget   | Prorated Budget<br>Thru 07/31/26 | Actual<br>Thru 07/31/26 | Variance          |
|----------------------------------------------------------|---------------------|----------------------------------|-------------------------|-------------------|
| <b>Ground Maintenance Expenditures</b>                   |                     |                                  |                         |                   |
| Hydrology Quality/Mitigation                             | \$ 6,400            | \$ 5,333                         | \$ -                    | \$ 5,333          |
| Electric                                                 | 36,321              | 30,267                           | 27,430                  | 2,838             |
| Landscape Maintenance                                    | 592,940             | 494,117                          | 498,169                 | (4,052)           |
| Mulching                                                 | 73,664              | 61,387                           | 45,410                  | 15,977            |
| Annuals Rotation                                         | 52,020              | 43,350                           | 13,005                  | 30,345            |
| Landscape Contingency                                    | 74,000              | 61,667                           | 32,461                  | 29,206            |
| Tree Removal                                             | 15,000              | 12,500                           | 3,967                   | 8,533             |
| Lake Maintenance                                         | 31,118              | 25,931                           | 25,931                  | -                 |
| Grounds Maintenance                                      | 41,400              | 34,500                           | 26,838                  | 7,662             |
| Pump Repairs                                             | 15,000              | 12,500                           | 9,501                   | 2,999             |
| Streetlighting                                           | 87,000              | 72,500                           | 71,416                  | 1,084             |
| Streetlight Repairs                                      | 5,000               | 4,167                            | 3,168                   | 999               |
| Irrigation Repairs                                       | 40,000              | 33,333                           | 23,388                  | 9,946             |
| Miscellaneous                                            | 2,500               | 2,083                            | 25                      | 2,058             |
| Contingency                                              | 26,000              | 21,667                           | 8,823                   | 12,844            |
| Capital Reserve                                          | 50,000              | 50,000                           | 50,000                  | -                 |
| <b>Subtotal Ground Maintenance Expenditures</b>          | <b>\$ 1,148,362</b> | <b>\$ 965,302</b>                | <b>\$ 839,531</b>       | <b>\$ 125,771</b> |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 2,074,861</b> | <b>\$ 1,767,395</b>              | <b>\$ 1,643,582</b>     | <b>\$ 123,814</b> |
| <b>Total Expenditures</b>                                | <b>\$ 2,297,864</b> | <b>\$ 1,964,033</b>              | <b>\$ 1,831,153</b>     | <b>\$ 132,881</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ -</b>         |                                  | <b>\$ 516,278</b>       |                   |
| <b><u>Other Financing Sources/(Uses):</u></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>\$ 293,409</b>       |                   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ -</b>         |                                  | <b>\$ 1,152,264</b>     |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ -</b>         |                                  | <b>\$ 1,445,673</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        | \$ -             | \$ 5,939         | \$ 17,647        | \$ -        | \$ -        | \$ 2,236,227        |
| 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            | 8,391            | 3,173            | -           | -           | 48,160              |
| Restricted Easement Fence Fund               | 600              | 1,200             | 600               | 600                 | -                | 1,200            | 1,800            | 600              | 600              | 1,200            | -           | -           | 8,400               |
| Facility Revenue                             | 4,555            | 2,250             | 1,813             | 650                 | 1,288            | 1,350            | 1,275            | 5,438            | 2,481            | 275              | -           | -           | 21,373              |
| Revenue Share                                | -                | -                 | -                 | -                   | -                | -                | -                | 66               | 196              | 508              | -           | -           | 770                 |
| 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>\$ 17,607</b> | <b>\$ 22,803</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 2,347,431</b> |
| <b>Expenditures:</b>                         |                  |                   |                   |                     |                  |                  |                  |                  |                  |                  |             |             |                     |
| <b>General &amp; Administrative:</b>         |                  |                   |                   |                     |                  |                  |                  |                  |                  |                  |             |             |                     |
| Supervisor Fees                              | \$ 800           | \$ -              | \$ 1,600          | \$ 800              | \$ 800           | \$ 800           | \$ 400           | \$ 1,600         | \$ 1,600         | \$ 600           | \$ -        | \$ -        | \$ 9,000            |
| PR-FICA                                      | 61               | -                 | 122               | 61                  | 61               | 61               | 31               | 122              | 122              | 46               | -           | -           | 689                 |
| Engineering                                  | 7,598            | 2,505             | 3,994             | 1,721               | 2,458            | -                | 6,116            | 3,824            | 1,302            | 1,129            | -           | -           | 30,647              |
| Attorney                                     | 2,068            | 2,850             | 1,440             | 1,061               | 2,214            | 2,037            | 3,931            | 3,419            | -                | -                | -           | -           | 19,017              |
| Annual Audit                                 | -                | -                 | -                 | -                   | -                | -                | -                | -                | 7,700            | -                | -           | -           | 7,700               |
| Assessment Administration                    | 11,573           | -                 | -                 | -                   | -                | -                | -                | -                | -                | -                | -           | -           | 11,573              |
| Arbitrage Rebate                             | -                | 2,400             | -                 | -                   | 600              | -                | -                | -                | -                | 600              | -           | -           | 3,600               |
| Dissemination Agent                          | 1,206            | 1,206             | 1,206             | 1,206               | 1,206            | 1,206            | 1,206            | 1,206            | 1,206            | 1,206            | -           | -           | 12,055              |
| 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            | 5,024            | 5,024            | -           | -           | 50,241              |
| Information Technology                       | 155              | 155               | 155               | 155                 | 155              | 155              | 155              | 155              | 155              | 155              | -           | -           | 1,554               |
| Website Maintenance                          | 111              | 111               | 111               | 111                 | 111              | 111              | 111              | 111              | 111              | 111              | -           | -           | 1,113               |
| Telephone                                    | 83               | -                 | 55                | 88                  | 78               | 86               | 120              | 109              | 104              | 189              | -           | -           | 912                 |
| Postage & Delivery                           | 63               | 418               | 41                | 190                 | 76               | 169              | 322              | 155              | 101              | 1,277            | -           | -           | 2,811               |
| Insurance General Liability/Public Officials | 9,256            | -                 | -                 | -                   | -                | -                | -                | -                | -                | -                | -           | -           | 9,256               |
| Printing & Binding                           | 39               | 23                | 41                | 45                  | 57               | 50               | 113              | 76               | 237              | 2,132            | -           | -           | 2,813               |
| Legal Advertising                            | 96               | 97                | 97                | 96                  | 96               | 272              | 99               | 294              | 289              | 691              | -           | -           | 2,127               |
| Other Current Charges                        | 201              | 55                | 86                | 114                 | 153              | 98               | 431              | 123              | 113              | 409              | -           | -           | 1,783               |
| Office Supplies                              | 1                | 1                 | 1                 | 1                   | 1                | 1                | 1                | 1                | 1                | 1                | -           | -           | 8                   |
| 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>\$ 12,662</b> | <b>\$ 18,059</b> | <b>\$ 16,220</b> | <b>\$ 18,066</b> | <b>\$ 13,570</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 187,571</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         | \$ 1,509         | \$ 1,400          | \$ -        | \$ -        | \$ 13,424         |
| Electric                                    | 3,431             | 2,932            | 2,848            | 3,407            | 3,152            | 2,639            | 3,036            | 3,044            | 3,313            | 3,827             | -           | -           | 31,628            |
| Water/Sewer/Irrigation                      | 4,691             | 3,125            | 5,495            | 4,284            | 5,098            | 3,814            | 2,871            | 4,539            | 3,192            | 3,688             | -           | -           | 40,797            |
| Gas                                         | 124               | 14               | 167              | 27               | 374              | 185              | 266              | 194              | 260              | 475               | -           | -           | 2,085             |
| Trash Removal                               | 983               | 982              | 1,168            | 1,208            | 1,027            | 989              | 1,083            | 1,724            | 1,724            | 4,280             | -           | -           | 15,168            |
| <b>Security</b>                             |                   |                  |                  |                  |                  |                  |                  |                  |                  |                   |             |             |                   |
| Security Monitoring                         | 111               | 111              | 111              | 111              | 111              | 111              | 111              | 111              | 111              | 111               | -           | -           | 1,110             |
| Gate Monitoring                             | 2,665             | 2,697            | 2,681            | 2,681            | 2,681            | 2,681            | 4,046            | 2,681            | 2,731            | 2,731             | -           | -           | 28,270            |
| Gate Repairs                                | 727               | -                | -                | -                | 350              | -                | 300              | -                | -                | -                 | -           | -           | 1,377             |
| Access Cards                                | -                 | -                | -                | -                | 353              | -                | -                | -                | 705              | -                 | -           | -           | 1,058             |
| Contacted Security                          | 1,286             | 1,302            | 1,237            | 1,342            | 1,484            | 1,450            | 1,391            | 1,422            | -                | -                 | -           | -           | 10,914            |
| Roving Security                             | -                 | -                | -                | -                | -                | -                | -                | -                | 6,982            | 8,773             | -           | -           | 15,755            |
| <b>Management Contracts</b>                 |                   |                  |                  |                  |                  |                  |                  |                  |                  |                   |             |             |                   |
| Facility Management                         | 8,721             | 8,721            | 8,721            | 8,721            | 8,721            | 8,721            | 8,721            | 8,721            | 8,721            | 8,721             | -           | -           | 87,210            |
| Facility Attendant                          | 4,359             | 3,069            | 2,006            | 2,826            | 2,102            | 2,613            | 2,261            | 5,412            | 5,955            | 5,339             | -           | -           | 35,942            |
| Pool Attendants                             | -                 | -                | -                | -                | -                | 2,600            | 4,048            | 5,708            | 15,282           | 15,083            | -           | -           | 42,721            |
| Pool Monitors                               | -                 | -                | -                | -                | -                | -                | -                | 884              | 4,781            | 5,267             | -           | -           | 10,931            |
| Trash Collection                            | -                 | -                | -                | -                | -                | -                | -                | 1,472            | 1,274            | -                 | -           | -           | 2,747             |
| Canoe Launch Attendant                      | -                 | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -           | -           | -                 |
| Field Management / Admin                    | 8,392             | 8,392            | 8,392            | 8,392            | 8,392            | 8,392            | 8,392            | 8,392            | 8,392            | 8,392             | -           | -           | 83,917            |
| Pool Maintenance                            | 1,363             | 1,363            | 1,363            | 1,363            | -                | 1,363            | 1,363            | 1,363            | 1,363            | 1,363             | -           | -           | 12,266            |
| Pool Chemicals                              | 2,305             | 2,305            | 2,305            | 2,305            | 2,305            | 2,305            | 2,305            | 2,305            | 2,305            | 2,305             | -           | -           | 23,051            |
| Janitorial                                  | 2,089             | 1,944            | 1,439            | 1,835            | 1,368            | 2,265            | 1,728            | 2,287            | 2,240            | 2,102             | -           | -           | 19,296            |
| Facility Maintenance                        | 8,347             | 6,029            | 7,783            | 9,240            | 5,099            | 10,989           | 8,551            | 8,211            | 7,727            | 6,991             | -           | -           | 78,966            |
| Private Event Attendant                     | 630               | 1,056            | 1,190            | 150              | 424              | 252              | 755              | 1,745            | 1,159            | 1,056             | -           | -           | 8,417             |
| Repairs & Maintenance                       | 9,967             | 4,942            | 8,395            | 4,931            | 4,425            | 7,631            | 10,004           | 12,264           | 8,390            | 11,873            | -           | -           | 82,823            |
| 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              | 300              | 300               | -           | -           | 3,040             |
| Subscriptions                               | 309               | 319              | 500              | 259              | -                | 127              | 47               | 61               | 47               | 92                | -           | -           | 1,761             |
| Pest Control                                | 233               | 233              | 233              | 240              | 240              | 240              | 240              | 240              | 240              | 240               | -           | -           | 2,381             |
| Supplies                                    | -                 | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -           | -           | -                 |
| Furnitures, Fixtures & Equipment            | -                 | -                | 87               | 260              | -                | -                | -                | -                | -                | 499               | -           | -           | 846               |
| Special Events                              | 2,095             | 4,622            | 1,742            | 324              | (295)            | 5,359            | 1,010            | 3,701            | 3,820            | 2,090             | -           | -           | 24,469            |
| Holiday Decorations                         | 27,262            | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -           | -           | 27,262            |
| Fitness Center Repairs/Supplies             | 925               | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -           | -           | 925               |
| Office Supplies                             | -                 | 191              | 175              | 92               | -                | 472              | 86               | 214              | 170              | 24                | -           | -           | 1,425             |
| ACA++SCAP/BMI Licenses                      | -                 | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -           | -           | -                 |
| Property Insurance                          | 66,270            | -                | -                | -                | -                | -                | -                | -                | -                | -                 | -           | -           | 66,270            |
| Permit and License                          | -                 | -                | -                | -                | -                | -                | -                | 575              | -                | -                 | -           | -           | 575               |
| Rental and Leases                           | -                 | -                | -                | 3,559            | -                | -                | 3,160            | 3,160            | 3,160            | 3,160             | -           | -           | 16,197            |
| <b>Subtotal Amenity Center Expenditures</b> | <b>\$ 159,870</b> | <b>\$ 55,798</b> | <b>\$ 59,654</b> | <b>\$ 61,281</b> | <b>\$ 49,564</b> | <b>\$ 67,048</b> | <b>\$ 67,751</b> | <b>\$ 87,050</b> | <b>\$ 95,854</b> | <b>\$ 100,181</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 804,051</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               | 2,982               | 2,897               | -           | -           | 27,430              |
| Landscape Maintenance                                    | 49,668              | 49,668             | 49,668            | 49,668              | 49,668             | 49,668              | 49,668              | 49,668              | 49,668              | 51,158              | -           | -           | 498,169             |
| Mulching                                                 | -                   | -                  | -                 | -                   | -                  | 45,410              | -                   | -                   | -                   | -                   | -           | -           | 45,410              |
| Annual Rotation                                          | -                   | -                  | -                 | -                   | -                  | 13,005              | -                   | -                   | -                   | -                   | -           | -           | 13,005              |
| Landscape Contingency                                    | 375                 | 6,465              | 12,378            | 2,361               | -                  | -                   | -                   | 5,000               | 5,882               | -                   | -           | -           | 32,461              |
| Tree Removal                                             | -                   | -                  | -                 | 982                 | -                  | -                   | -                   | -                   | -                   | 2,985               | -           | -           | 3,967               |
| Lake Maintenance                                         | 2,593               | 2,593              | 2,593             | 2,593               | 2,593              | 2,593               | 2,593               | 2,593               | 2,593               | 2,593               | -           | -           | 25,931              |
| Grounds Maintenance                                      | 3,080               | 4,064              | 2,191             | 1,496               | 2,300              | 3,523               | 1,984               | 2,033               | 2,231               | 3,936               | -           | -           | 26,838              |
| Pump Repairs                                             | -                   | -                  | -                 | -                   | -                  | 1,440               | 7,541               | -                   | -                   | 520                 | -           | -           | 9,501               |
| Streetlighting                                           | 6,695               | 6,695              | 6,695             | 7,044               | 7,044              | 7,449               | 7,449               | 7,449               | 7,449               | 7,449               | -           | -           | 71,416              |
| Streetlight Repairs                                      | -                   | -                  | -                 | 3,168               | -                  | -                   | -                   | -                   | -                   | -                   | -           | -           | 3,168               |
| Irrigation Repairs                                       | 1,945               | -                  | 1,186             | 2,942               | 760                | 1,731               | 4,379               | 6,487               | 1,350               | 2,606               | -           | -           | 23,388              |
| Miscellaneous                                            | 25                  | -                  | -                 | -                   | -                  | -                   | -                   | -                   | -                   | -                   | -           | -           | 25                  |
| Contingency                                              | 1,000               | 258                | 1,000             | 640                 | 208                | 1,000               | 1,554               | 1,005               | 750                 | 1,407               | -           | -           | 8,823               |
| 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>\$ 72,905</b>    | <b>\$ 75,552</b>    | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 839,531</b>   |
| <b>Total Operations &amp; Maintenance</b>                | <b>\$ 227,479</b>   | <b>\$ 127,815</b>  | <b>\$ 138,148</b> | <b>\$ 185,531</b>   | <b>\$ 114,803</b>  | <b>\$ 195,609</b>   | <b>\$ 145,530</b>   | <b>\$ 164,175</b>   | <b>\$ 168,758</b>   | <b>\$ 175,733</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 1,643,582</b> |
| <b>Total Expenditures</b>                                | <b>\$ 270,221</b>   | <b>\$ 142,659</b>  | <b>\$ 165,792</b> | <b>\$ 196,203</b>   | <b>\$ 127,895</b>  | <b>\$ 208,271</b>   | <b>\$ 163,590</b>   | <b>\$ 180,394</b>   | <b>\$ 186,824</b>   | <b>\$ 189,303</b>   | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 1,831,153</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>\$ (41,165)</b> | <b>\$ (180,591)</b> | <b>\$ (121,456)</b> | <b>\$ (168,926)</b> | <b>\$ (169,217)</b> | <b>\$ (166,500)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 516,278</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>\$ (41,165)</b> | <b>\$ (175,460)</b> | <b>\$ (121,456)</b> | <b>\$ (168,926)</b> | <b>\$ (169,217)</b> | <b>\$ (166,500)</b> | <b>\$ -</b> | <b>\$ -</b> | <b>\$ 293,409</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 July 31, 2026

|                                                          | Adopted<br>Budget | Prorated Budget<br>Thru 07/31/26 | Actual<br>Thru 07/31/26 | Variance           |
|----------------------------------------------------------|-------------------|----------------------------------|-------------------------|--------------------|
| <b>Revenues</b>                                          |                   |                                  |                         |                    |
| Capital Reserve Transfer In                              | \$ 50,000         | \$ 50,000                        | \$ 50,000               | \$ -               |
| Interest                                                 | 1,000             | 1,000                            | 3,805                   | 2,805              |
| <b>Total Revenues</b>                                    | <b>\$ 51,000</b>  | <b>\$ 51,000</b>                 | <b>\$ 53,805</b>        | <b>\$ 2,805</b>    |
| <b>Expenditures:</b>                                     |                   |                                  |                         |                    |
| Capital Outlay                                           | \$ 15,000         | \$ 15,000                        | \$ 45,672               | \$ (30,672)        |
| Repair and Replacement                                   | -                 | -                                | 62,938                  | (62,938)           |
| Other Current Charges                                    | -                 | -                                | 4,400                   | (4,400)            |
| <b>Total Expenditures</b>                                | <b>\$ 15,000</b>  | <b>\$ 15,000</b>                 | <b>\$ 113,010</b>       | <b>\$ (30,672)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 36,000</b>  |                                  | <b>\$ (59,205)</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>\$ 168,795</b>       |                    |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 29,307</b>  |                                  | <b>\$ 29,452</b>        |                    |
| <b>Fund Balance - Ending</b>                             | <b>\$ 65,307</b>  |                                  | <b>\$ 198,247</b>       |                    |

# Meadow View at Twin Creeks

## Community Development District

### Debt Service Fund Series 2016 A1 and Refunding Bond Series 2026

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

For The Period Ending July 31, 2026

|                                                          | Adopted           | Prorated Budget   | Actual                |                       |
|----------------------------------------------------------|-------------------|-------------------|-----------------------|-----------------------|
|                                                          | Budget            | Thru 07/31/26     | Thru 07/31/26         | Variance              |
| <b>Revenues:</b>                                         |                   |                   |                       |                       |
| Special Assessments - Tax Roll                           | \$ 443,364        | \$ 443,364        | \$ 443,014            | \$ (350)              |
| Interest Income                                          | 12,000            | 12,000            | 13,721                | 1,721                 |
| Prepayments                                              | -                 | -                 | 19,479                |                       |
| <b>Total Revenues</b>                                    | <b>\$ 455,364</b> | <b>\$ 455,364</b> | <b>\$ 476,214</b>     | <b>\$ 1,371</b>       |
| <b>Expenditures:</b>                                     |                   |                   |                       |                       |
| <b>2016 A1</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               | -                     |
| Interest - 7/6                                           | -                 | -                 | 53,029.16             | (53,029)              |
| Principal - 7/6                                          | -                 | -                 | 5,550,000.00          | (5,550,000)           |
| <b>Total Expenditures</b>                                | <b>\$ 445,225</b> | <b>\$ 445,225</b> | <b>\$ 6,048,254</b>   | <b>\$ (5,603,029)</b> |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 10,139</b>  | <b>\$ 10,139</b>  | <b>\$ (5,572,040)</b> | <b>\$ (5,601,658)</b> |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                   |                       |                       |
| Transfer In/(Out)                                        | \$ -              | \$ -              | \$ -                  | \$ -                  |
| Bond Proceeds                                            | -                 | -                 | 5,465,000             | 5,465,000             |
| Cost of Issuance Expense                                 | -                 | -                 | (188,525)             | (188,525)             |
| Payment to Escrow Agent                                  | -                 | -                 | -                     | -                     |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 5,276,475</b>   | <b>\$ 5,276,475</b>   |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 10,139</b>  | <b>\$ 10,139</b>  | <b>\$ (295,565)</b>   | <b>\$ (325,183)</b>   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 234,748</b> |                   | <b>\$ 394,243</b>     |                       |
| <b>Fund Balance - Ending</b>                             | <b>\$ 244,888</b> |                   | <b>\$ 98,678</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 July 31, 2026

|                                                          | Adopted           | Prorated Budget   | Actual            |                   |
|----------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|
|                                                          | Budget            | Thru 07/31/26     | Thru 07/31/26     | Variance          |
| <b>Revenues:</b>                                         |                   |                   |                   |                   |
| Special Assessments - Tax Roll                           | \$ 612,533        | \$ 612,533        | \$ 616,058        | \$ 3,525          |
| Interest Income                                          | 20,000            | 16,667            | 18,547            | 1,880             |
| <b>Total Revenues</b>                                    | <b>\$ 632,533</b> | <b>\$ 629,200</b> | <b>\$ 634,605</b> | <b>\$ 5,406</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>\$ 14,525</b>  | <b>\$ 19,930</b>  | <b>\$ 5,406</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>\$ 14,525</b>  | <b>\$ 16,755</b>  | <b>\$ 2,231</b>   |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 309,007</b> |                   | <b>\$ 528,885</b> |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ 326,865</b> |                   | <b>\$ 545,641</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 July 31, 2026

|                                                          | Adopted           | Prorated Budget   | Actual            |                    |
|----------------------------------------------------------|-------------------|-------------------|-------------------|--------------------|
|                                                          | Budget            | Thru 07/31/26     | Thru 07/31/26     | Variance           |
| <b>Revenues:</b>                                         |                   |                   |                   |                    |
| Special Assessments - Tax Roll                           | \$ 255,335        | \$ 255,335        | \$ 256,805        | \$ 1,469           |
| Special Assessments - Prepayments                        | -                 | -                 | 24,163            | 24,163             |
| Interest Income                                          | 9,000             | 7,500             | 7,712             | 212                |
| <b>Total Revenues</b>                                    | <b>\$ 264,335</b> | <b>\$ 262,835</b> | <b>\$ 288,680</b> | <b>\$ 25,845</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>\$ 10,545</b>  | <b>\$ 11,390</b>  | <b>\$ 845</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>\$ 10,545</b>  | <b>\$ 11,390</b>  | <b>\$ 845</b>      |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 126,995</b> |                   | <b>\$ 219,414</b> |                    |
| <b>Fund Balance - Ending</b>                             | <b>\$ 139,040</b> |                   | <b>\$ 230,804</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 July 31, 2026

|                                                          | Adopted           | Prorated Budget   | Actual            |                   |
|----------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|
|                                                          | Budget            | Thru 07/31/26     | Thru 07/31/26     | Variance          |
| <b>Revenues:</b>                                         |                   |                   |                   |                   |
| Special Assessments - Tax Roll                           | \$ 113,041        | \$ 113,041        | \$ 113,692        | \$ 651            |
| Interest Income                                          | 5,000             | 4,167             | 3,801             | (366)             |
| <b>Total Revenues</b>                                    | <b>\$ 118,041</b> | <b>\$ 117,208</b> | <b>\$ 117,493</b> | <b>\$ 285</b>     |
| <b>Expenditures:</b>                                     |                   |                   |                   |                   |
| Interest - 11/1                                          | \$ 40,909         | \$ 40,909         | \$ 40,909         | \$ (0)            |
| Interest - 5/1                                           | 40,909            | 40,909            | 40,909            | (0)               |
| 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>\$ (0)</b>     |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 6,222</b>   | <b>\$ 5,389</b>   | <b>\$ 5,674</b>   | <b>\$ 285</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>\$ 5,389</b>   | <b>\$ 3,718</b>   | <b>\$ (1,671)</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 65,250</b>  |                   | <b>\$ 109,973</b> |                   |
| <b>Fund Balance - Ending</b>                             | <b>\$ 71,473</b>  |                   | <b>\$ 113,691</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 July 31, 2026

|                                                          | Adopted           | Prorated Budget   | Actual            |                    |
|----------------------------------------------------------|-------------------|-------------------|-------------------|--------------------|
|                                                          | Budget            | Thru 07/31/26     | Thru 07/31/26     | Variance           |
| <b>Revenues:</b>                                         |                   |                   |                   |                    |
| Special Assessments - Tax Roll                           | \$ 277,963        | \$ 277,963        | \$ 279,466        | \$ 1,503           |
| Interest Income                                          | 9,000             | 7,500             | 8,907             | 1,407              |
| Prepayments                                              | -                 | -                 | -                 | -                  |
| <b>Total Revenues</b>                                    | <b>\$ 286,963</b> | <b>\$ 285,463</b> | <b>\$ 288,372</b> | <b>\$ 2,910</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            | 82,495            | 82,414            | 81                 |
| 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>\$ 274,990</b> | <b>\$ 284,909</b> | <b>\$ (9,919)</b>  |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 11,973</b>  | <b>\$ 10,473</b>  | <b>\$ 3,464</b>   | <b>\$ (7,009)</b>  |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                   |                   |                    |
| Transfer In/(Out)                                        | \$ -              | \$ -              | \$ (5,345)        | \$ (5,345)         |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ (5,345)</b> | <b>\$ (5,345)</b>  |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 11,973</b>  | <b>\$ 10,473</b>  | <b>\$ (1,881)</b> | <b>\$ (12,353)</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 106,534</b> |                   | <b>\$ 251,143</b> |                    |
| <b>Fund Balance - Ending</b>                             | <b>\$ 118,506</b> |                   | <b>\$ 249,262</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 July 31, 2026

|                                                          | Adopted           | Prorated Budget   | Actual            |                    |
|----------------------------------------------------------|-------------------|-------------------|-------------------|--------------------|
|                                                          | Budget            | Thru 07/31/26     | Thru 07/31/26     | Variance           |
| <b>Revenues:</b>                                         |                   |                   |                   |                    |
| Special Assessments - Tax Roll                           | \$ 422,200        | \$ 422,200        | \$ 424,852        | \$ 2,652           |
| Interest Income                                          | 12,000            | 10,000            | 12,887            | 2,887              |
| <b>Total Revenues</b>                                    | <b>\$ 434,200</b> | <b>\$ 432,200</b> | <b>\$ 437,740</b> | <b>\$ 5,540</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           | 127,693           | 127,611           | 81                 |
| 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>\$ 420,385</b> | <b>\$ 430,304</b> | <b>\$ (9,919)</b>  |
| <b>Excess (Deficiency) of Revenues over Expenditures</b> | <b>\$ 13,815</b>  | <b>\$ 11,815</b>  | <b>\$ 7,436</b>   | <b>\$ (4,379)</b>  |
| <b>Other Financing Sources/(Uses):</b>                   |                   |                   |                   |                    |
| Transfer In/(Out)                                        | \$ -              | \$ -              | \$ (6,376)        | \$ (6,376)         |
| <b>Total Other Financing Sources/(Uses)</b>              | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ (6,376)</b> | <b>\$ (6,376)</b>  |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 13,815</b>  | <b>\$ 11,815</b>  | <b>\$ 1,060</b>   | <b>\$ (10,755)</b> |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 142,572</b> |                   | <b>\$ 359,643</b> |                    |
| <b>Fund Balance - Ending</b>                             | <b>\$ 156,387</b> |                   | <b>\$ 360,703</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 July 31, 2026**

|                                                          | Actual           |
|----------------------------------------------------------|------------------|
|                                                          | Thru 07/31/26    |
| <b>Revenues</b>                                          |                  |
| Interest Income                                          | \$ 641           |
| Developer Contributions                                  | 34,116           |
| <b>Total Revenues</b>                                    | <b>\$ 34,757</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>\$ 641</b>    |
| <b>Other Financing Sources/(Uses)</b>                    |                  |
| Transfer In/(Out)                                        | \$ 5,345         |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ 5,345</b>  |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 5,985</b>  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 18,856</b> |
| <b>Fund Balance - Ending</b>                             | <b>\$ 24,842</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 July 31, 2026

|                                                          | Actual           |
|----------------------------------------------------------|------------------|
|                                                          | Thru 07/31/26    |
| <b>Revenues</b>                                          |                  |
| Interest Income                                          | \$ 956           |
| Developer Contribution                                   | 78,648           |
| <b>Total Revenues</b>                                    | <b>\$ 79,604</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>\$ 956</b>    |
| <b>Other Financing Sources/(Uses)</b>                    |                  |
| Transfer In/(Out)                                        | \$ 6,376         |
| <b>Total Other Financing Sources (Uses)</b>              | <b>\$ 6,376</b>  |
| <b>Net Change in Fund Balance</b>                        | <b>\$ 7,333</b>  |
| <b>Fund Balance - Beginning</b>                          | <b>\$ 28,415</b> |
| <b>Fund Balance - Ending</b>                             | <b>\$ 35,748</b> |

# Meadow View at Twin Creeks

## Community Development District

### Long Term Debt Report

| Series 2026 Special Assessment Refunding Bonds |                        |
|------------------------------------------------|------------------------|
| Interest Rate:                                 | 4.20%                  |
| Maturity Date:                                 | 5/1/2047               |
| Reserve Fund Definition                        | No Reserve Requirement |
| Reserve Fund Requirement                       | \$0                    |
| Reserve Fund Balance                           | -                      |
| Bonds outstanding - 6/1/2026                   | \$5,465,000            |
|                                                | \$0                    |
| <b>Current Bonds Outstanding</b>               | <b>\$5,465,000</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                           | 215,716                |
| 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                       | \$76,253               |
| Reserve Fund Balance                           | 90,788                 |
| 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>\$3,195,000</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                    | 44,145             |
| 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                   | \$138,703          |
| Reserve Fund Balance                       | 139,207            |
| 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                  | \$210,331          |
| Reserve Fund Balance                      | 210,450            |
| 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>\$29,775,000</b> |
|--------------------------------|---------------------|

*B.*

**Meadow View at Twin Creeks**  
FISCAL YEAR 2026 ASSESSMENT RECEIPTS

| ASSESSED       | #UNITS | SERIES<br>2016A-1<br>DEBT<br>SERVICE NET | SERIES<br>2018A-1<br>DEBT<br>SERVICE NET | SERIES<br>2019A-1<br>DEBT<br>SERVICE NET | SERIES<br>2020A-1<br>DEBT ASMT<br>NET | SERIES<br>2021-3B<br>DEBT ASMT<br>NET | SERIES<br>2021-4<br>DEBT ASMT<br>NET | O&M<br>NET   | TOTAL<br>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<br>2016A-1<br>SERVICE<br>RECEIVED | SERIES<br>2018A-1<br>SERVICE<br>RECEIVED | SERIES<br>2019A-1<br>SERVICE<br>RECEIVED | SERIES<br>2020A-1<br>DEBT ASMT<br>RECEIVED | SERIES<br>2021-3B<br>DEBT ASMT<br>RECEIVED | SERIES<br>2021-4<br>DEBT ASMT<br>RECEIVED | O&M<br>RECEIVED     | TOTAL<br>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           |
| 11                             | 7/1/2026   | 2,901.77                                 | 4,008.97                                 | 1,671.14                                 | 739.84                                     | 1,818.61                                   | 2,764.70                                  | 17,646.52           | 28,649.78           |
|                                |            | -                                        | -                                        | -                                        | -                                          | -                                          | -                                         | -                   | -                   |
|                                |            | -                                        | -                                        | -                                        | -                                          | -                                          | -                                         | -                   | -                   |
|                                |            | -                                        | -                                        | -                                        | -                                          | -                                          | -                                         | -                   | -                   |
| <b>TOTAL TAX ROLL RECEIPTS</b> |            | <b>445,915.69</b>                        | <b>616,058.37</b>                        | <b>256,804.62</b>                        | <b>113,691.65</b>                          | <b>279,465.80</b>                          | <b>424,852.40</b>                         | <b>2,268,727.32</b> | <b>4,402,614.08</b> |

|                    |            |            |            |          |            |            |             |             |
|--------------------|------------|------------|------------|----------|------------|------------|-------------|-------------|
| <b>BALANCE DUE</b> | (2,551.54) | (3,525.12) | (1,469.45) | (650.54) | (1,599.13) | (2,431.01) | (15,866.92) | (25,191.94) |
|--------------------|------------|------------|------------|----------|------------|------------|-------------|-------------|

|                                   |      |      |      |      |      |      |      |      |
|-----------------------------------|------|------|------|------|------|------|------|------|
| <b>PERCENT COLLECTED TAX ROLL</b> | 101% | 101% | 101% | 101% | 101% | 101% | 101% | 101% |
|-----------------------------------|------|------|------|------|------|------|------|------|

*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>              |                                        |                       |
| 7/1/26                           | 3445-3456                              | \$27,591.10           |
| 7/8/26                           | 3457-3464                              | 33,989.86             |
| 7/15/26                          | 3465-3475                              | 787,589.73            |
| 7/23/26                          | 3476                                   | 3,078.49              |
| 7/27/26                          | 3477-3487                              | 24,598.85             |
| <b>TOTAL</b>                     |                                        | <b>\$876,848.03</b>   |
| <b>Capital Reserve Fund</b>      |                                        |                       |
| 7/15/26                          | 20                                     | \$200,000.00          |
| <b>TOTAL</b>                     |                                        | <b>\$200,000.00</b>   |
| <b>Autopayments</b>              |                                        |                       |
| 7/1/26                           | TECO                                   | \$192.34              |
| 7/3/26                           | Florida Natural Gas                    | 88.27                 |
| 7/7/26                           | Republic Services                      | 4,280.23              |
| 7/13/26                          | IRS FICA Tax Payment                   | 91.80                 |
| 7/20/26                          | AT&T                                   | 96.30                 |
| 7/20/26                          | St Johns County Utility Dept           | 3,687.57              |
| 7/20/26                          | Comcast                                | 1,228.52              |
| 7/28/26                          | WF CC Autopayment - Jen Erickson Clark | 2,756.34              |
| 7/28/26                          | WF CC Autopayment - Christian Birol    | 2,782.88              |
| 7/28/26                          | FPL                                    | 14,173.72             |
| 7/29/26                          | AT&T                                   | 74.90                 |
| 7/31/26                          | TECO                                   | 194.45                |
| <b>Total Paid Electronically</b> |                                        | <b>\$29,647.32</b>    |
| <b>Total General Fund</b>        |                                        | <b>\$1,106,495.35</b> |

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT   | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|--------------------------------------------------|------------------------------------|--------|----------|----------------------------|
| 7/01/26       | 00204 | 6/24/26 14203                     | 202606 320-57200-44200                           | TROUBLESHOOTING-STOP SIGN          | *      | 195.00   |                            |
|               |       |                                   |                                                  | ALLSTAR ELECTRICAL CONTRACTORS INC |        |          | 195.00 003445              |
| 7/01/26       | 00204 | 6/24/26 14204                     | 202606 320-57200-44200                           | NEW CAMERA POWER BOX               | *      | 355.00   |                            |
|               |       |                                   |                                                  | ALLSTAR ELECTRICAL CONTRACTORS INC |        |          | 355.00 003446              |
| 7/01/26       | 00166 | 6/17/26 8753                      | 202606 320-57200-44300                           | 200 PROXIMITY BADGES               | *      | 704.75   |                            |
|               |       |                                   |                                                  | ID WORKPLACE LLC                   |        |          | 704.75 003447              |
| 7/01/26       | 00209 | 7/01/26 3638                      | 202607 320-57200-44205                           | JUL26 WEB HOSTING/MAINT            | *      | 300.00   |                            |
|               |       |                                   |                                                  | JSK MARKETING LLC                  |        |          | 300.00 003448              |
| 7/01/26       | 00226 | 6/15/26 4918                      | 202606 320-57200-45507                           | JUN26 JANITORIAL SERVICES          | *      | 1,875.00 |                            |
|               |       |                                   |                                                  | KC SUPREME CLEAN LLC               |        |          | 1,875.00 003449            |
| 7/01/26       | 00138 | 6/30/26 8514                      | 202607 320-57200-49400                           | 7/25 MC/DJ POOL EVENT              | *      | 500.00   |                            |
|               |       |                                   |                                                  | MICHAEL A GIBERTI                  |        |          | 500.00 003450              |
| 7/01/26       | 00224 | 6/19/26 41573746                  | 202606 320-57200-45915                           | JUN26 EQUIPMENT LEASE              | *      | 3,159.65 |                            |
|               |       |                                   |                                                  | NAVITAS CREDIT CORP                |        |          | 3,159.65 003451            |
| 7/01/26       | 00020 | 6/17/26 462                       | 202605 320-57200-45508                           | FACILITY MAINTENANCE-MAY           | *      | 6,900.00 |                            |
|               |       | 6/17/26 462                       | 202605 320-57200-44200                           | REPAIRS & MAINTENANCE-MAY          | *      | 2,400.00 |                            |
|               |       | 6/17/26 462                       | 202605 320-53800-45006                           | GROUND MAINTENANCE-MAY             | *      | 1,700.00 |                            |
|               |       | 6/17/26 462                       | 202605 320-53800-45011                           | CONTINGENCY-MAY                    | *      | 1,005.20 |                            |
|               |       |                                   |                                                  | RIVERSIDE MANAGEMENT SERVICES      |        |          | 12,005.20 003452           |
| 7/01/26       | 00020 | 6/17/26 464                       | 202605 320-57200-45513                           | TRASH COLLECTION SVCS-MAY          | *      | 1,472.20 |                            |
|               |       |                                   |                                                  | RIVERSIDE MANAGEMENT SERVICES      |        |          | 1,472.20 003453            |
| 7/01/26       | 00077 | 6/29/26 0023693                   | 202606 320-57200-44200                           | REPR EVAPORATOR COIL LEAK          | *      | 692.00   |                            |
|               |       |                                   |                                                  | THIGPEN HEATING & COOLING, INC.    |        |          | 692.00 003454              |

MVTP MEADOW VIEW TP TLEE

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS   | VENDOR NAME                      | STATUS | AMOUNT   | .....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|----------------------------------------------------|----------------------------------|--------|----------|-----------------------------|
| 7/01/26       | 00040 | 6/23/26 1202249                   | 202606 320-53800-45004<br>PH4 PLANT REPLACEMENTS   | YELLOWSTONE LANDSCAPE INC        | *      | 4,982.00 | 4,982.00 003455             |
| 7/01/26       | 00040 | 6/25/26 1203667                   | 202606 320-53800-45009<br>JUN26 IRRIGATION REPAIRS | YELLOWSTONE LANDSCAPE INC        | *      | 1,350.30 | 1,350.30 003456             |
| 7/08/26       | 00215 | 7/01/26 20251898                  | 202607 320-57200-45506<br>JUL26 POOL CHEMICALS     | COASTAL POOL CARE LLC            | *      | 2,305.10 | 2,305.10 003457             |
| 7/08/26       | 00215 | 7/01/26 20251907                  | 202607 320-57200-45505<br>JUL26 POOL MAINTENANCE   | COASTAL POOL CARE LLC            | *      | 1,362.90 | 1,362.90 003458             |
| 7/08/26       | 00114 | 7/01/26 770759                    | 202607 320-57200-45410<br>GATE MONITORING AUG26    | HIDDEN EYES LLC                  | *      | 2,730.54 | 2,730.54 003459             |
| 7/08/26       | 00039 | 7/01/26 15240630                  | 202607 320-57200-44200<br>HOOD SYSTEM SERVICES     | FIRST COAST FIRE & SAFETY EQUIP  | *      | 580.00   | 580.00 003460               |
| 7/08/26       | 00045 | 6/30/26 95387                     | 202606 320-53800-45005<br>JUN26 LAKE MAINTENANCE   | FUTURE HORIZONS INC              | *      | 2,593.14 | 2,593.14 003461             |
| 7/08/26       | 00001 | 7/01/26 142                       | 202607 310-51300-34000<br>JUL MANAGEMENT FEES      |                                  | *      | 5,024.08 |                             |
|               |       | 7/01/26 142                       | 202607 310-51300-35300<br>JUL WEBSITE ADMIN        |                                  | *      | 111.33   |                             |
|               |       | 7/01/26 142                       | 202607 310-51300-35100<br>JUL INFORMATION TECH     |                                  | *      | 155.42   |                             |
|               |       | 7/01/26 142                       | 202607 310-51300-31600<br>JUL DISSEMINATION SVCS   |                                  | *      | 1,205.50 |                             |
|               |       | 7/01/26 142                       | 202607 310-51300-51000<br>OFFICE SUPPLIES          |                                  | *      | 1.23     |                             |
|               |       | 7/01/26 142                       | 202607 310-51300-42000<br>POSTAGE                  |                                  | *      | 125.41   |                             |
|               |       | 7/01/26 142                       | 202607 310-51300-42500<br>COPIES                   |                                  | *      | 204.60   |                             |
|               |       | 7/01/26 142                       | 202607 310-51300-41000<br>TELEPHONE                |                                  | *      | 189.06   |                             |
|               |       |                                   |                                                    | GOVERNMENTAL MANAGEMENT SERVICES |        |          | 7,016.63 003462             |

MVTP MEADOW VIEW TP TLEE

| CHECK<br>DATE | VEND# | INVOICE<br>DATE | INVOICE<br>INVOICE        | EXPENSED TO<br>YRMO | DPT | ACCT# | SUB    | SUBCLASS | VENDOR NAME                        | STATUS | AMOUNT      | CHECK<br>AMOUNT | ....<br># |
|---------------|-------|-----------------|---------------------------|---------------------|-----|-------|--------|----------|------------------------------------|--------|-------------|-----------------|-----------|
| 7/08/26       | 00020 | 7/01/26         | 463                       | 202607              | 320 | 57200 | -45504 |          |                                    | *      | 8,391.67    |                 |           |
|               |       |                 | JUL FIELD MGMT/ADMIN      |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       | 7/01/26         | 463                       | 202607              | 320 | 57200 | -45500 |          |                                    | *      | 8,721.00    |                 |           |
|               |       |                 | JUL FACILITY MANAGEMENT   |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       |                 |                           |                     |     |       |        |          | RIVERSIDE MANAGEMENT SERVICES      |        |             | 17,112.67       | 003463    |
| 7/08/26       | 00221 | 6/30/26         | 7778716                   | 202606              | 310 | 51300 | -48000 |          |                                    | *      | 95.84       |                 |           |
|               |       |                 | NOTICE OF WORKSHOP-6/15   |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       | 6/30/26         | 7778716                   | 202606              | 310 | 51300 | -48000 |          |                                    | *      | 97.20       |                 |           |
|               |       |                 | NOTICE OF MEETING-6/18/26 |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       | 6/30/26         | 7778716                   | 202606              | 310 | 51300 | -48000 |          |                                    | *      | 95.84       |                 |           |
|               |       |                 | NOTICE OF MEETING-7/9/26  |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       |                 |                           |                     |     |       |        |          | USA TODAY MEDIA CORP               |        |             | 288.88          | 003464    |
| 7/15/26       | 00039 | 7/08/26         | 24552256                  | 202607              | 320 | 57200 | -44200 |          |                                    | *      | 60.00       |                 |           |
|               |       |                 | (5) TAG - ANN MAINTENANCE |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       | 7/08/26         | 24552256                  | 202607              | 320 | 57200 | -44200 |          |                                    | *      | 319.80      |                 |           |
|               |       |                 | 6YR MAINT/RECHARGE        |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       |                 |                           |                     |     |       |        |          | FIRST COAST FIRE & SAFETY EQUIP    |        |             | 379.80          | 003465    |
| 7/15/26       | 00024 | 7/14/26         | 07142026                  | 202607              | 300 | 10100 | -01000 |          |                                    | *      | 700,000.00  |                 |           |
|               |       |                 | SEACOAST GF TRANSFER      |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       | 7/14/26         | 07142026                  | 202607              | 300 | 10100 | -01000 |          |                                    | V      | 700,000.00- |                 |           |
|               |       |                 | SEACOAST GF TRANSFER      |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       |                 |                           |                     |     |       |        |          | MEADOW VIEW AT TWIN CREEKS CDD C/O |        |             | .00             | 003466    |
| 7/15/26       | 00020 | 6/30/26         | 465                       | 202606              | 320 | 57200 | -45510 |          |                                    | *      | 5,583.30    |                 |           |
|               |       |                 | JUN FACILITY ATTENDANT    |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       |                 |                           |                     |     |       |        |          | RIVERSIDE MANAGEMENT SERVICES      |        |             | 5,583.30        | 003467    |
| 7/15/26       | 00020 | 6/30/26         | 466                       | 202606              | 320 | 57200 | -45509 |          |                                    | *      | 1,158.90    |                 |           |
|               |       |                 | JUN PRIVATE EVT ATTENDENT |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       |                 |                           |                     |     |       |        |          | RIVERSIDE MANAGEMENT SERVICES      |        |             | 1,158.90        | 003468    |
| 7/15/26       | 00020 | 6/30/26         | 467                       | 202606              | 320 | 57200 | -49400 |          |                                    | *      | 372.00      |                 |           |
|               |       |                 | JUN SPECIAL EVT ASSISTANT |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       |                 |                           |                     |     |       |        |          | RIVERSIDE MANAGEMENT SERVICES      |        |             | 372.00          | 003469    |
| 7/15/26       | 00020 | 6/30/26         | 468                       | 202606              | 320 | 57200 | -45501 |          |                                    | *      | 15,282.05   |                 |           |
|               |       |                 | JUN LIFEGUARDS            |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       |                 |                           |                     |     |       |        |          | RIVERSIDE MANAGEMENT SERVICES      |        |             | 15,282.05       | 003470    |
| 7/15/26       | 00020 | 6/30/26         | 469                       | 202606              | 320 | 57200 | -45511 |          |                                    | *      | 4,781.10    |                 |           |
|               |       |                 | JUN POOL MONITOR SERVICES |                     |     |       |        |          |                                    |        |             |                 |           |
|               |       |                 |                           |                     |     |       |        |          | RIVERSIDE MANAGEMENT SERVICES      |        |             | 4,781.10        | 003471    |

MVTP MEADOW VIEW TP TLEE

| CHECK<br>DATE | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS    | VENDOR NAME                    | STATUS | AMOUNT     | ....CHECK.....<br>AMOUNT # |
|---------------|-------|-----------------------------------|-----------------------------------------------------|--------------------------------|--------|------------|----------------------------|
| 7/15/26       | 00229 | 7/01/26 12003                     | 202607 320-57200-45450<br>JUL26 SECURITY SERVICES   | SECURITY DEVELOPMENT GROUP LLC | *      | 8,773.40   | 8,773.40 003472            |
| 7/15/26       | 00040 | 7/01/26 1213466                   | 202607 320-53800-45003<br>JUL LANDSCAPE MAINTENANCE | YELLOWSTONE LANDSCAPE INC      | *      | 51,157.93  | 51,157.93 003473           |
| 7/15/26       | 00038 | 7/14/26 457539                    | 202607 320-57200-44200<br>ISSUES WITH GATE/REPAIRS  | ATLANTIC SECURITY              | *      | 101.25     | 101.25 003474              |
| 7/15/26       | 00122 | 7/14/26 07142026                  | 202607 300-10100-01000<br>SEACOAST GF TRANSFER      | MEADOW VIEW AT TWIN CREEKS CDD | *      | 700,000.00 | 700,000.00 003475          |
| 7/23/26       | 00230 | 7/20/26 68461                     | 202607 310-51300-42500<br>FY27 ASMNT MAILED NOTICES | CHEROKEE PRINTING INC          | *      | 1,927.21   | 3,078.49 003476            |
|               |       | 7/20/26 68461                     | 202607 310-51300-42000<br>FY27 ASMNT MAILED NOTICES |                                | *      | 1,151.28   |                            |
| 7/27/26       | 00038 | 7/24/26 458380                    | 202607 320-57200-44200<br>SERVICE CALL-SYSTEM DOWN  | ATLANTIC SECURITY              | *      | 540.00     | 540.00 003477              |
| 7/27/26       | 00215 | 7/21/26 2607294                   | 202607 320-57200-44200<br>STENNER PUMP M45          | COASTAL POOL CARE LLC          | *      | 749.86     | 749.86 003478              |
| 7/27/26       | 00005 | 7/13/26 226959                    | 202606 310-51300-31100<br>JUN ENGINEERING SERVICES  | ENGLAND THIMS & MILLER INC     | *      | 1,302.41   | 1,302.41 003479            |
| 7/27/26       | 00045 | 2/16/26 93529                     | 202602 320-57200-44200<br>UNCLOGGED TWO UNITS       | FUTURE HORIZONS INC            | *      | 150.00     | 150.00 003480              |
| 7/27/26       | 00045 | 7/24/26 95790                     | 202607 320-57200-44200<br>SERVICE CALL-UNCLOG FOUNT | FUTURE HORIZONS INC            | *      | 150.00     | 150.00 003481              |
| 7/27/26       | 00226 | 7/15/26 4982                      | 202607 320-57200-45507<br>JUL26 JANITORIAL SERVICES | KC SUPREME CLEAN LLC           | *      | 1,875.00   | 1,875.00 003482            |

MVTP MEADOW VIEW TP TLEE

| CHECK<br>DATE      | VEND# | .....INVOICE.....<br>DATE INVOICE | ...EXPENSED TO...<br>YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME                   | STATUS | AMOUNT     | ....CHECK.....<br>AMOUNT # |
|--------------------|-------|-----------------------------------|--------------------------------------------------|-------------------------------|--------|------------|----------------------------|
| 7/27/26            | 00178 | 6/29/26 3763720                   | 202603 310-51300-31500                           | MAR26 GENERAL COUNSEL         | *      | 2,036.50   |                            |
|                    |       |                                   |                                                  | KUTAK ROCK LLP                |        |            | 2,036.50 003483            |
| 7/27/26            | 00178 | 6/29/26 3763719                   | 202604 310-51300-31500                           | APR26 GENERAL COUNSEL         | *      | 3,930.78   |                            |
|                    |       |                                   |                                                  | KUTAK ROCK LLP                |        |            | 3,930.78 003484            |
| 7/27/26            | 00020 | 7/17/26 470                       | 202606 320-57200-45513                           | TRASH COLLECTION SVCS-JUN     | *      | 1,274.32   |                            |
|                    |       |                                   |                                                  | RIVERSIDE MANAGEMENT SERVICES |        |            | 1,274.32 003485            |
| 7/27/26            | 00020 | 7/17/26 471                       | 202606 320-57200-45508                           | FACILITY MAINTENANCE-JUN      | *      | 6,100.00   |                            |
|                    |       | 7/17/26 471                       | 202606 320-57200-44200                           | REPAIRS & MAINTENANCE-JUN     | *      | 3,700.00   |                            |
|                    |       | 7/17/26 471                       | 202606 320-53800-45006                           | GROUND MAINTENANCE-JUN        | *      | 1,800.00   |                            |
|                    |       | 7/17/26 471                       | 202606 320-53800-45011                           | CONTINGENCY-JUN               | *      | 749.60     |                            |
|                    |       |                                   |                                                  | RIVERSIDE MANAGEMENT SERVICES |        |            | 12,349.60 003486           |
| 7/27/26            | 00046 | 7/20/26 62248246                  | 202607 320-57200-45917                           | JUL PEST CONTROL SERVICES     | *      | 240.38     |                            |
|                    |       |                                   |                                                  | TURNER PEST CONTROL LLC       |        |            | 240.38 003487              |
| TOTAL FOR BANK A   |       |                                   |                                                  |                               |        | 876,848.03 |                            |
| TOTAL FOR REGISTER |       |                                   |                                                  |                               |        | 876,848.03 |                            |

MVTP MEADOW VIEW TP TLEE

APPROVED REPAIRS AND MAINTENANCE  
57200.320.44200  
CHRISTIAN BIROL 06/25/2026



**Allstar Electric**

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

☎ (904) 234-1977  
✉ cbirol@rmsnf.com

**RECEIVED**

**By Tara Lee at 11:53 am, Jun 25, 2026**

|               |                 |
|---------------|-----------------|
| JOB           | #8698           |
| INVOICE       | #14203          |
| SERVICE DATE  | Jun 24, 2026    |
| INVOICE DATE  | Jun 24, 2026    |
| PAYMENT TERMS | Upon completion |
| DUE DATE      | Jun 24, 2026    |
| AMOUNT DUE    | <b>\$195.00</b> |

CONTACT US

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

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

Service completed by: Brantley Kenny

INVOICE

| Services                                                                                                                                                                      | qty | unit price | amount          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|-----------------|
| Service - Troubleshooting                                                                                                                                                     | 1.0 | \$195.00   | \$195.00        |
| Troubleshooting of items Stop signs not working, found switch turned off at sign on Charlie Way.                                                                              |     |            |                 |
| Checked power to second stop sign at Concave Lane. Removed Cover checked voltage at Sign, all good. Checked Photo Eye, all good, could not find an issue with this stop sign. |     |            |                 |
| Subtotal                                                                                                                                                                      |     |            | \$195.00        |
| Job Total                                                                                                                                                                     |     |            | \$195.00        |
| Invoice Amount                                                                                                                                                                |     |            | <b>\$195.00</b> |

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

See our Terms & Conditions

APPROVED REPAIRS AND MAINTENANCE  
57200.320.44200  
CHRISTIAN BIROL 06/25/2026



## Allstar Electric

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

☎ (904) 234-1977  
✉ cbirol@rmsnf.com

**RECEIVED**

**By Tara Lee at 11:55 am, Jun 25, 2026**

|               |                 |
|---------------|-----------------|
| JOB           | #8706           |
| INVOICE       | #14204          |
| SERVICE DATE  | Jun 24, 2026    |
| INVOICE DATE  | Jun 24, 2026    |
| PAYMENT TERMS | Upon completion |
| DUE DATE      | Jun 24, 2026    |
| AMOUNT DUE    | <b>\$355.00</b> |

### CONTACT US

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

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

Service completed by: Tristan Maure, Brantley Kenny

## INVOICE

Run Power from existing location for Security Company that will meet you on site.

| Services                                                                                                                                                                                  | qty | Unit price | amount   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------|----------|
| Service Calls - Commercial Service Call                                                                                                                                                   | 1.0 | \$355.00   | \$355.00 |
| Run Power from existing RV Pedastal at tennis court to Security Company enclosure with hardwired connection. Square D 20 amp Breaker installed with stainless steel screws and PVC Straps |     |            |          |

Subtotal \$355.00

**Job Total \$355.00**

**Invoice Amount \$355.00**

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

See our Terms & Conditions

ID Workplace LLC dba First Class ID

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

1 320 57200 44300 Access Cards  
Approved Jen Erickson 6.29.2026

# Invoice

| Date      | Invoice # |
|-----------|-----------|
| 6/17/2026 | 8753      |

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

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

| Rep  | S.O. No. | P.O. No. | Terms  |
|------|----------|----------|--------|
| MW22 | 7048     |          | Net 30 |

| Item                | Description                                     | Ordered | Invoiced | Each  | Total  |
|---------------------|-------------------------------------------------|---------|----------|-------|--------|
| Prox26ClamshellT    | 26 Bit Clamshell Proximity Badge                | 100     | 100      | 3.30  | 330.00 |
| Prox26TagT          | 26 Bit Proximity Disc with Adhesive Back        | 100     | 100      | 3.49  | 349.00 |
|                     |                                                 |         |          |       | 679.00 |
| Shipping & Handling | UPS Shipping & Handling                         | 1       | 1        | 25.75 | 25.75  |
|                     | 6/16 - shipped UPS Track#<br>1ZY828A90392287131 |         |          |       |        |

**Subtotal** \$704.75

**Sales Tax (0.0%)** \$0.00

**Total** \$704.75

**Payments/Credits** \$0.00

**Balance Due** \$704.75

**RECEIVED**

**By Tara Lee at 9:02 am, Jun 29, 2026**

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 6.30.2026 Jen Erickson



INVOICE

BILL TO  
Jim Oliver  
Meadow View at Twins Creek CDD

INVOICE 3638  
DATE 07/01/2026  
TERMS Net 15  
DUE DATE 07/16/2026

| SERVICE     | DESCRIPTION | QTY | RATE   | AMOUNT |
|-------------|-------------|-----|--------|--------|
| Web Hosting |             | 1   | 300.00 | 300.00 |

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

BALANCE DUE \$300.00

Ways to pay

BANK

View and pay

RECEIVED  
By Tara Lee at 3:03 pm, Jun 30, 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 #4918

Issued Jun 15, 2026  
Due Jul 15, 2026  
Property Manager Jennifer Erickson

**Total \$1,875.00**

### Meadow View at Twin Creeks June 2026 cleaning invoice #4918

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

1 320 57200 45507 Janitorial  
Approved Jen Erickson  
6.23.2026

**RECEIVED**

**By Tara Lee at 12:38 pm, Jun 23, 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> |

# MAGNETIX

## DJ SERVICES

'YOUR ENTERTAINMENT CONNEXION'

## INVOICE

P.O. Box 23766  
Jacksonville, FL. 32241  
(904) 607-7111

INVOICE # 8514  
DATE: JUNE 30, 2026

**TO:**  
Meadow View at Twin Creeks CDD / Jennifer Clark-  
Erickson  
850 Beacon Lake Parkway  
St. Augustine, FL 32095  
904.217.3052

**FOR:**  
MC/DJ Beacon Lake Member Pool Event

**RECEIVED**  
*By Tara Lee at 2:21 pm, Jun 30, 2026*

| DESCRIPTION                                                         | HOURS     | RATE | AMOUNT   |
|---------------------------------------------------------------------|-----------|------|----------|
| 07/25/26 - MC/DJ Member Pool Event                                  | 2pm – 5pm |      | \$500.00 |
| 1 320 57200 49400 Special Events<br>Approved Jen Erickson 6.30.2026 |           |      |          |
| ALL EVENTS RAIN OR SHINE                                            |           |      |          |
| TOTAL                                                               |           |      | \$500.00 |

**Make All Checks Payable to Magnetix DJ Services – Thank You For Your Business**



**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY

201 EXECUTIVE CENTER DR., SUITE 100  
COLUMBIA, SC 29210

*Return Service Requested*

Invoice Date: 06/19/2026

8333000264 PRESORT PBPS001 <B>



MEADOW VIEW AT TWIN CREEKS COMMUNITY DE  
MATTHEW BIAGETTI  
475 W. TOWN PLACE SUITE 114  
SAINT AUGUSTINE FL 32092-3649

## Remittance Section

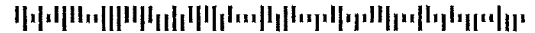
Contract Number: 41573746  
Due Date: 7/10/2026  
Amount Due: \$3,159.65

Amount Enclosed: \$

Please see additional Important Information on reverse side.

Use enclosed envelope and make check payable to:

NAVITAS CREDIT CORP.  
PO BOX 935204  
ATLANTA, GA 311935204



000415737462026061900003159650

*Keep lower portion for your records - Please return upper portion with your payment.*



**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY

| DUE DATE                                              | CONTRACT NO. | EQUIPMENT DESCRIPTION |
|-------------------------------------------------------|--------------|-----------------------|
| 7/10/2026                                             | 41573746     | FITNESS EQUIPMENT     |
| CUSTOMER NAME                                         |              |                       |
| MEADOW VIEW AT TWIN CREEKS<br>COMMUNITY DEVELOPMENT D |              |                       |

PH: 888-978-6353

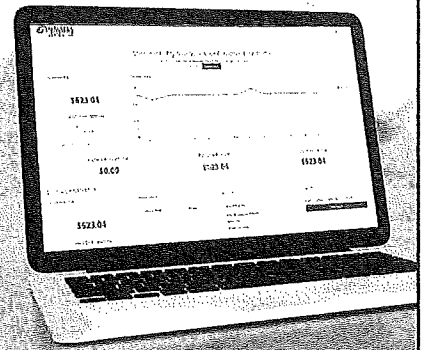
## Important Messages

INTRODUCING... <http://my.navitascredit.com>

Managing your account at Navitas has never been easier. Your secure sign-on lets you access your account when it's convenient for you. 24X7 service at [my.navitascredit.com](http://my.navitascredit.com) is now a simple click away.

- ⇒ Update Account Information    ⇒ Manage Payments
- ⇒ Download Invoices            ⇒ Access Additional Credit

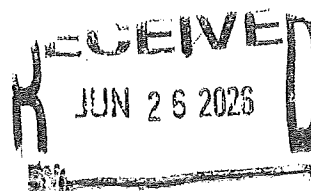
Register Today at: <http://my.navitascredit.com>  
*Click the Link Above*



| CONTRACT NUMBER | DESCRIPTION      | DUE DATE   | PAYMENT AMOUNT | SALES/ USE TAX | LATE CHARGE | INSURANCE CHARGES | OTHER CHARGES | TOTAL AMOUNT |
|-----------------|------------------|------------|----------------|----------------|-------------|-------------------|---------------|--------------|
| 41573746-1      | Contract Payment | 07/10/2026 | \$3,159.65     |                |             |                   |               | \$3,159.65   |
| SUBTOTALS:      |                  |            | \$3,159.65     |                |             |                   |               | \$3,159.65   |

**RECEIVED**

By Tara Lee at 3:44 pm, Jun 26, 2026



---

## Have you moved or changed your phone number or email address?

Please log onto [my.navitascredit.com](http://my.navitascredit.com) or email [customerservice@navitascredit.com](mailto:customerservice@navitascredit.com)

## Your Opinion Matters

Navitas values your opinion; the more we listen to our customers, the better we can satisfy their equipment financing needs. Please take a few minutes to let us know how we are doing. Click the link below to get started.

<https://engage.navitascredit.com/Satisfaction-Survey>

## Thank you for your business!

---

**IMPORTANT REMINDER:** Enclose remittance slip with your check and remit to the address shown below for payments to ensure accurate and timely processing of your payment. For prompt review and handling, please send other correspondence and notices separately to the attention of: **NAVITAS CREDIT CORP. 201 EXECUTIVE CENTER DR. SUITE 100 COLUMBIA, SC 29210**



**NAVITAS CREDIT CORP.**  
A UNITED COMMUNITY BANK COMPANY

PH: 888-978-6353

|                                                                               |                                 |                                                   |
|-------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------|
| <b>DUE DATE</b><br>7/10/2026                                                  | <b>CONTRACT NO.</b><br>41573746 | <b>EQUIPMENT DESCRIPTION</b><br>FITNESS EQUIPMENT |
| <b>CUSTOMER NAME</b><br>MEADOW VIEW AT TWIN CREEKS<br>COMMUNITY DEVELOPMENT D |                                 |                                                   |

## For Payments

**Online:** <http://my.navitascredit.com>

## By Check:

NAVITAS CREDIT CORP.  
PO BOX 935204  
ATLANTA, GA 311935204

## To Reach Us:

- By phone: 888-978-6353
- Customer service hours of operation: 8:30 AM to 5:00 PM, Mon-Fri Eastern Time
- By e-mail: [customerservice@navitascredit.com](mailto:customerservice@navitascredit.com)
- For correspondence other than payments:

NAVITAS CREDIT CORP.  
201 EXECUTIVE CENTER DR.  
SUITE 100  
COLUMBIA, SC 29210

For 24/7 online support, visit us @ <http://my.navitascredit.com>

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

# Invoice

Invoice #: 462  
Invoice Date: 6/17/2026  
Due Date: 6/17/2026  
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 May 1 - May 31, 2026             | 300.13    | 40.00 | 12,005.20 |
| APPROVED CHRISTIAN BIROL<br>06/25/2026                |           |       |           |
| FACILITY MAINTENANCE- \$6900.00<br>57200.320.45508    |           |       |           |
| REPAIRS AND MAINTENANCE- \$2400.00<br>57200.320.44200 |           |       |           |
| GROUNDS MAINTENANCE- \$1700.00<br>53800.320.45006     |           |       |           |
| CONTINGENCY- \$1005.20<br>53800.320.45011             |           |       |           |
| Alison Moring<br>6-24-26                              |           |       |           |

**RECEIVED**

By Tara Lee at 10:39 am, Jun 25, 2026

**Total** \$12,005.20

**Payments/Credits** \$0.00

**Balance Due** \$12,005.20

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

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u>                                                                                                                                                                                                                                                                                               |
|-------------|--------------|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5/1/26      | 7.73         | D.M.            | Pressure washed lake side park, re-attached chains on soccer goals, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles                                                                |
| 5/1/26      | 7.53         | N.A.            | Pressure washed lake side park building, cleaned and organized pool area, removed debris around amenity center and community, checked and changed trash receptacles, emptied and restocked dog waste receptacles                                                                                                 |
| 5/4/26      | 7.93         | D.M.            | Installed new bollard in concrete at landings call box, places signs for Charles Kitch around community, straightened and organized pool deck and patio furniture, removed debris around pool deck                                                                                                               |
| 5/4/26      | 7.98         | N.A.            | Replaced bollard at lakeside part at the landings, fixed railing going down to kids pool area, installed Charles Kitchen food signs around property, straightened and organized pool area, removed debris around property                                                                                        |
| 5/5/26      | 8            | D.M.            | Bolted in bollard at landings call box, put up windscreens at pickleball courts, removed debris around pool deck, straightened and organized all pool deck and patio furniture, checked and changed trash receptacles, emptied and restocked dog waste receptacles                                               |
| 5/5/26      | 8.22         | N.A.            | Installed windscreens around pickleball courts, bolted bollards at landings, straightened and organized pool deck and patio furniture, removed debris around community, checked and changed trash receptacles, emptied and restocked dog waste receptacles                                                       |
| 5/6/26      | 6            | D.M.            | Took down soccer goals and disposed of broken one and stored one, continued installing windscreens at pickleball courts, removed debris around pool deck, straightened and organized pool deck and patio furniture                                                                                               |
| 5/6/26      | 7.8          | N.A.            | Continued working on installing windscreens on pickleball courts, removed soccer goals, stored one soccer goal and broken soccer goal disposed of, straightened and organized pool deck and patio furniture, removed debris around amenity center and community                                                  |
| 5/6/26      | 4            | M.B.            | Removed debris around amenity center, pool deck, roadways and common areas, checked and changed trash receptacles                                                                                                                                                                                                |
| 5/7/26      | 7.82         | D.M.            | Zip tied windscreens at tennis courts and finished pickleball courts, removed debris around pool deck and lakeside park, straightened and organized pool deck and patio furniture                                                                                                                                |
| 5/7/26      | 8.05         | N.A.            | Finished windscreens on pickleball courts, started windscreens in tennis courts, straightened and organized pool deck and patio furniture, removed debris around property and lakeside park                                                                                                                      |
| 5/8/26      | 7.87         | D.M.            | Finished installing windscreens at tennis courts, straightened and organized pool deck and patio furniture, removed debris around pool deck, emptied and restocked dog waste receptacles                                                                                                                         |
| 5/8/26      | 7.62         | N.A.            | Completed windscreens in tennis courts, assisted with kayak rentals, cleaned social hall after party, removed debris from lakeside park, basketball courts, around amenity center and community, straightened and organized pool deck and patio furniture                                                        |
| 5/11/26     | 8.02         | D.M.            | Fixed broken spot lights for palm tree at lakeside park, raked the beach area, removed debris around pool deck and lakeside park, straightened and organized pool deck and patio furniture, checked and changed trash receptacles at lakeside park and food truck alley, straightened furniture at lakeside park |
| 5/11/26     | 8.2          | N.A.            | Repaired light at lakeside park, looked into pool GFI that was tripped, raked sand at beach, straightened and organized pool deck and patio area, removed debris at lakeside park, straightened furniture at lakeside park, checked and changed trash receptacles                                                |
| 5/12/26     | 7            | D.M.            | Built one of two soccer goals for soccer field, removed debris around pool deck, straightened and organized pool deck and patio furniture, cleaned up area at lakeside park, checked and changed all trash receptacles, emptied and restocked dog waste receptacles                                              |
| 5/12/26     | 7.03         | N.A.            | Assembled one soccer goal, straightened and organized all pool area furniture, removed                                                                                                                                                                                                                           |

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

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u>                                                                                                                                                                                                                                                                                                                                                          |
|-------------|--------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5/13/26     | 8            | D.M.            | debris around community,, emptied and restocked dog waste receptacles<br>BUILT second soccer goal for soccer field, cut excess zip ties from top of fence lining at pickleball courts, fixed damaged pole at tennis court fence, removed debris around pool deck, straightened and organized pool deck and patio furniture, emptied and restocked all dog waste receptacles |
| 5/13/26     | 8.13         | N.A.            | Installed soccer goal on field, cut zip ties at pickleball courts, fixed broken fence post at tennis courts, straightened and organized pool deck and patio furniture, removed debris around community, emptied and restocked dog waste receptacles                                                                                                                         |
| 5/13/26     | 4            | M.B.            | Removed debris around amenity center, pool deck, roadways and common areas, checked and changed trash receptacles                                                                                                                                                                                                                                                           |
| 5/14/26     | 7.83         | D.M.            | Applied ant killer around pool, fixed netting at kids splash park, removed all tags from locked gates at pool, replaced damaged dog pot, straightened and organized pool deck and patio furniture, removed debris around pool deck                                                                                                                                          |
| 5/14/26     | 7.82         | N.A.            | Sprayed weeds around pool, applied ant killer around pool, swept mulch back around pool, replaced broken dog pot, cut off locks around pool entry gates, straightened and organized pool deck and patio furniture, removed debris around property                                                                                                                           |
| 5/15/26     | 7.65         | D.M.            | Straightened and organized pool deck and patio furniture, removed debris around pool deck, basketball courts, pickleball courts and tennis courts, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles                                                                                                                               |
| 5/18/26     | 7.9          | D.M.            | Fixed broken pool lap lane, put ant killer on ant piles at town homes, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed trash receptacles on pool deck and at lakeside park                                                                                                                                   |
| 5/18/26     | 8.1          | N.A.            | Removed a ceiling fan and out a cap over it, straightened and organized pool deck and patio furniture, removed debris around pool deck and community, checked and changed all trash receptacles, emptied and restocked all dog waste receptacles                                                                                                                            |
| 5/19/26     | 7.95         | D.M.            | Moved all gym mats into gym for new flooring, cleaned calcium build up from water fountains in the gym, removed debris around pool deck, straightened and organized pool deck and patio furniture, emptied and restocked dog waste receptacles                                                                                                                              |
| 5/19/26     | 7.9          | N.A.            | Removed ketchup off pool area, moved gym floor mats into main building, cleaned water fountains in workout room, straightened and organized pool deck and patio furniture, removed debris around amenity center and community, emptied and restocked all dog waste receptacles                                                                                              |
| 5/20/26     | 7.85         | D.M.            | Installed new padding on shelves for gym, removed old floor tiles from gym, straightened and organized pool deck and patio furniture, removed debris around pool deck                                                                                                                                                                                                       |
| 5/20/26     | 8.07         | N.A.            | Removed gym floor mats, put new pads on workout benches, straightened and organized pool deck and patio furniture, removed debris around amenity center                                                                                                                                                                                                                     |
| 5/20/26     | 3.4          | M.B.            | Removed debris around amenity center, pool deck, roadways and common areas, checked and changed trash receptacles                                                                                                                                                                                                                                                           |
| 5/21/26     | 4.07         | D.M.            | Put chairs and tables outside for event, set up social hall for board meeting, removed debris around pool deck and around amenity center, straightened and organized pool deck and patio furniture                                                                                                                                                                          |
| 5/21/26     | 7.97         | N.A.            | Fixed soccer fence, pressure washed entryway, put chairs and tables outside for an event, set room up for board meeting, after meeting cleaned up and put room back together, put ant killer on sidewalk by townhomes, picked up supplies, straightened and organized pool deck and patio furniture, removed debris around pool deck                                        |
| 5/22/26     | 7.68         | N.A.            | Swept gym floors for new gym mats, organized maintenance closet and kayak shack, straightened and organized pool deck and patio furniture, removed debris around amenity center, emptied and restocked dog waste receptacles                                                                                                                                                |
| 5/26/26     | 5.05         | D.M.            | Finished installing metal sheets for wall in fitness center, removed debris around amenity parking lot                                                                                                                                                                                                                                                                      |

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

| <u>Date</u>  | <u>Hours</u>         | <u>Employee</u> | <u>Description</u>                                                                                                                                                                                                                                                                     |
|--------------|----------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5/26/26      | 7.97                 | N.A.            | Fixed fence around soccer field, installed metal sheets in fitness center, straightened and organized pool deck and patio furniture, removed debris around pool deck and amenity center                                                                                                |
| 5/27/26      | 7.73                 | D.M.            | Installed aluminum pipes at lake side park, removed debris from pool deck, straightened and organized pool deck and patio furniture, checked and changed all trash receptacles, emptied and restocked dog waste receptacles                                                            |
| 5/27/26      | 7.82                 | N.A.            | Put gym weights back in order, fixed sprinkler at lake side, fixed broken down spouts at lake side park, straightened and organized pool deck and patio furniture, removed debris around main pond, checked and changed trash receptacles, emptied and restocked dog waste receptacles |
| 5/27/26      | 3.42                 | M.B.            | Removed debris around amenity center, pool deck, roadways, common areas and ponds, checked and changed trash receptacles                                                                                                                                                               |
| 5/28/26      | 5                    | D.M.            | Fixed broken shower head at lake side, installed new vents on doors for restrooms at lake side park, straightened and organized pool deck and patio furniture, removed debris around pool deck                                                                                         |
| 5/28/26      | 7.13                 | N.A.            | Fixed women's mirror in bathroom, replaced both vents at lake side bathrooms, straightened and organized pool deck and patio furniture, removed debris around property, emptied and restocked dog waste receptacles at town homes                                                      |
| 5/29/26      | 7.27                 | D.M.            | Fixed broken paneling on street light, glued bricks around pool entrance steps, put out new umbrellas on pool deck, removed debris around pool deck area, straightened and organized pool deck and patio furniture, emptied and restocked all dog waste receptacles                    |
| 5/29/26      | 7.62                 | N.A.            | Fixed light panel main street, fixed splash park net, fixed bricks near pool area, installed new umbrellas around pool, straightened and organized pool deck and patio furniture, removed debris around property, emptied and restocked dog waste receptacles                          |
| <b>TOTAL</b> | <u><u>300.13</u></u> |                 |                                                                                                                                                                                                                                                                                        |
| <b>MILES</b> | <u><u>0</u></u>      |                 | *Mileage is reimbursable per section 112.061 Florida Statutes Mileage Rate 2009-0.445                                                                                                                                                                                                  |

**Riverside Management Services, Inc**

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

**Invoice****Invoice #:** 464**Invoice Date:** 6/17/2026**Due Date:** 6/10/2026**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 - Trash Collection - May 1 - May 31, 2026 | 43.3      | 34.00 | 1,472.20 |
| APPROVED CHRISTIAN BIROL<br>06/25/2026                         |           |       |          |
| TRASH COLLECTION \$1472.20<br>1.320.57200.45513                |           |       |          |
| Alison Moring<br>6-24-26                                       |           |       |          |

**Total** \$1,472.20**Payments/Credits** \$0.00**Balance Due** \$1,472.20**RECEIVED****By Tara Lee at 10:39 am, Jun 25, 2026**

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
TRASH REMOVAL BILLABLE HOURS  
FOR THE MONTH OF MAY 2026

---

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u>                                                                                                                                                                                                                                             |
|-------------|--------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5/20/26     | 7.83         | J.T.            | Removed debris around amenity center, pool deck, courts, beach area, lakeside park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways                                                                                     |
| 5/21/26     | 5.85         | J.T.            | Removed debris around phase one and phase two ponds, removed debris around both parking lots                                                                                                                                                                   |
| 5/22/26     | 7.62         | J.T.            | Removed debris around amenity center, pool deck, courts, beach area, lakeside park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways, checked and changed trash receptacles, emptied and restocked dog waste receptacles |
| 5/27/26     | 7.72         | J.T.            | Removed debris around pool, pond behind seven eleven, phase one pond, phase two pond, all parking lots, replaced trash receptacles on pool deck, cleaned up dumpster area                                                                                      |
| 5/28/26     | 7.75         | J.T.            | Removed debris around amenity center, pool deck, courts, beach area, lakeside park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways                                                                                     |
| 5/29/26     | 6.53         | J.T.            | Removed debris around amenity center, pool deck, courts, beach area, lakeside park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways, checked and changed trash receptacles                                              |

|       |             |
|-------|-------------|
| TOTAL | <u>43.3</u> |
|-------|-------------|

|       |          |
|-------|----------|
| MILES | <u>0</u> |
|-------|----------|

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

# THIGPEN

## HEATING & COOLING, INC.

Since 1962

### Please remit payment to:

Thigpen Heating and Cooling, Inc.  
2801 Dawn Road, Jacksonville FL 32207  
Phone: 904-448-1962 Website: www.thigpenac.com  
License # CACO56726 | CACO56729 | CN208226

**INVOICE : 0023693**

|                                                                                     |
|-------------------------------------------------------------------------------------|
| <b>Bill To :</b> 123452                                                             |
| Meadow View At Twin Creeks CDD<br>850 Beacon Lake Pkwy<br>Saint Augustine, FL 32095 |

|                                                                                     |                                  |
|-------------------------------------------------------------------------------------|----------------------------------|
| <b>Invoice Date :</b> 06/29/2026                                                    | <b>Install Date :</b> 01/10/2019 |
| <b>Service Order :</b> 048567                                                       | <b>Page :</b> 1 of 1             |
| <b>Serviced At :</b> 123452                                                         |                                  |
| Meadow View At Twin Creeks CDD<br>850 Beacon Lake Pkwy<br>Saint Augustine, FL 32095 |                                  |

APPROVED REPAIRS AND MAINTENANCE  
57200.320.44200  
CHRISTIAN BIROL 06/30/2026

| Contact         | Telephone     | Call Type | Customer PO | Terms            |
|-----------------|---------------|-----------|-------------|------------------|
| CHRISTIAN BIROL | (904)217-3052 | CSVC      |             | DUE UPON RECEIPT |

#### Service Comments :

6/25/26 Leak search and found evaporator coil leaking. Added 3 lb 410 a to reach proper pressure and temperature.

| Description          | Mfg Name                                       | Model     | Serial No  |
|----------------------|------------------------------------------------|-----------|------------|
| Air Handler          | MISC                                           | FB4CNP048 | 1818F02115 |
| Total Labor for Unit |                                                |           | 0.00       |
| Qty                  | Description                                    | Price     | Extended   |
| 1                    | ELECTRONIC LEAK SEARCH 3 TON PKG<br>W/NITROGEN | 284.00    | 284.00     |
| 3                    | ADD NEW R410A BY THE POUND 1ST<br>POUND        | 136.00    | 408.00     |
| Total Parts for Unit |                                                |           | 692.00     |

#### PLEASE REMIT TO:

Thigpen Heating & Cooling, Inc

2801 Dawn Road  
Jacksonville, FL 32207

|                     |            |
|---------------------|------------|
| <b>Materials:</b>   | 692.00     |
| <b>Misc:</b>        | 0.00       |
| <b>Trip Charge:</b> | 0.00       |
| <b>Labor:</b>       | 0.00       |
| <b>Subtotal:</b>    | 692.00     |
| <b>Sales Tax:</b>   | 0.00       |
| <b>Total:</b>       | 692.00 USD |
| <b>Balance Due:</b> | 692.00 USD |

**RECEIVED**

By Tara Lee at 11:23 am, Jun 30, 2026



## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1202249   | 6/23/2026    |
| TERMS     | PO NUMBER    |
| Net 30    |              |

**Bill To:**

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

**Remit To:**

Yellowstone Landscape  
PO Box 101017  
Atlanta, GA 30392-1017

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

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

**Invoice Due Date:** July 23, 2026

**Invoice Amount:** \$4,982.00

| Description                       | Current Amount |
|-----------------------------------|----------------|
| Phase Four Park Plant Replacement |                |
| Landscape Enhancement             | \$4,982.00     |

**Invoice Total** **\$4,982.00**

IN COMMERCIAL LANDSCAPING

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

APPROVED IRRIGATION REPAIRS  
53800.320.45009  
CHRISTIAN BIROL 06/29/2026



## INVOICE

| INVOICE # | INVOICE DATE |
|-----------|--------------|
| 1203667   | 6/25/2026    |
| 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:** July 25, 2026

**Invoice Amount:** \$1,350.30

| Description                  | Current Amount |
|------------------------------|----------------|
| June irrigation repairs-2026 |                |
| Irrigation Repairs           | \$1,350.30     |

**REVIEWED**

**By Tara Lee at 8:06 am, Jun 29, 2026**

**Invoice Total**

**\$1,350.30**

IN COMMERCIAL LANDSCAPING

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286

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

APPROVED POOL CHEMICALS  
1.320.57200.45506  
CHRISTIAN BIROL 07/01/2026

**RECEIVED**  
*By Tara Lee at 12:52 pm, Jul 01, 2026*



INVOICE

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

INVOICE 20251898B  
DATE 07/01/2026  
TERMS Net 30  
DUE DATE 07/31/2026

| DATE | ACTIVITY                                                                                                                                                                                                    | QTY | AMOUNT   |
|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----------|
|      | Commercial Chemical Service<br>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](#)

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

APPROVED POOL MAINTENANCE  
1.320.57200.45505  
CHRISTIAN BIROL 07/01/2026

**RECEIVED**  
*By Tara Lee at 12:53 pm, Jul 01, 2026*



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

INVOICE #  
20251907B

DATE  
07/01/2026

TERMS  
20th of Month (30 days)

DUE DATE  
07/20/2026

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 alga  
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

Envera  
4724 Lena Rd.  
Bradenton, FL 34211  
(941) 556-7066

APPROVED GATE MONITORING  
1.320.57200.45410  
CHRISTIAN BIROL 07/06/2026

**RECEIVED**  
**By Tara Lee at 1:26 pm, Jul 07, 2026**

| Invoice                   |                        |
|---------------------------|------------------------|
| Invoice Number<br>770759  | Date<br>07/01/2026     |
| Customer Number<br>300380 | Due Date<br>08/01/2026 |

Page: 1

| Customer Name                  | Customer Number | PO Number | Invoice Date | Due Date   |
|--------------------------------|-----------------|-----------|--------------|------------|
| Meadow View at Twin Creeks CDD | 300380          |           | 07/01/2026   | 08/01/2026 |

| Quantity                                                                                        | Description                                              | Months | Rate       | Amount     |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------------|--------|------------|------------|
| 4776 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL |                                                          |        |            |            |
| 1.00                                                                                            | Envera Kiosk System<br>08/01/2026 - 08/31/2026           | 1.00   | \$500.00   | \$500.00   |
| 1.00                                                                                            | Data Management<br>08/01/2026 - 08/31/2026               | 1.00   | \$150.00   | \$150.00   |
| 1.00                                                                                            | Service & Maintenance<br>08/01/2026 - 08/31/2026         | 1.00   | \$334.54   | \$334.54   |
| 1.00                                                                                            | Network Monitoring<br>08/01/2026 - 08/31/2026            | 1.00   | \$50.00    | \$50.00    |
| 1.00                                                                                            | Virtual Gate Guard Monitoring<br>08/01/2026 - 08/31/2026 | 1.00   | \$1,696.00 | \$1,696.00 |
| Subtotal:                                                                                       |                                                          |        |            | \$2730.54  |
| Tax                                                                                             |                                                          |        |            | \$0.00     |
| Payments/Credits Applied                                                                        |                                                          |        |            | \$0.00     |
| Invoice Balance Due:                                                                            |                                                          |        |            | \$2730.54  |

| Date     | Invoice # | Description         | Amount    | Balance Due |
|----------|-----------|---------------------|-----------|-------------|
| 7/1/2026 | 770759    | Monitoring Services | \$2730.54 | \$2730.54   |

Envera  
4724 Lena Rd.  
Bradenton, FL 34211  
(941) 556-7066

| Invoice                   |                        |
|---------------------------|------------------------|
| Invoice Number<br>770759  | Date<br>07/01/2026     |
| Customer Number<br>300380 | Due Date<br>08/01/2026 |

Net Due: \$2,730.54  
Amount Enclosed: \_\_\_\_\_

REMIT TO:  
Envera  
PO Box 2086  
Hicksville, NY 11802

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

APPROVED REPAIRS AND MAINTENANCE  
1.320.57200.44200  
CHRISTIAN BIROL 07/01/2026

# Invoice

Invoice #1524063026  
Date 7/1/2026  
Due Date 7/16/2026



## First Coast Fire and Safety

### Billing

Meadowview at Twin Lakes  
Riverside Management Services  
850 Beacon Lakes Parkway  
St. Augustine FL 32085

### Service

Meadowview at Twin Lakes  
850 Beacon Lakes Parkway  
  
St. Augustine FL 32085

PO #

Terms

Project

Net 15

Beacon Lakes Clubhouse - 11511

| Item                    | Description                 | Qty | Rate       | Amount   |
|-------------------------|-----------------------------|-----|------------|----------|
| System Service          | Hood System Service         | 1   | \$195.0000 | \$195.00 |
| System Service Add Sys. | Additional System Service   | 1   | \$145.0000 | \$145.00 |
| SYA439231               | Ansul APC 450 HL Fuse Links | 8   | \$30.0000  | \$240.00 |
| Subtotal                |                             |     |            | \$580.00 |
| Sales Tax               |                             |     |            | \$0.00   |
| Payment Total           |                             |     |            | \$0.00   |
| Total Due               |                             |     |            | \$580.00 |

Make a Payment

**RECEIVED**

**By Tara Lee at 12:24 pm, Jul 01, 2026**

### Contact First Coast Fire and Safety

5905 Macy Ave  
Jacksonville FL 32211

(904) 346-0111  
office@firstcoastfire.net

Thank You!

www.firstcoastfire.net

APPROVED LAKE MAINTENANCE  
1.320.53800.45005  
CHRISTIAN BIROL 07/01/2026

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

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

**RECEIVED**

**By Tara Lee at 12:15 pm, Jul 01, 2026**

**INVOICE**

Invoice Number: 95387  
Invoice Date: Jun 30, 2026  
Page: 1

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

|                                                                                                              |
|--------------------------------------------------------------------------------------------------------------|
| <b>Ship to:</b>                                                                                              |
| Meadow View at Twin Creeks CDD<br>District Accountant<br>1408 Hamlin Avenue, Unit E<br>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    |               | 7/30/26  |

| Quantity               | Item                 | Description                                          | Unit Price | Amount          |
|------------------------|----------------------|------------------------------------------------------|------------|-----------------|
| 1.00                   | Aquatic Weed Control | Aquatic Weed Control services performed in June 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.

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

**Invoice #:** 142  
**Invoice Date:** 7/1/26  
**Due Date:** 7/1/26  
**Case:**  
**P.O. Number:**

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

**RECEIVED**  
By Tara Lee at 12:03 pm, Jul 08, 2026

|                  |            |
|------------------|------------|
| Payments/Credits | \$0.00     |
| <hr/>            |            |
| Balance Due      | \$7,016.63 |

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

# Invoice

Invoice #: 463  
Invoice Date: 7/1/2026  
Due Date: 7/1/2026  
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 - July 2026           |           | 8,391.67 | 8,391.67 |
| 1.320.57200.45500 - Facility Management - Meadow View - July 2026 |           | 8,721.00 | 8,721.00 |
| <div>Alison Moring<br/>7-6-26</div>                               |           |          |          |

**RECEIVED**

By Tara Lee at 1:28 pm, Jul 07, 2026

Total \$17,112.67

Payments/Credits \$0.00

Balance Due \$17,112.67

USA TODAY CO.



|                                                |                                              |                                   |                      |
|------------------------------------------------|----------------------------------------------|-----------------------------------|----------------------|
| ACCOUNT NAME<br>Meadow View At Twin Creeks Cdd |                                              | ACCOUNT #<br>764130               | INV DATE<br>06/30/26 |
| INVOICE #<br>0007778716                        | INVOICE PERIOD<br>Jun 1- Jun 30, 2026        | CURRENT INVOICE TOTAL<br>\$288.88 |                      |
| PREPAY<br>(Memo Info)<br>\$0.00                | UNAPPLIED<br>(included in amt due)<br>\$0.00 | TOTAL CASH AMT DUE*<br>\$288.88   |                      |

|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| BILLING ACCOUNT NAME AND ADDRESS<br><br>Meadow View At Twin Creeks Cdd<br>475 W Town PL # 114<br>Saint Augustine, FL 32092-3649 | PAYMENT DUE DATE: JULY 31, 2026<br><br>Legal Entity: USA TODAY Media Corp.<br>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.<br>All funds payable in US dollars. |
|---------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

Immediate Action Required: Enroll in E-Invoicing. USA TODAY Co. has discontinued mailed invoices as we move to paperless billing. If you received this by mail, enroll today to avoid invoice delivery interruption:  
<https://gcil.my.site.com/financialservicesportal/s/e-invoicing>.

| Date    | Description         | Amount    |
|---------|---------------------|-----------|
| 6/1/26  | Balance Forward     | \$294.32  |
| 6/16/26 | PAYMENT - THANK YOU | -\$294.32 |

Package Advertising:

| Start-End Date | Order Number | Product                 | Description                                  | PO Number          | Package Cost |
|----------------|--------------|-------------------------|----------------------------------------------|--------------------|--------------|
| 6/1/26         | 12361398     | SAG St Augustine Record | Notice of Workshop                           | Notice of Workshop | \$95.84      |
| 6/8/26         | 12361408     | SAG St Augustine Record | Meadow View at Twin Creeks Qualifying Period |                    | \$97.20      |
| 6/29/26        | 12438906     | SAG St Augustine Record | JULY 9 MEETING                               |                    | \$95.84      |

RECEIVED

By Tara Lee at 1:26 pm, Jul 07, 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             | \$288.88 |
| Service Fee 3.99%                 | \$11.53  |
| *Cash/Check/ACH Discount          | -\$11.53 |
| *Payment Amount by Cash/Check/ACH | \$288.88 |
| Payment Amount by Credit Card     | \$300.41 |

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

|                                                                                                                                      |                            |                            |                            |                                                                                                                                                                                         |                              |                                       |
|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------------------|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------------------------------|
| ACCOUNT NAME<br>Meadow View At Twin Creeks Cdd                                                                                       |                            | ACCOUNT NUMBER<br>764130   |                            | INVOICE NUMBER<br>0007778716                                                                                                                                                            |                              | AMOUNT PAID                           |
| CURRENT DUE<br>\$288.88                                                                                                              | 30 DAYS PAST DUE<br>\$0.00 | 60 DAYS PAST DUE<br>\$0.00 | 90 DAYS PAST DUE<br>\$0.00 | 120+ DAYS PAST DUE<br>\$0.00                                                                                                                                                            | UNAPPLIED PAYMENTS<br>\$0.00 | TOTAL CASH AMT DUE*<br>\$288.88       |
| REMITTANCE ADDRESS (Include Account# & Invoice# on check)<br><br>USA TODAY Media Corp.<br>PO Box 631244<br>Cincinnati, OH 45263-1244 |                            |                            |                            | TO PAY BY PHONE PLEASE CALL:<br>1-877-736-7612                                                                                                                                          |                              | TOTAL CREDIT CARD AMT DUE<br>\$300.41 |
|                                                                                                                                      |                            |                            |                            | 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> |                              |                                       |

00007641300000000000000077787160002888867172

# USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

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

Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

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

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

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 06/01/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$95.84

Tax Amount: \$0.00

Payment Cost: \$95.84

Order No: 12361398

Customer No: 764130

PO #: Notice of Workshop

# of Copies:

0

**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 WORKSHOP

Notice is hereby given that a Workshop of one or more members of the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") be held on Monday, June 15, 2026 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095. The Workshop is being held to discuss the Fiscal Year 2027 budget. An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, at (904) 940-5850 ("District Manager's Office") and is also expected to be available on the District's website, [www.meadowviewattwincreekscdd.com](http://www.meadowviewattwincreekscdd.com) at least seven days prior to the workshop.

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

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

Matt Biagetti  
District Manager

# USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

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

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 06/08/2026  
SAG staugustine.com 06/08/2026

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 06/08/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

|                   |          |              |
|-------------------|----------|--------------|
| Publication Cost: | \$97.20  |              |
| Tax Amount:       | \$0.00   |              |
| Payment Cost:     | \$97.20  |              |
| Order No:         | 12361408 | # of Copies: |
| Customer No:      | 764130   | 1            |
| PO #:             |          |              |

**THIS IS NOT AN INVOICE!**

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

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

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

### **NOTICE OF BOARD OF SUPERVISORS MEETING**

Notice is hereby given that the Board of Supervisors ("Board") of the Meadow View at Twin Creeks Community Development District ("District") will hold a regular meeting on Thursday, June 18, 2026 at 10:00 a.m. at the Lake House Amenity Center located at 850 Beacon Lake Parkway, St. Augustine, Florida 32095, where the Board may consider any business that may properly come before it ("Meeting"). An electronic copy of the agenda may be obtained by contacting the office of the District Manager, c/o Governmental Management Services, LLC, at (904) 940-5850 or mbiagetti@gmsnf.com ("District Manager's Office") and is also expected to be available on the District's website, [www.meadowviewattwincreeksccdd.com](http://www.meadowviewattwincreeksccdd.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 Blagetti  
District Manager

# USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

## **AFFIDAVIT OF PUBLICATION**

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

Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a 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 06/29/2026  
SAG staugustine.com 06/29/2026

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 06/29/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$95.84  
Tax Amount: \$0.00  
Payment Cost: \$95.84  
Order No: 12438906  
Customer No: 764130  
PO #:

# of Copies:  
1

**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, July 9, 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.meadowviewattwincreeksd.com](http://www.meadowviewattwincreeksd.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](mailto:mbiagetti@gmsnf.com) for further accommodations.  
Matt Biagetti  
District Manager

APPROVED REPAIRS AND MAINTENANCE  
1.320.57200.44200  
CHRISTIAN BIROL 07/14/2026



FIRE & SAFETY EQUIPMENT

5905 Macy Avenue  
Jacksonville, Florida 32211  
www.firstcoastfire.net  
904-346-0111

# Invoice

| Date     | Invoice # |
|----------|-----------|
| 7/8/2026 | 245522565 |

|                                                                                                                   |
|-------------------------------------------------------------------------------------------------------------------|
| <b>Bill To</b>                                                                                                    |
| Meadow View at Twin Lakes<br>Riverside Management Services<br>850 Beacon Lakes Parkway<br>St. Augustine, FL 32085 |

|                                                                                  |
|----------------------------------------------------------------------------------|
| <b>Ship To</b>                                                                   |
| Meadow View at Twin Lakes<br>850 Beacon Lakes Parkway<br>St. Augustine, FL 32085 |

| P.O. Number  | Terms            | Rep                   | Ship       | Via    | F.O.B. | Project  |
|--------------|------------------|-----------------------|------------|--------|--------|----------|
|              | Net 15           | JWK                   | 7/8/2026   |        |        |          |
| Quantity     | Item Code        | Description           | Price Each | Amount |        |          |
| 5            | Tag              | Annual Maintenance    | 12.00      | 60.00  |        |          |
| 4            | 10lb Recharge DC | 6 yr. Maint./Recharge | 79.95      | 319.80 |        |          |
| <b>Total</b> |                  |                       |            |        |        | \$379.80 |

**RECEIVED**

By Tara Lee at 10:00 am, Jul 14, 2026

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

***General Fund***

**Check Request**

| Date          | Amount       | Authorized By        |
|---------------|--------------|----------------------|
| July 14, 2026 | \$700,000.00 | Bernadette Peregrino |

Payable to:

|                                                |
|------------------------------------------------|
| Meadow View at Twin Creeks CDD C/O US BANK #24 |
|------------------------------------------------|

Date Check Needed:

Budget Category:

|      |                   |
|------|-------------------|
| ASAP | 1.300.10100.01000 |
|------|-------------------|

Intended Use of Funds Requested:

|                                                |
|------------------------------------------------|
|                                                |
|                                                |
| Seacoast General Fund Transfer.                |
|                                                |
|                                                |
|                                                |
|                                                |
|                                                |
|                                                |
| (Attach supporting documentation for request.) |

# Invoice

**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 June 2026 | 186.11    | 30.00 | 5,583.30   |
| 001.320.57200.45510                  |           |       |            |
| Alison Moring<br>7-14-20             |           |       |            |
| Total                                |           |       | \$5,583.30 |
| Payments/Credits                     |           |       | \$0.00     |
| Balance Due                          |           |       | \$5,583.30 |

**RECEIVED**  
By Tara Lee at 8:43 am, Jul 15, 2026

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.  
FACILITY ATTENDANT INVOICE DETAIL

| Quantity   | Description                            | Rate     | Amount             |
|------------|----------------------------------------|----------|--------------------|
| 186.11     | Facility Attendant<br>Covers June 2026 | \$ 30.00 | \$ 5,583.30        |
| TOTAL DUE: |                                        |          | <u>\$ 5,583.30</u> |

Facility Management 001.320.57200.45510

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

| <u>Date</u> | <u>Hours</u>  | <u>Employee</u> | <u>Description</u> |
|-------------|---------------|-----------------|--------------------|
| 6/1/26      | 2.03          | K.B.            | Facility Attendant |
| 6/2/26      | 2.08          | S.D.            | Facility Attendant |
| 6/2/26      | 4.13          | M.K.            | Facility Attendant |
| 6/3/26      | 2             | K.B.            | Facility Attendant |
| 6/3/26      | 4.85          | M.K.            | Facility Attendant |
| 6/4/26      | 2.28          | S.D.            | Facility Attendant |
| 6/6/26      | 8.05          | K.L.            | Facility Attendant |
| 6/7/26      | 8.09          | K.L.            | Facility Attendant |
| 6/8/26      | 2             | K.B.            | Facility Attendant |
| 6/8/26      | 4.03          | M.K.            | Facility Attendant |
| 6/9/26      | 2             | S.D.            | Facility Attendant |
| 6/9/26      | 5.12          | M.K.            | Facility Attendant |
| 6/10/26     | 2.08          | K.B.            | Facility Attendant |
| 6/11/26     | 2.22          | S.D.            | Facility Attendant |
| 6/12/26     | 4.77          | M.K.            | Facility Attendant |
| 6/13/26     | 2             | M.K.            | Facility Attendant |
| 6/13/26     | 8.12          | K.L.            | Facility Attendant |
| 6/14/26     | 2.07          | S.D.            | Facility Attendant |
| 6/14/26     | 8.1           | K.L.            | Facility Attendant |
| 6/16/26     | 2.05          | K.B.            | Facility Attendant |
| 6/16/26     | 4.2           | M.K.            | Facility Attendant |
| 6/16/26     | 2             | S.D.            | Facility Attendant |
| 6/17/26     | 1.99          | K.B.            | Facility Attendant |
| 6/17/26     | 4.07          | M.K.            | Facility Attendant |
| 6/18/26     | 4.19          | K.B.            | Facility Attendant |
| 6/18/26     | 2.02          | S.D.            | Facility Attendant |
| 6/19/26     | 3.7           | K.B.            | Facility Attendant |
| 6/19/26     | 7.77          | M.K.            | Facility Attendant |
| 6/20/26     | 2             | M.K.            | Facility Attendant |
| 6/20/26     | 8.04          | K.L.            | Facility Attendant |
| 6/21/26     | 8.09          | K.L.            | Facility Attendant |
| 6/21/26     | 2.09          | S.D.            | Facility Attendant |
| 6/22/26     | 3.89          | K.B.            | Facility Attendant |
| 6/23/26     | 2.19          | S.D.            | Facility Attendant |
| 6/24/26     | 7.5           | M.K.            | Facility Attendant |
| 6/26/26     | 2.04          | S.D.            | Facility Attendant |
| 6/26/26     | 5.9           | K.L.            | Facility Attendant |
| 6/26/26     | 7.64          | M.K.            | Facility Attendant |
| 6/27/26     | 2.05          | K.B.            | Facility Attendant |
| 6/27/26     | 8.09          | K.L.            | Facility Attendant |
| 6/28/26     | 2.24          | S.D.            | Facility Attendant |
| 6/28/26     | 8.1           | K.L.            | Facility Attendant |
| 6/28/26     | 2.02          | K.B.            | Facility Attendant |
| 6/30/26     | 2.05          | S.D.            | Facility Attendant |
| 6/30/26     | 4.17          | M.K.            | Facility Attendant |
| TOTAL       | <u>186.11</u> |                 |                    |

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

# Invoice

Invoice #: 466  
Invoice Date: 6/30/2026  
Due Date: 6/30/2026  
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 May 2026<br>1.320.57200.45509 | 38.63     | 30.00 | 1,158.90 |
| Alison Morsing<br>7-14-26                                     |           |       |          |

**RECEIVED**

By Tara Lee at 8:44 am, Jul 15, 2026

|                  |            |
|------------------|------------|
| Total            | \$1,158.90 |
| Payments/Credits | \$0.00     |
| Balance Due      | \$1,158.90 |

**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>     |
|-----------------|-------------------------|-------------|-------------------|
| 38.63           | Private Event Attendant | \$ 30.00    | \$1,158.90        |
|                 | Covers June 2026        |             |                   |
|                 | TOTAL DUE:              |             | <u>\$1,158.90</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 JUNE 2026

| <u>Date</u>  | <u>Hours</u>        | <u>Employee</u> | <u>Description</u>      |
|--------------|---------------------|-----------------|-------------------------|
| 6/1/26       | 3                   | M.K.            | Private Event Attendant |
| 6/6/26       | 8.88                | K.B.            | Private Event Attendant |
| 6/7/26       | 8.08                | K.B.            | Private Event Attendant |
| 6/11/26      | 3.67                | K.B.            | Private Event Attendant |
| 6/13/26      | 6.03                | K.B.            | Private Event Attendant |
| 6/23/26      | 5.42                | M.K.            | Private Event Attendant |
| 6/27/26      | 3.55                | K.B.            | Private Event Attendant |
| <b>TOTAL</b> | <u><u>38.63</u></u> |                 |                         |

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

# Invoice

Invoice #: 467  
Invoice Date: 6/30/2026  
Due Date: 6/30/2026  
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 June 2026<br>1.320.57200.49400 | 12.4      | 30.00 | 372.00 |
| Alison Moring<br>7-14-26                                       |           |       |        |

**RECEIVED**

By Tara Lee at 8:44 am, Jul 15, 2026

|                  |          |
|------------------|----------|
| Total            | \$372.00 |
| Payments/Credits | \$0.00   |
| Balance Due      | \$372.00 |

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.  
SPECIAL EVENT ASSISTANT INVOICE DETAIL

| Quantity | Description             | Rate     | Amount           |
|----------|-------------------------|----------|------------------|
| 12.4     | Special Event Assistant | \$ 30.00 | \$ 372.00        |
|          | Covers June 2026        |          |                  |
|          | TOTAL DUE:              |          | <u>\$ 372.00</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 JUNE 2026

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u>                |
|-------------|--------------|-----------------|-----------------------------------|
| 6/5/26      | 3.4          | K.B.            | Special Event - Food Truck Friday |
| 6/12/26     | 3            | M.K.            | Special Event - Food Truck Friday |
| 6/19/26     | 3            | K.B.            | Special Event - Food Truck Friday |
| 6/26/26     | 3            | K.B.            | Special Event - Food Truck Friday |
| TOTAL       | <u>12.4</u>  |                 |                                   |

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

# Invoice

Invoice #: 468  
Invoice Date: 6/30/2026  
Due Date: 6/30/2026  
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 June 2026<br>1.320.57200.45501 | 650.3     | 23.50 | 15,282.05 |
| Alison Mossing<br>7-14-26                         |           |       |           |

**RECEIVED**

By Tara Lee at 8:44 am, Jul 15, 2026

|                  |             |
|------------------|-------------|
| Total            | \$15,282.05 |
| Payments/Credits | \$0.00      |
| Balance Due      | \$15,282.05 |

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>       |
|-----------------|--------------------|-------------|---------------------|
| 650.3           | Lifeguard Services | \$ 23.50    | \$ 15,282.05        |
|                 | Covers June 2026   |             |                     |
|                 | TOTAL DUE:         |             | <u>\$ 15,282.05</u> |

LIFEGUARDS #1.320.57200.45501

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

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u> |
|-------------|--------------|-----------------|--------------------|
| 6/1/26      | 6.72         | I.C.            | Lifeguarding       |
| 6/1/26      | 6.77         | E.H.            | Lifeguarding       |
| 6/1/26      | 3.3          | M.R.            | Lifeguarding       |
| 6/1/26      | 6.78         | S.R.S.          | Lifeguarding       |
| 6/2/26      | 6            | S.B.            | Lifeguarding       |
| 6/2/26      | 6.02         | Z.L.            | Lifeguarding       |
| 6/2/26      | 3.57         | V.M.            | Lifeguarding       |
| 6/2/26      | 3.42         | O.W.            | Lifeguarding       |
| 6/3/26      | 4.10         | M.A.            | Lifeguarding       |
| 6/3/26      | 6.73         | E.H.            | Lifeguarding       |
| 6/3/26      | 6.85         | S.R.S.          | Lifeguarding       |
| 6/4/26      | 3.32         | E.H.            | Lifeguarding       |
| 6/4/26      | 4.28         | A.K.            | Lifeguarding       |
| 6/4/26      | 6.77         | Z.L.            | Lifeguarding       |
| 6/4/26      | 6.78         | V.M.            | Lifeguarding       |
| 6/5/26      | 6.75         | E.H.            | Lifeguarding       |
| 6/5/26      | 4.35         | M.R.            | Lifeguarding       |
| 6/5/26      | 6.63         | S.R.S.          | Lifeguarding       |
| 6/5/26      | 3.37         | B.T.            | Lifeguarding       |
| 6/6/26      | 6.7          | E.H.            | Lifeguarding       |
| 6/6/26      | 3.3          | A.K.            | Lifeguarding       |
| 6/6/26      | 6.75         | Z.L.            | Lifeguarding       |
| 6/6/26      | 4.25         | S.R.S.          | Lifeguarding       |
| 6/7/26      | 3.2          | I.C.            | Lifeguarding       |
| 6/7/26      | 6.77         | E.H.            | Lifeguarding       |
| 6/7/26      | 6.82         | Z.L.            | Lifeguarding       |
| 6/7/26      | 4.27         | V.M.            | Lifeguarding       |
| 6/8/26      | 4.27         | M.A.            | Lifeguarding       |
| 6/8/26      | 6.72         | E.H.            | Lifeguarding       |
| 6/8/26      | 3.27         | A.K.            | Lifeguarding       |
| 6/8/26      | 6.82         | O.W.            | Lifeguarding       |
| 6/8/26      | 6.78         | Z.L.            | Lifeguarding       |
| 6/9/26      | 3.38         | V.M.            | Lifeguarding       |
| 6/9/26      | 4.3          | B.T.            | Lifeguarding       |
| 6/9/26      | 6.83         | O.W.            | Lifeguarding       |
| 6/10/26     | 6.73         | E.H.            | Lifeguarding       |
| 6/10/26     | 3.38         | A.K.            | Lifeguarding       |
| 6/10/26     | 6.75         | Z.L.            | Lifeguarding       |
| 6/10/26     | 4.3          | B.T.            | Lifeguarding       |
| 6/11/26     | 4.35         | A.K.            | Lifeguarding       |
| 6/11/26     | 6.8          | R.R.            | Lifeguarding       |
| 6/11/26     | 4.45         | B.T.            | Lifeguarding       |
| 6/11/26     | 3.52         | O.W.            | Lifeguarding       |
| 6/12/26     | 4.25         | I.C.            | Lifeguarding       |
| 6/12/26     | 6.75         | E.H.            | Lifeguarding       |
| 6/12/26     | 6.82         | Z.L.            | Lifeguarding       |
| 6/12/26     | 6.72         | O.W.            | Lifeguarding       |
| 6/13/26     | 6.13         | E.H.            | Lifeguarding       |
| 6/13/26     | 6.02         | Z.L.            | Lifeguarding       |
| 6/13/26     | 5.23         | V.M.            | Lifeguarding       |
| 6/13/26     | 4.4          | R.R.            | Lifeguarding       |
| 6/13/26     | 3.87         | B.T.            | Lifeguarding       |
| 6/13/26     | 3.38         | O.W.            | Lifeguarding       |
| 6/14/26     | 2.85         | M.A.            | Lifeguarding       |
| 6/14/26     | 5.17         | E.H.            | Lifeguarding       |
| 6/14/26     | 2.32         | V.M.            | Lifeguarding       |
| 6/14/26     | 3.09         | R.R.            | Lifeguarding       |
| 6/14/26     | 3.44         | B.T.            | Lifeguarding       |
| 6/15/26     | 4.24         | M.A.            | Lifeguarding       |

|         |      |        |              |
|---------|------|--------|--------------|
| 6/15/26 | 3    | I.C.   | Lifeguarding |
| 6/15/26 | 6.74 | E.H.   | Lifeguarding |
| 6/15/26 | 6.92 | S.R.S. | Lifeguarding |
| 6/16/26 | 4.26 | A.K.   | Lifeguarding |
| 6/16/26 | 6.82 | Z.L.   | Lifeguarding |
| 6/16/26 | 6.72 | V.M.   | Lifeguarding |
| 6/16/26 | 3.29 | O.W.   | Lifeguarding |
| 6/17/26 | 6.75 | I.C.   | Lifeguarding |
| 6/17/26 | 3.3  | A.K.   | Lifeguarding |
| 6/17/26 | 6.25 | S.R.S. | Lifeguarding |
| 6/17/26 | 4.4  | B.T.   | Lifeguarding |
| 6/18/26 | 6.34 | A.K.   | Lifeguarding |
| 6/18/26 | 6.19 | Z.L.   | Lifeguarding |
| 6/18/26 | 3.37 | V.M.   | Lifeguarding |
| 6/18/26 | 3.95 | B.T.   | Lifeguarding |
| 6/19/26 | 5.12 | E.H.   | Lifeguarding |
| 6/19/26 | 3.39 | V.M.   | Lifeguarding |
| 6/19/26 | 3.79 | R.R.   | Lifeguarding |
| 6/19/26 | 5.27 | S.R.S. | Lifeguarding |
| 6/19/26 | 2.64 | B.T.   | Lifeguarding |
| 6/20/26 | 4.25 | I.C.   | Lifeguarding |
| 6/20/26 | 6.92 | E.H.   | Lifeguarding |
| 6/20/26 | 3.37 | A.K.   | Lifeguarding |
| 6/20/26 | 4.6  | R.R.   | Lifeguarding |
| 6/20/26 | 6.84 | B.T.   | Lifeguarding |
| 6/21/26 | 5.52 | M.A.   | Lifeguarding |
| 6/21/26 | 5.36 | A.K.   | Lifeguarding |
| 6/21/26 | 3.32 | Z.L.   | Lifeguarding |
| 6/21/26 | 2.8  | V.M.   | Lifeguarding |
| 6/21/26 | 6.54 | R.R.   | Lifeguarding |
| 6/22/26 | 6.3  | M.A.   | Lifeguarding |
| 6/22/26 | 8.82 | E.H.   | Lifeguarding |
| 6/22/26 | 2    | Z.L.   | Lifeguarding |
| 6/22/26 | 8.92 | M.R.   | Lifeguarding |
| 6/22/26 | 5.47 | S.R.S. | Lifeguarding |
| 6/23/26 | 3.25 | I.C.   | Lifeguarding |
| 6/23/26 | 6.75 | Z.L.   | Lifeguarding |
| 6/23/26 | 6.9  | V.M.   | Lifeguarding |
| 6/23/26 | 4.25 | M.R.   | Lifeguarding |
| 6/24/26 | 3.25 | I.C.   | Lifeguarding |
| 6/24/26 | 6.84 | A.K.   | Lifeguarding |
| 6/24/26 | 6.97 | S.R.S. | Lifeguarding |
| 6/24/26 | 4.35 | B.T.   | Lifeguarding |
| 6/25/26 | 6.49 | Z.L.   | Lifeguarding |
| 6/25/26 | 3.97 | M.R.   | Lifeguarding |
| 6/25/26 | 6.55 | B.T.   | Lifeguarding |
| 6/25/26 | 3.39 | O.W.   | Lifeguarding |
| 6/26/26 | 3.3  | I.C.   | Lifeguarding |
| 6/26/26 | 6.87 | E.H.   | Lifeguarding |
| 6/26/26 | 4.25 | V.M.   | Lifeguarding |
| 6/26/26 | 4.04 | S.R.S. | Lifeguarding |
| 6/27/26 | 6.75 | E.H.   | Lifeguarding |
| 6/27/26 | 6.8  | Z.L.   | Lifeguarding |
| 6/27/26 | 4.27 | V.M.   | Lifeguarding |
| 6/27/26 | 4.77 | R.R.   | Lifeguarding |
| 6/27/26 | 3.37 | O.W.   | Lifeguarding |
| 6/28/26 | 3.35 | M.A.   | Lifeguarding |
| 6/28/26 | 4.3  | I.C.   | Lifeguarding |
| 6/28/26 | 6.92 | E.H.   | Lifeguarding |
| 6/28/26 | 6.8  | Z.L.   | Lifeguarding |
| 6/28/26 | 4.77 | R.R.   | Lifeguarding |
| 6/29/26 | 4.27 | M.A.   | Lifeguarding |
| 6/29/26 | 6.79 | E.H.   | Lifeguarding |
| 6/29/26 | 3.27 | O.W.   | Lifeguarding |
| 6/30/26 | 3.44 | I.C.   | Lifeguarding |
| 6/30/26 | 6.79 | Z.L.   | Lifeguarding |
| 6/30/26 | 4.25 | M.R.   | Lifeguarding |
| 6/30/26 | 6.87 | B.T.   | Lifeguarding |

|              |                     |
|--------------|---------------------|
| <b>TOTAL</b> | <u><u>650.3</u></u> |
|--------------|---------------------|

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

# Invoice

Invoice #: 469  
Invoice Date: 6/30/2026  
Due Date: 6/30/2026  
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   |
|----------------------------------------|-----------|-------|----------|
| Pool Monitor through June 2026         | 159.37    | 30.00 | 4,781.10 |
| <i>Alison Moring</i><br><i>7-14-26</i> |           |       |          |

**RECEIVED**

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

Total \$4,781.10

Payments/Credits \$0.00

Balance Due \$4,781.10

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.  
POOL MONITOR INVOICE DETAIL

| Quantity | Description      | Rate     | Amount             |
|----------|------------------|----------|--------------------|
| 159.37   | Pool Monitor     | \$ 30.00 | \$ 4,781.10        |
|          | Covers June 2026 |          |                    |
|          | TOTAL DUE:       |          | <u>\$ 4,781.10</u> |

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT  
RIVERSIDE MANAGEMENT SERVICES, INC.  
POOL MONITOR BILLABLE HOURS  
THROUGH JUNE 2026

| <u>Date</u>  | <u>Hours</u>         | <u>Employee</u> | <u>Description</u> |
|--------------|----------------------|-----------------|--------------------|
| 6/1/26       | 4.57                 | M.K.            | Pool Monitor       |
| 6/2/26       | 5.6                  | J.K.            | Pool Monitor       |
| 6/3/26       | 5.57                 | J.K.            | Pool Monitor       |
| 6/4/26       | 5.52                 | J.K.            | Pool Monitor       |
| 6/5/26       | 5.57                 | J.K.            | Pool Monitor       |
| 6/8/26       | 5.53                 | J.K.            | Pool Monitor       |
| 6/9/26       | 5.55                 | J.K.            | Pool Monitor       |
| 6/10/26      | 5.57                 | J.K.            | Pool Monitor       |
| 6/11/26      | 5.67                 | J.K.            | Pool Monitor       |
| 6/12/26      | 5.57                 | J.K.            | Pool Monitor       |
| 6/13/26      | 4.13                 | M.K.            | Pool Monitor       |
| 6/14/26      | 5.54                 | M.K.            | Pool Monitor       |
| 6/15/26      | 5.62                 | J.K.            | Pool Monitor       |
| 6/16/26      | 5.55                 | J.K.            | Pool Monitor       |
| 6/17/26      | 5.59                 | J.K.            | Pool Monitor       |
| 6/18/26      | 5.57                 | J.K.            | Pool Monitor       |
| 6/19/26      | 5.59                 | J.K.            | Pool Monitor       |
| 6/20/26      | 6.89                 | M.K.            | Pool Monitor       |
| 6/21/26      | 7.1                  | M.K.            | Pool Monitor       |
| 6/22/26      | 5.6                  | J.K.            | Pool Monitor       |
| 6/23/26      | 5.54                 | J.K.            | Pool Monitor       |
| 6/24/26      | 5.52                 | J.K.            | Pool Monitor       |
| 6/25/26      | 5.52                 | J.K.            | Pool Monitor       |
| 6/26/26      | 5.64                 | J.K.            | Pool Monitor       |
| 6/27/26      | 7                    | M.K.            | Pool Monitor       |
| 6/28/26      | 7.05                 | M.K.            | Pool Monitor       |
| 6/29/26      | 5.6                  | J.K.            | Pool Monitor       |
| 6/30/26      | 5.6                  | J.K.            | Pool Monitor       |
| <b>TOTAL</b> | <u><u>159.37</u></u> |                 |                    |

# INVOICE

Security Development Group, LLC  
8130 Baymeadows Way W., Suite  
302  
Jacksonville, FL 32256

accounting@sthreesecurity.com  
+1 (954) 213-2087  
www.sthreesecurity.com



Bill to  
Meadow View at Twin Creeks CDD c/o  
Beacon Lake  
850 Beacon Lake Pkwy St  
St Augustine, FL 32095

1.320.57200.45450 - Roving Security  
Approved Jen Erickson 7.13.2026

**RECEIVED**

**By Tara Lee at 1:01 pm, Jul 13, 2026**

## Invoice details

Service Month: July

Invoice no.: 12003  
Terms: End of the month  
Invoice date: 07/01/2026  
Due date: 07/31/2026

| #  | Date | Product or service                 | Description                                             | Qty | Rate       | Amount     |
|----|------|------------------------------------|---------------------------------------------------------|-----|------------|------------|
| 1. |      | <b>Dedicated Officer I</b>         | Dedicated Officer for 8 Hours A Day<br>Starting 6/10/26 | 248 | \$29.95    | \$7,427.60 |
| 2. |      | <b>Vehicle Patrol</b>              | Patrol Vehicle - FLAT RATE                              | 1   | \$1,500.00 | \$1,500.00 |
| 3. |      | <b>Fuel Charge</b>                 | Fuel Charge                                             | 1   | \$200.00   | \$200.00   |
| 4. |      | <b>Holiday Service</b>             | Independence Day                                        | 1   | \$125.00   | \$125.00   |
| 5. |      | <b>Credit - Dedicated Officers</b> | Credit for 6/30 - 8 Hours Dedicated                     | 1   | -\$239.60  | -\$239.60  |
| 6. |      | <b>Credit - Dedicated Officers</b> | Credit for 6/15 - 8 Hours Dedicated                     | 1   | -\$239.60  | -\$239.60  |

**Total**

**\$8,773.40**

## Ways to pay

BANK

View and pay



## INVOICE

| Invoice # | Invoice Date |
|-----------|--------------|
| 1213466   | 7/1/2026     |
| Terms     | Payment Info |
| 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:** July 31, 2026

**Invoice Amount:** \$51,157.93

| Description                             | Invoice Amount |
|-----------------------------------------|----------------|
| Monthly Landscape Maintenance July 2026 | \$51,157.93    |

APPROVED LANDSCAPE MAINTENANCE  
1.320.53800.45003  
CHRISTIAN BIROL 07/10/2026

**Invoice Total**

**\$51,157.93**

**RECEIVED**

**By Tara Lee at 11:51 am, Jul 10, 2026**

THIS IS A COMPUTER GENERATED INVOICE. NO SIGNATURE REQUIRED.

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

Yellowstone Landscape | Post Office Box 849 | Bunnell FL 32110 | Tel 386.437.6211 | Fax 386.437.1286



# APPROVED REPAIRS AND MAINTENANCE

1.320.57200.44200

CHRISTIAN BIROL 07/15/2026

Atlantic Companies, Inc.

Tel. 904-743-8444

www.smarthome.biz

sales@smarthome.biz

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

PLEASE PAY BY

08/11/2026

AMOUNT

\$101.25

INVOICE DATE

07/14/2026

**INVOICE NO. 457539**

**Site:** Beacon Lakes Lakeside Park -  
850 Beacon Lakes Pkwy St  
Augustine

**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092

**Job No.:** 94066

**Job Name:**

**Order No.:**

## Description

If you have any further problems with your system please contact us. 14/07/2026 - Brent Touchet :

The job is complete.

Adjust man's gym, bathroom Tire and checked all locks recording to the pool area  
Customer is having issues with the gate not working properly again.

## Brent Touchet (05/29/2026) - Work Note

If a lock curves, any other problems please order a new gate lock strike and only charge for parts

## Service - Security

|                  |          |
|------------------|----------|
| Discount         | \$-11.25 |
| Sub-Total ex Tax | \$101.25 |
| Tax              | \$0.00   |
| Total            | \$101.25 |



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

| PLEASE PAY BY | AMOUNT   | INVOICE DATE |
|---------------|----------|--------------|
| 08/11/2026    | \$101.25 | 07/14/2026   |

**INVOICE NO. 457539**

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

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

|                  |          |
|------------------|----------|
| Incl. Discount   | \$-11.25 |
| Sub-Total ex Tax | \$101.25 |
| Tax              | \$0.00   |
| Total Inc Tax    | \$101.25 |
| Amount Applied   | \$0.00   |
| Balance Due      | \$101.25 |

## How To Pay

☐

**Credit Card (MasterCard, Visa, Amex)**

*Please add billing zip if not same as address above.*

Credit Card No.

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date:  /  Signature: \_\_\_\_\_



**Mail**

*Detach this section and mail check to:*

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

**INVOICE NO. 457539**

**NAME:** Meadow View at Twin Creeks CCD

**DUE DATE:** 08/11/2026

**AMOUNT DUE:**

**\$101.25**

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

***General Fund***

**Check Request**

| Date          | Amount       | Authorized By        |
|---------------|--------------|----------------------|
| July 14, 2026 | \$700,000.00 | Bernadette Peregrino |

Payable to:

|                                                     |
|-----------------------------------------------------|
| Meadow View at Twin Creeks CDD C/O US BANK #24 #122 |
|-----------------------------------------------------|

Date Check Needed:

Budget Category:

|      |                   |
|------|-------------------|
| ASAP | 1.300.10100.01000 |
|------|-------------------|

Intended Use of Funds Requested:

|                                                |
|------------------------------------------------|
|                                                |
|                                                |
| Seacoast General Fund Transfer.                |
|                                                |
|                                                |
|                                                |
|                                                |
|                                                |
|                                                |
| (Attach supporting documentation for request.) |

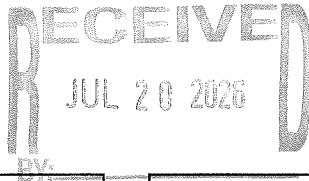
# CHEROKEE



PRINTING, INC.

3733 Adirolf Rd  
Jacksonville, FL 32207  
(904)398-2852

## Invoice



| Date      | Invoice # |
|-----------|-----------|
| 7/20/2026 | 68461     |

| Bill To                                                                                      | Ship To |
|----------------------------------------------------------------------------------------------|---------|
| Meadow View at Twin Creeks CDD<br>475 West Town Place<br>Suite 114<br>St Augustine, FL 32092 |         |

| Job No | P.O. Number | Terms          | Ship      | Via |
|--------|-------------|----------------|-----------|-----|
|        |             | Due on receipt | 7/20/2026 |     |

| Quantity     | Item Code    | Description                                                                                                                                                                                                                 | Amount            |
|--------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 1,476        | CASS Certify | Meadow View at Twin Creeks CDD<br>Load, read, convert files, CASS Certify addresses to enable<br>automation based postage rates: Create automation based sack/tray<br>tags & postal documents: format for inkjet addressing | 75.00             |
| 1            | Form Layout  | Form layout & preparation                                                                                                                                                                                                   | 37.50             |
| 2,952        | Printing     | Laser 2 sheets front & back                                                                                                                                                                                                 | 1,033.20          |
| 2,952        | Fold         | Fold Materials                                                                                                                                                                                                              | 190.20            |
| 1,476        | Insert       | Insert two pieces into #10 envelope, seal, sort and mail, Standard<br>Rate                                                                                                                                                  | 206.64            |
| 1,496        | Printing     | #10 Window envelope printed one color black ink                                                                                                                                                                             | 384.67            |
| 1,476        | Postage      | Postage                                                                                                                                                                                                                     | 1,151.28          |
| <b>Total</b> |              |                                                                                                                                                                                                                             | <b>\$3,078.49</b> |



# APPROVED REPAIRS AND MAINTENANCE

1.320.57200.44200

CHRISTIAN BIROL 07/24/2026

Atlantic Companies, Inc.

Tel. 904-743-8444

www.smarthome.biz

sales@smarthome.biz

**RECEIVED**

By Tara Lee at 2:24 pm, Jul 26, 2026

PLEASE PAY BY

AMOUNT

INVOICE DATE

08/21/2026

\$540.00

07/24/2026

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

**INVOICE NO. 458380**

**Site:** Beacon Lakes Clubhouse - 850  
Beacon Lakes Pkwy St Augustine  
**Site Address:** 850 Beacon Lakes Pkwy  
St Augustine FL 32092  
**Job No.:** 94588  
**Job Name:**  
**Order No.:**

## Description

Customer called in and stated the entire access system is not working. Most of the cameras are not working.  
Cameras are showing red.

## Service - Security

| Item               | Quantity | Unit Price       | Total    |
|--------------------|----------|------------------|----------|
| Service commercial | 4.00 hrs | \$150.00         | \$600.00 |
|                    |          | Discount         | \$-60.00 |
|                    |          | Sub-Total ex Tax | \$540.00 |
|                    |          | Tax              | \$0.00   |
|                    |          | Total            | \$540.00 |

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

**IMPORTANT:** Please remember to test your system monthly.

Need automation for your home? Visit us online at [www.smarthome.biz](http://www.smarthome.biz)

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

|                  |          |
|------------------|----------|
| Incl. Discount   | \$-60.00 |
| Sub-Total ex Tax | \$540.00 |
| Tax              | \$0.00   |
| Total inc Tax    | \$540.00 |
| Amount Applied   | \$0.00   |
| Balance Due      | \$540.00 |



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

| PLEASE PAY BY | AMOUNT   | INVOICE DATE |
|---------------|----------|--------------|
| 08/21/2026    | \$540.00 | 07/24/2026   |

**INVOICE NO. 458380**

## How To Pay

☐

**Credit Card (MasterCard, Visa, Amex )**

*Please add billing zip if not same as address above.*

Credit Card No.

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

Card Holder's Name: \_\_\_\_\_ CCV: \_\_\_\_\_

Expiry Date: ☐ / ☐ Signature: \_\_\_\_\_



**Mail**

*Detach this section and mail check to:*

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

**INVOICE NO. 458380**

**NAME:** Meadow View at Twin Creeks CCD

**DUE DATE:** 08/21/2026 **AMOUNT DUE:** \$540.00

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

APPROVED REPAIRS AND MAINTENANCE  
1.320.57200.44200  
CHRISTIAN BIROL 07/21/2026



**RECEIVED**  
*By Tara Lee at 2:24 pm, Jul 26, 2026*

INVOICE

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

INVOICE 2607294  
DATE 07/21/2026  
TERMS Due on receipt  
DUE DATE 07/22/2026

| DATE | ACTIVITY                           | QTY | AMOUNT |
|------|------------------------------------|-----|--------|
|      | Stenner Pump M45<br>Stenner Pump - | 1   | 749.86 |

THANK YOU FOR YOUR BUSINESS! BALANCE DUE **\$749.86**

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](#)



ENGLAND-THIMS &amp; MILLER

14775 Old St. Augustine Road, Jacksonville, FL 32258

etmllnc.com | 904.642.8990

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

July 13, 2026

Invoice No: 226959

**Total This Invoice \$1,302.41**

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

**Professional Services rendered through July 04, 2026**

Phase 1. General Consulting Engineering Services

**Notes:**

Site review for Gazebo work with Staff to make recommendations and determines steps for repair.

Finalize CDD report.

CDD Meeting Online

**Labor**

|                                 |           |  | Hours | Rate                    | Amount            |
|---------------------------------|-----------|--|-------|-------------------------|-------------------|
| Administrative Support          |           |  |       |                         |                   |
| Makhlouf, Christopher           | 6/6/2026  |  | 1.50  | 110.00                  | 165.00            |
| Senior Engineer/Project Manager |           |  |       |                         |                   |
| Lockwood, Scott                 | 6/6/2026  |  | 1.50  | 255.00                  | 382.50            |
| Lockwood, Scott                 | 6/13/2026 |  | .75   | 255.00                  | 191.25            |
| Lockwood, Scott                 | 6/20/2026 |  | 2.00  | 255.00                  | 510.00            |
| Totals                          |           |  | 5.75  |                         | 1,248.75          |
| <b>Total Labor</b>              |           |  |       |                         | <b>1,248.75</b>   |
|                                 |           |  |       | <b>Total this Phase</b> | <b>\$1,248.75</b> |

Phase XP. Expenses

**Expenses**

|                       |  |  |                           |              |                   |
|-----------------------|--|--|---------------------------|--------------|-------------------|
| Mileage               |  |  |                           | 53.66        |                   |
| <b>Total Expenses</b> |  |  | <b>1.0 times</b>          | <b>53.66</b> | <b>53.66</b>      |
|                       |  |  | <b>Total this Phase</b>   |              | <b>\$53.66</b>    |
|                       |  |  | <b>Total This Invoice</b> |              | <b>\$1,302.41</b> |

**RECEIVED****By Tara Lee at 10:50 am, Jul 27, 2026**

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

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

APPROVED REPAIRS AND MAINTENANCE  
57200.320.44200  
CHRISTIAN BIROL 07/27/2026

**RECEIVED**

**By Tara Lee at 10:52 am, Jul 27, 2026**

# INVOICE

Invoice Number: 93529  
Invoice Date: Feb 16, 2026  
Page: 1

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

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

| Customer ID  | Customer PO     | Payment Terms |          |
|--------------|-----------------|---------------|----------|
| Beacon02     | Verbal          | Net 30 Days   |          |
| Sales Rep ID | Shipping Method | Ship Date     | Due Date |
| Willoughby01 | Hand Deliver    | 2/11/26       | 3/18/26  |

| Quantity               | Item            | Description        | Unit Price | Amount        |
|------------------------|-----------------|--------------------|------------|---------------|
| 1.00                   | Aerator Service | Undogged two units | 150.00     | 150.00        |
| Subtotal               |                 |                    |            | 150.00        |
| Sales Tax              |                 |                    |            |               |
| Freight                |                 |                    |            |               |
| Total Invoice Amount   |                 |                    |            | 150.00        |
| Payment/Credit Applied |                 |                    |            |               |
| <b>TOTAL</b>           |                 |                    |            | <b>150.00</b> |

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



\*\*\*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 #4982

Issued Jul 15, 2026  
Due Aug 14, 2026  
Property Manager Jennifer Erickson

**Total \$1,875.00**

**Meadow View at Twin Creeks July 2026 cleaning invoice #4982**

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

1 320 57200 45507 Janitorial  
Approved Jen Erickson  
7.15.2026

**RECEIVED**  
**By Tara Lee at 8:47 am, Jul 16, 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> |

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 29, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

**RECEIVED**

**By Tara Lee at 2:09 pm, Jul 26, 2026**

Invoice No. 3763720

35723-1

Re: General Counsel

For Professional Legal Services Rendered

|          |             |      |          |                                                                                                  |
|----------|-------------|------|----------|--------------------------------------------------------------------------------------------------|
| 03/05/26 | K. Buchanan | 0.20 | 74.00    | Review tentative agenda and confer with district manager                                         |
| 03/07/26 | L. Whelan   | 0.30 | 115.50   | Monitor legislative process relating to matters impacting special districts                      |
| 03/09/26 | K. Buchanan | 0.30 | 111.00   | Review meeting minutes                                                                           |
| 03/18/26 | H. Hurley   | 0.30 | 79.50    | Review March agenda for board meeting                                                            |
| 03/19/26 | H. Hurley   | 3.80 | 1,007.00 | Prepare for board meeting; attend board meeting; research liquor license transfer                |
| 03/23/26 | K. Buchanan | 0.60 | 222.00   | Perform meeting follow up; confer with district manager regarding concession contract            |
| 03/25/26 | K. Haber    | 0.60 | 171.00   | Correspond with Biagetti and Clark-Erickson regarding cleaning services termination requirements |

**KUTAK ROCK LLP**

Meadow View at Twin Creeks CDD

June 29, 2026

Client Matter No. 35723-1

Invoice No. 3763720

Page 2

|          |          |      |        |                                                                                                                                                                          |
|----------|----------|------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 03/30/26 | K. Haber | 0.90 | 256.50 | Review cleaning services contract termination requirements and notice compliance; prepare termination notice; correspond with Biagetti and Clark-Erickson regarding same |
|----------|----------|------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|             |      |
|-------------|------|
| TOTAL HOURS | 7.00 |
|-------------|------|

|                             |            |
|-----------------------------|------------|
| TOTAL FOR SERVICES RENDERED | \$2,036.50 |
|-----------------------------|------------|

|                          |                   |
|--------------------------|-------------------|
| TOTAL CURRENT AMOUNT DUE | <u>\$2,036.50</u> |
|--------------------------|-------------------|

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 29, 2026

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

**RECEIVED****By Tara Lee at 2:12 pm, Jul 26, 2026**

Invoice No. 3763719

35723-1

Re: General Counsel

For Professional Legal Services Rendered

|          |             |      |        |                                                                                                                                                                    |
|----------|-------------|------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 04/02/26 | K. Buchanan | 0.40 | 148.00 | Perform meeting follow up                                                                                                                                          |
| 04/02/26 | K. Haber    | 1.10 | 313.50 | Prepare spending resolution for property manager; correspond with Hogge regarding same; correspond with Hogge regarding meeting requirements for security workshop |
| 04/03/26 | G. Lovett   | 0.30 | 84.00  | Monitor legislative process relating to matters impacting special districts                                                                                        |
| 04/06/26 | K. Haber    | 1.10 | 313.50 | Prepare food and beverage services agreement; correspond with Biagetti and Erickson regarding same                                                                 |
| 04/07/26 | K. Haber    | 0.50 | 142.50 | Revise food and beverage services agreement; correspond with Biagetti and Erickson regarding same                                                                  |
| 04/08/26 | K. Buchanan | 0.30 | 111.00 | Confer with district manager                                                                                                                                       |
| 04/10/26 | K. Buchanan | 0.40 | 148.00 | Confer with district manager                                                                                                                                       |
| 04/13/26 | K. Buchanan | 0.70 | 259.00 | Confer with district staff regarding towing policies and issues                                                                                                    |
| 04/13/26 | H. Eaton    | 0.30 | 76.50  | Run motor vehicle search on two requested Florida license plates and sent results to Ms. Buchanan                                                                  |

**KUTAK ROCK LLP**

Meadow View at Twin Creeks CDD

June 29, 2026

Client Matter No. 35723-1

Invoice No. 3763719

Page 2

|          |             |      |          |                                                                                                       |
|----------|-------------|------|----------|-------------------------------------------------------------------------------------------------------|
| 04/13/26 | H. Hurley   | 0.20 | 53.00    | Review suspension letter and related correspondence                                                   |
| 04/16/26 | K. Buchanan | 3.80 | 1,406.00 | Prepare for, travel to and from, and attend board meeting; revise spending authority resolution       |
| 04/20/26 | K. Haber    | 0.20 | 57.00    | Correspond with Biagetti regarding revised rules of procedure, budget resolution, and hearing notices |
| 04/21/26 | K. Haber    | 0.90 | 256.50   | Prepare agreement for janitorial services; correspond with Erickson and Biagetti regarding same       |
| 04/23/26 | K. Buchanan | 0.40 | 148.00   | Review concession agreement for tax issues                                                            |
| 04/27/26 | K. Buchanan | 0.40 | 148.00   | Confer with district engineer                                                                         |
| 04/28/26 | K. Buchanan | 0.40 | 148.00   | Confer with district manager; confer with janitorial company representative                           |

TOTAL HOURS 11.40

TOTAL FOR SERVICES RENDERED \$3,812.50

## DISBURSEMENTS

|                 |        |                                                                                                                       |
|-----------------|--------|-----------------------------------------------------------------------------------------------------------------------|
| Meals           | 8.43   |                                                                                                                       |
| Travel Expenses | 101.69 |                                                                                                                       |
| Miscellaneous   | 8.16   | VENDOR: LEXISNEXIS RISK DATA MGT LLC; INVOICE#: 1100304901; DATE: 4/30/2026 - On-Line Searches and Reports, 4/1-30/26 |

TOTAL DISBURSEMENTS 118.28TOTAL CURRENT AMOUNT DUE \$3,930.78

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

# Invoice

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

Invoice #: 470  
Invoice Date: 7/17/2026  
Due Date: 7/17/2026  
Case:  
P.O. Number:

| Description                                                      | Hours/Qty | Rate  | Amount   |
|------------------------------------------------------------------|-----------|-------|----------|
| Facility Maintenance - Trash Collection - June 1 - June 30, 2026 | 37.40     | 34.00 | 1,274.32 |
| APPROVED CHRISTIAN BIROL                                         |           |       |          |
| TRASH COLLECTION- \$1274.32<br>1.320.57200.45513                 |           |       |          |
| Alison Moring<br>7-20-26                                         |           |       |          |

**RECEIVED**

By Tara Lee at 2:15 pm, Jul 26, 2026

Total \$1,274.32

Payments/Credits \$0.00

Balance Due \$1,274.32

MEADOWVIEW AT TWIN CREEKS COMMUNITY DEVELOPMENT DISTRICT  
TRASH COLLECTION BILLABLE HOURS  
FOR THE MONTH OF JUNE 2026

---

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u>                                                                                                                                                         |
|-------------|--------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6/1/26      | 7.27         | N.Y.            | Removed debris around amenity center, pool deck, courts, beach area, lakeside park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways |
| 6/3/26      | 7.58         | N.Y.            | Removed debris around amenity center, pool deck, courts, beach area, lakeside park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways |
| 6/5/26      | 7.7          | N.Y.            | Removed debris around amenity center, pool deck, courts, beach area, lakeside park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways |
| 6/8/26      | 6.93         | N.Y.            | Removed debris around amenity center, pool deck, courts, beach area, lakeside park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways |
| 6/9/26      | 8            | N.Y.            | Removed debris around amenity center, pool deck, courts, beach area, lakeside park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways |

|       |              |
|-------|--------------|
| TOTAL | <u>37.48</u> |
|-------|--------------|

|       |          |
|-------|----------|
| MILES | <u>0</u> |
|-------|----------|

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

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

# Invoice

Invoice #: 471  
Invoice Date: 7/17/2026  
Due Date: 7/17/2026  
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 June 1 - June 30, 2026           | 308.74    | 40.00 | 12,349.60 |
| APPROVED CHRISTIAN BIROL                              |           |       |           |
| FACILITY MAINTENANCE- \$6100.00<br>57200.320.45508    |           |       |           |
| REPAIRS AND MAINTENANCE- \$3700.00<br>57200.320.44200 |           |       |           |
| GROUNDS MAINTENANCE- \$1800.00<br>53800.320.45006     |           |       |           |
| CONTINGENCY- \$749.60<br>53800.320.45011              |           |       |           |
| Alison Moring<br>7-20-26                              |           |       |           |

Total \$12,349.60

Payments/Credits \$0.00

Balance Due \$12,349.60

**RECEIVED**

By Tara Lee at 2:13 pm, Jul 26, 2026

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

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u>                                                                                                                                                                                                                                                                                                                                 |
|-------------|--------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6/1/26      | 7.85         | D.M.            | Fixed sink hole at the landings housing, fixed broken gate at dog park, removed debris around pool deck, straightened and organized all pool deck and patio furniture                                                                                                                                                                              |
| 6/1/26      | 7.97         | N.A.            | Pulled chair out of the pond, fixed sink hole at the landings, fixed gate at dog park area, started fixing gym wall, cleaned, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck and parking lot                                                                                            |
| 6/2/26      | 7.85         | D.M.            | Finished putting trim on sheet metal wall for gym, put caution tape on sinking pavement at canopy by pool, straightened and organized all pool deck and patio furniture, removed debris around pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles                                                       |
| 6/2/26      | 7.95         | N.A.            | Fixed metal wall in fitness center, put caution tape around canopy on main pool area, cleaned, straightened and organized pool deck and patio furniture, removed debris around amenity center, checked and changed trash receptacles, emptied and restocked dog waste receptacles                                                                  |
| 6/3/26      | 7.72         | D.M.            | Finished metal sheeting on wall in gym, fixed broken pool deck chair, remove debris around pool deck, straightened and organized all pool deck and patio furniture                                                                                                                                                                                 |
| 6/3/26      | 7.88         | N.A.            | Fixed metal sheet in gym area, put cones around sink hole in pool area, sprayed ant killer at lake side park, townhomes and phase four park, cleaned, straightened and organized pool deck and patio furniture, removed debris around property                                                                                                     |
| 6/4/26      | 0.65         | D.M.            | Straightened and organized pool deck and patio furniture, removed debris from pool deck                                                                                                                                                                                                                                                            |
| 6/4/26      | 7.77         | N.A.            | Fixed broken sign, fixed pickleball windscreen that blew down, sprayed weed kill around pool area and pulled weeds, put ant killer around walking trails and parks, cleaned, straightened and organized pool deck and patio furniture, removed debris around property                                                                              |
| 6/5/26      | 7.9          | D.M.            | Placed flags around ponds for fishing contest, placed cones in parking lot, installed banners in front of tennis court, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed all trash receptacles, emptied and restocked dog waste receptacles                                          |
| 6/5/26      | 7.18         | N.A.            | Installed flags around ponds for fishing contest, placed cones around parking lot for fishing contest vendors, installed flags at property for fishing, cleaned, straightened and organized pool deck and patio furniture, removed debris from around property, checked and changed trash receptacles, emptied and restocked dog waste receptacles |
| 6/8/26      | 7.95         | D.M.            | Fixed broken hanging street sign in phase four housing, fixed loose netting at splash park re-zip lid, fixed damaged sign at volleyball area, straightened and organized pool deck and patio furniture, removed debris around pool deck                                                                                                            |
| 6/9/26      | 7.03         | D.M.            | Fixed broken chair at lake side park, spread ant killer around town homes, lakes and ponds, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed all trash receptacles, emptied and restocked dog waste receptacles                                                                      |
| 6/10/26     | 5.5          | D.M.            | Re-painted signs white at children's park, took out trash at phase four children's park, straightened and organized pool deck and patio furniture, removed debris around pool deck                                                                                                                                                                 |
| 6/10/26     | 8            | N.Y.            | Zip tied soccer goals, placed cones back in place at kayak shed, removed debris around amenity center, pool deck, field, courts, roadways, parking lots and common areas, checked and changed trash receptacles                                                                                                                                    |
| 6/11/26     | 7.8          | D.M.            | Fixed broken fence in phase four children's park, straightened and organized pool deck and patio furniture, cleaned up area at lake side park, replaced tension springs at tennis court and pickleball courts, removed debris on pool deck                                                                                                         |
| 6/11/26     | 8            | N.Y.            | Fixed gate with spring, picked up tension springs, fixed windscreens, gate adjustments, removed debris on pool deck and around amenity center                                                                                                                                                                                                      |

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

| <u>Date</u> | <u>Hours</u> | <u>Employee</u> | <u>Description</u>                                                                                                                                                                                                                                                                                            |
|-------------|--------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6/12/26     | 8            | D.M.            | Put new flags on poles at main building, straightened and organized all pool deck and patio furniture, cleaned out and organized maintenance closet in amenity center, removed debris around pool deck, checked and changed all trash receptacles, emptied and restocked dog waste receptacles                |
| 6/12/26     | 8            | N.Y.            | Checked gate adjustments, cleaned maintenance closet, put up new flags at amenity center, removed debris from amenity center, pool deck, common areas and roadways                                                                                                                                            |
| 6/15/26     | 7.87         | D.M.            | Fixed damaged bollard at landings housing call box, repaired broken netting for volleyball courts, straightened and organized pool deck and patio furniture, removed debris around pool deck and basketball courts                                                                                            |
| 6/15/26     | 8.1          | N.Y.            | Fixed bollard, repaired volleyball net, poured concrete, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, common areas, courts, playground and roadways                                                                                             |
| 6/16/26     | 7.9          | D.M.            | Picked up new table for social hall, straightened and organized pool deck and patio furniture, removed debris on pool deck and at phase four children's park, emptied and restocked dog waste receptacles                                                                                                     |
| 6/16/26     | 7.94         | N.Y.            | Straightened and organized pool deck and patio furniture, picked up table, removed debris around amenity center, pool deck, courts, beach area, lake side park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways, emptied and restocked dog waste receptacles           |
| 6/17/26     | 7.75         | D.M.            | Installed signs for no parking in town homes, poured concrete base for trash receptacles near soccer field and let it dry, straightened and organized pool deck and patio furniture, removed debris around pool deck                                                                                          |
| 6/17/26     | 8            | N.Y.            | Set up trash receptacle pouring concrete on soccer field, installed parking signs, fixed tennis court net, removed debris around amenity center, pool deck, field, common areas, playground and roadways                                                                                                      |
| 6/18/26     | 5.74         | D.M.            | Bolted trash receptacle in concrete outside soccer field, finished installing signs at town homes, removed debris around parking lot of main building and throughout main roads                                                                                                                               |
| 6/18/26     | 8            | N.Y.            | Set up social hall for meeting, straightened and organized pool deck and patio furniture, removed debris around pool deck, amenity center, parking lot, courts, playgrounds, common areas and roadways, reset social hall                                                                                     |
| 6/19/26     | 7.84         | D.M.            | Fixed leaking faucet shower head at lake side park, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed all trash receptacles, emptied and restocked dog waste receptacles                                                                         |
| 6/19/26     | 7.97         | N.Y.            | Set up social hall for father dance, picked up supplies for event, checked and changed all trash receptacles, emptied and restocked dog waste receptacles                                                                                                                                                     |
| 6/22/26     | 8.34         | D.M.            | Fixed damaged soccer goal with new piping, removed broken end school zone sign, put new tennis court netting up, straightened and organized pool deck and patio furniture, removed debris from pool deck and main building parking lot                                                                        |
| 6/22/26     | 8            | N.Y.            | Fixed broken soccer goal, collected broken sign, replaced tennis court net, picked up supplies, removed debris around amenity center, pool deck, courts, beach area, lake side park, basketball courts, playgrounds, common areas, sports fields, parking lots and roadways                                   |
| 6/23/26     | 7.79         | D.M.            | Adjusted lightning rod on top of roof on main building, straightened and organized pool deck and patio furniture, removed debris around pool deck, checked and changed all trash receptacles, emptied and restocked dog waste receptacles                                                                     |
| 6/23/26     | 8.02         | N.Y.            | Assisted with adjusting lightning rod on roof of amenity center, straightened and organized pool deck and patio furniture, removed debris around amenity center, pool deck, phase four, common areas and roadways, removed tree that collapsed and damaged fence, emptied and restocked dog waste receptacles |
| 6/24/26     | 7.04         | D.M.            | Installed new no parking signs at landings housing, fixed broken fence from fallen                                                                                                                                                                                                                            |

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

| <u>Date</u>  | <u>Hours</u>         | <u>Employee</u> | <u>Description</u>                                                                                                                                                                                                                                                                                                   |
|--------------|----------------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|              |                      |                 | tree at Lucerne Street, re-installed knocked over sign in phase four housing, removed debris from pool deck, straightened and organized pool deck and patio furniture                                                                                                                                                |
| 6/24/26      | 8                    | N.Y.            | Fixed broken sign, removed dirt from walkways, zip tied windscreens, broken fence removed and replaced with new fence, tennis court adjustments, straightened and organized pool deck and patio furniture                                                                                                            |
| 6/25/26      | 7.77                 | D.M.            | Fixed broken post for fence at tennis court, pressure washed gazebo at pool side, fixed broken sign in phase four, straightened and organized pool deck and patio furniture, removed debris around pool deck and soccer field, changed trash receptacle on soccer field                                              |
| 6/25/26      | 8                    | N.Y.            | Fixed broken tennis court pole, pressure washed gazebo, fixed sign in phase four, straightened and organized pool deck and patio furniture, removed debris from soccer field                                                                                                                                         |
| 6/26/26      | 7.52                 | D.M.            | Fixed broken toilet seal and no more over flow, straightened and organized pool deck and patio furniture, removed debris from pool deck, emptied and replaced dog waste receptacles                                                                                                                                  |
| 6/26/26      | 6.64                 | N.Y.            | Soccer goal adjustment, reattached sign with broken edge, straightened and organized pool deck and patio furniture, removed debris from pool deck, around amenity center, field, courts, roadways, parking lots and common areas, checked and changed trash receptacles, emptied and restocked dog waste receptacles |
| 6/29/26      | 7.95                 | D.M.            | Fixed broken bench on Beacon Lake Parkway, fixed damaged curbside and mixed new concrete, zip tied loose windscreens at tennis courts, fixed shingles at pillars at main entrance, straightened and organized pool deck and patio furniture, removed debris around pool deck                                         |
| 6/30/26      | 7.62                 | D.M.            | Fixed windscreens at tennis courts, disposed of broken umbrellas, straightened and organized pool deck and patio furniture, removed debris on pool deck, checked and changed trash receptacles, emptied and restocked dog waste receptacles                                                                          |
| 6/30/26      | 7.94                 | N.Y.            | Zip tied windscreens, disposed of broken umbrellas, straightened and organized pool deck and patio furniture, removed debris around pool deck, amenity center, field, courts, roadways, parking lots and common areas, checked and changed all trash receptacles, emptied and restocked dog waste receptacles        |
| <b>TOTAL</b> | <u><u>308.74</u></u> |                 |                                                                                                                                                                                                                                                                                                                      |
| <b>MILES</b> | <u><u>0</u></u>      |                 |                                                                                                                                                                                                                                                                                                                      |

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

APPROVED PEST CONTROL  
57200.320.45917  
CHRISTIAN BIROL 07/21/2026



**Turner**  
**Pest Control**  
turnerpest.com

Turner Pest Control LLC  
PO Box 600323  
Jacksonville, FL 32260-0323  
904-355-5300

## Service Slip/Invoice

INVOICE: 622482466  
DATE: 07/20/2026  
ORDER: 622482466

Bill To: [385188]  
Meadow View at Twin Creeks CDD  
475 W Town Pl  
Suite 114  
Saint Augustine, FL 32092

Work Location: [385188] 904-234-1977  
Beacon Lake Amenity Center  
Christian Birol  
850 Beacon Lake Parkway  
St Augustine, FL 32095-7458

| Work Date      | Time     | Target Pest          | Technician |  | Time In  |
|----------------|----------|----------------------|------------|--|----------|
| 07/20/2026     | 10:51 AM | MICE, RATS, ROACH, S |            |  | 10:51 AM |
| Purchase Order | Terms    | Last Service         | Map Code   |  | Time Out |
|                | NET 30   | 07/20/2026           |            |  | 11:17 AM |

| Service | Description                               | Price                      |
|---------|-------------------------------------------|----------------------------|
| CPCM    | Commercial Pest Control - Monthly Service | \$240.38                   |
|         |                                           | <b>SUBTOTAL</b> \$240.38   |
|         |                                           | <b>TAX</b> \$0.00          |
|         |                                           | <b>AMT. PAID</b> \$0.00    |
|         |                                           | <b>TOTAL</b> \$240.38      |
|         |                                           | <b>AMOUNT DUE</b> \$240.38 |

**RECEIVED**

*By Tara Lee at 2:25 pm, Jul 26, 2026*

TECHNICIAN SIGNATURE

Christian  
CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

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

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
MEADOW VIEW @ TWIN CREEKS CR  
BANK B MEADOW VIEW-CAP RSRV

PAGE 1

MVTP MEADOW VIEW TP TLEE

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

***Capital Reserve Fund***

**Check Request**

| Date          | Amount       | Authorized By        |
|---------------|--------------|----------------------|
| July 14, 2026 | \$200,000.00 | Bernadette Peregrino |

Payable to:

|                                                                |
|----------------------------------------------------------------|
| Meadow View at Twin Creeks CDD <del>C/O US BANK</del> #24 #122 |
|----------------------------------------------------------------|

Date Check Needed:

Budget Category:

|      |                   |
|------|-------------------|
| ASAP | 2.300.10100.01000 |
|------|-------------------|

Intended Use of Funds Requested:

|                                                |
|------------------------------------------------|
|                                                |
|                                                |
| Seacoast Capital Reserve Fund Transfer.        |
|                                                |
|                                                |
|                                                |
|                                                |
|                                                |
|                                                |
| (Attach supporting documentation for request.) |