

***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

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
- 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 **\$94⁰³** /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

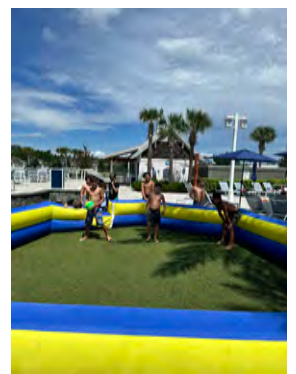
- **Mary Time Music** - Session starts August 24th
- **RoboThink** - Session starts August 24th
- **Home School Club** - Each Wednesday at 12pm, home school family join together to interact, do projects and teambuild

🌸 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 and Jennifer Erickson, Amenity Manager, at
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 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

SIXTH ORDER OF BUSINESS

A.

Meadow View at Twin Creeks
Community Development District

Unaudited Financial Reporting
July 31, 2026



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Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:					
Cash:					
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	-	-	-	-	-
Investments:					
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
Series 2026					
Reserve	-	-	-	-	-
Revenue	-	2,053	-	-	2,053
Interest	-	82,248	-	-	82,248
Prepayment	-	-	-	-	-
Cost of Issuance	-	14,377	-	-	14,377
Series 2018					
Reserve A1	-	215,716	-	-	215,716
Revenue A1	-	329,925	-	-	329,925
Series 2019					
Reserve	-	90,788	-	-	90,788
Revenue	-	140,016	-	-	140,016
Prepayment A1	-	0	-	-	0
Series 2020					
Reserve A1	-	44,145	-	-	44,145
Revenue A1	-	68,499	-	-	68,499
Prepayment A1	-	1,047	-	-	1,047
Series 2021 Ph3B					
Reserve	-	139,207	-	-	139,207
Revenue	-	109,961	-	-	109,961
Prepayment	-	94	-	-	94
Construction	-	-	24,842	-	24,842
Series 2021 Ph4					
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
Total Assets	\$ 1,513,709	\$ 1,598,780	\$ 60,589	\$ 206,232	\$ 3,379,309

Meadow View at Twin Creeks

Community Development District

Combined Balance Sheet

July 31, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Capital Reserve Fund	Totals Governmental Funds
Liabilities:					
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	-	-	-	-	-
Total Liabilities	\$ 68,035	\$ -	\$ -	\$ 7,985	\$ 76,020
Fund Balance:					
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
Total Fund Balances	\$ 1,445,673	\$ 1,598,780	\$ 60,589	\$ 198,247	\$ 3,303,289
Total Liabilities & Fund Balance	\$ 1,513,709	\$ 1,598,780	\$ 60,589	\$ 206,232	\$ 3,379,309

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
Revenues:				
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
Total Revenues	\$ 2,297,864	\$ 2,297,864	\$ 2,347,431	\$ 49,567

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	-
Total General & Administrative	\$ 223,003	\$ 196,638	\$ 187,571	\$ 9,068

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
<i>Operations & Maintenance</i>				
Amenity Center Expenditures				
<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)
Subtotal Amenity Center Expenditures	\$ 926,499	\$ 802,093	\$ 804,051	\$ (1,958)

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
Ground Maintenance Expenditures				
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	-
Subtotal Ground Maintenance Expenditures	\$ 1,148,362	\$ 965,302	\$ 839,531	\$ 125,771
Total Operations & Maintenance	\$ 2,074,861	\$ 1,767,395	\$ 1,643,582	\$ 123,814
Total Expenditures	\$ 2,297,864	\$ 1,964,033	\$ 1,831,153	\$ 132,881
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 516,278	
<u>Other Financing Sources/(Uses):</u>				
Transfer In 2018A2 and 2020A2 Close Out	\$ -		\$ 5,131	
Transfer(Out)	-		(228,000)	
Total Other Financing Sources/(Uses)	\$ -		\$ (222,869)	
Net Change in Fund Balance	\$ -		\$ 293,409	
Fund Balance - Beginning	\$ -		\$ 1,152,264	
Fund Balance - Ending	\$ -		\$ 1,445,673	

(1) Includes special assessments for gate monitoring.

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	\$ -	\$ 118,338	\$ 185,155	\$ 1,779,598	\$ 77,539	\$ 18,710	\$ 33,302	\$ -	\$ 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	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	\$ 8,642	\$ 124,161	\$ 189,736	\$ 1,816,471	\$ 86,729	\$ 27,680	\$ 42,133	\$ 11,468	\$ 17,607	\$ 22,803	\$ -	\$ -	\$ 2,347,431
Expenditures:													
General & Administrative:													
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
Total General & Administrative	\$ 42,742	\$ 14,844	\$ 27,644	\$ 10,673	\$ 13,091	\$ 12,662	\$ 18,059	\$ 16,220	\$ 18,066	\$ 13,570	\$ -	\$ -	\$ 187,571

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Amenity Center Expenditures													
Utilities													
Telephone/Cable/Internet	\$ 1,226	\$ 1,150	\$ 1,318	\$ 1,186	\$ 1,329	\$ 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
Security													
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
Management Contracts													
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
Subtotal Amenity Center Expenditures	\$ 159,870	\$ 55,798	\$ 59,654	\$ 61,281	\$ 49,564	\$ 67,048	\$ 67,751	\$ 87,050	\$ 95,854	\$ 100,181	\$ -	\$ -	\$ 804,051

Meadow View at Twin Creeks

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Ground Maintenance Expenditures													
Hydrology Quality/Mitigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	2,228	2,275	2,784	3,356	2,666	2,742	2,611	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
Subtotal Ground Maintenance Expenditures	\$ 67,609	\$ 72,017	\$ 78,494	\$ 124,250	\$ 65,239	\$ 128,561	\$ 77,779	\$ 77,124	\$ 72,905	\$ 75,552	\$ -	\$ -	\$ 839,531
Total Operations & Maintenance	\$ 227,479	\$ 127,815	\$ 138,148	\$ 185,531	\$ 114,803	\$ 195,609	\$ 145,530	\$ 164,175	\$ 168,758	\$ 175,733	\$ -	\$ -	\$ 1,643,582
Total Expenditures	\$ 270,221	\$ 142,659	\$ 165,792	\$ 196,203	\$ 127,895	\$ 208,271	\$ 163,590	\$ 180,394	\$ 186,824	\$ 189,303	\$ -	\$ -	\$ 1,831,153
Excess (Deficiency) of Revenues over Expenditures	\$ (261,579)	\$ (18,498)	\$ 23,944	\$ 1,620,268	\$ (41,165)	\$ (180,591)	\$ (121,456)	\$ (168,926)	\$ (169,217)	\$ (166,500)	\$ -	\$ -	\$ 516,278
Other Financing Sources/Uses:													
Transfer In/(Out)	-	-	-	(228,000)	-	5,131	-	-	-	-	-	-	(222,869)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ (228,000)	\$ -	\$ 5,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (222,869)
Net Change in Fund Balance	\$ (261,579)	\$ (18,498)	\$ 23,944	\$ 1,392,268	\$ (41,165)	\$ (175,460)	\$ (121,456)	\$ (168,926)	\$ (169,217)	\$ (166,500)	\$ -	\$ -	\$ 293,409

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 Budget	Prorated Budget Thru 07/31/26	Actual Thru 07/31/26	Variance
Revenues				
Capital Reserve Transfer In	\$ 50,000	\$ 50,000	\$ 50,000	\$ -
Interest	1,000	1,000	3,805	2,805
Total Revenues	\$ 51,000	\$ 51,000	\$ 53,805	\$ 2,805
Expenditures:				
Capital Outlay	\$ 15,000	\$ 15,000	\$ 45,672	\$ (30,672)
Repair and Replacement	-	-	62,938	(62,938)
Other Current Charges	-	-	4,400	(4,400)
Total Expenditures	\$ 15,000	\$ 15,000	\$ 113,010	\$ (30,672)
Excess (Deficiency) of Revenues over Expenditures	\$ 36,000		\$ (59,205)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 228,000	\$ 228,000
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ 228,000	\$ 228,000
Net Change in Fund Balance	\$ 36,000		\$ 168,795	
Fund Balance - Beginning	\$ 29,307		\$ 29,452	
Fund Balance - Ending	\$ 65,307		\$ 198,247	

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
Revenues:				
Special Assessments - Tax Roll	\$ 443,364	\$ 443,364	\$ 443,014	\$ (350)
Interest Income	12,000	12,000	13,721	1,721
Prepayments	-	-	19,479	
Total Revenues	\$ 455,364	\$ 455,364	\$ 476,214	\$ 1,371
Expenditures:				
2016 A1				
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)
2026				
Interest - 11/1	-	-	-	-
Interest - 5/1	-	-	-	-
Principal - 5/1	-	-	-	-
Total Expenditures	\$ 445,225	\$ 445,225	\$ 6,048,254	\$ (5,603,029)
Excess (Deficiency) of Revenues over Expenditures	\$ 10,139	\$ 10,139	\$ (5,572,040)	\$ (5,601,658)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	-	-	5,465,000	5,465,000
Cost of Issuance Expense	-	-	(188,525)	(188,525)
Payment to Escrow Agent	-	-	-	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 5,276,475	\$ 5,276,475
Net Change in Fund Balance	\$ 10,139	\$ 10,139	\$ (295,565)	\$ (325,183)
Fund Balance - Beginning	\$ 234,748		\$ 394,243	
Fund Balance - Ending	\$ 244,888		\$ 98,678	

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
Revenues:				
Special Assessments - Tax Roll	\$ 612,533	\$ 612,533	\$ 616,058	\$ 3,525
Interest Income	20,000	16,667	18,547	1,880
Total Revenues	\$ 632,533	\$ 629,200	\$ 634,605	\$ 5,406
Expenditures:				
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	-
Total Expenditures	\$ 614,675	\$ 614,675	\$ 614,675	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 17,858	\$ 14,525	\$ 19,930	\$ 5,406
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (3,175)	\$ (3,175)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (3,175)	\$ (3,175)
Net Change in Fund Balance	\$ 17,858	\$ 14,525	\$ 16,755	\$ 2,231
Fund Balance - Beginning	\$ 309,007		\$ 528,885	
Fund Balance - Ending	\$ 326,865		\$ 545,641	

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
Revenues:				
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
Total Revenues	\$ 264,335	\$ 262,835	\$ 288,680	\$ 25,845
Expenditures:				
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)
Total Expenditures	\$ 252,290	\$ 252,290	\$ 277,290	\$ (25,000)
Excess (Deficiency) of Revenues over Expenditures	\$ 12,045	\$ 10,545	\$ 11,390	\$ 845
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 12,045	\$ 10,545	\$ 11,390	\$ 845
Fund Balance - Beginning	\$ 126,995		\$ 219,414	
Fund Balance - Ending	\$ 139,040		\$ 230,804	

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
Revenues:				
Special Assessments - Tax Roll	\$ 113,041	\$ 113,041	\$ 113,692	\$ 651
Interest Income	5,000	4,167	3,801	(366)
Total Revenues	\$ 118,041	\$ 117,208	\$ 117,493	\$ 285
Expenditures:				
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	-
Total Expenditures	\$ 111,819	\$ 111,819	\$ 111,819	\$ (0)
Excess (Deficiency) of Revenues over Expenditures	\$ 6,222	\$ 5,389	\$ 5,674	\$ 285
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (1,956)	\$ (1,956)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (1,956)	\$ (1,956)
Net Change in Fund Balance	\$ 6,222	\$ 5,389	\$ 3,718	\$ (1,671)
Fund Balance - Beginning	\$ 65,250		\$ 109,973	
Fund Balance - Ending	\$ 71,473		\$ 113,691	

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

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
Revenues:				
Special Assessments - Tax Roll	\$ 422,200	\$ 422,200	\$ 424,852	\$ 2,652
Interest Income	12,000	10,000	12,887	2,887
Total Revenues	\$ 434,200	\$ 432,200	\$ 437,740	\$ 5,540
Expenditures:				
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)
Total Expenditures	\$ 420,385	\$ 420,385	\$ 430,304	\$ (9,919)
Excess (Deficiency) of Revenues over Expenditures	\$ 13,815	\$ 11,815	\$ 7,436	\$ (4,379)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (6,376)	\$ (6,376)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (6,376)	\$ (6,376)
Net Change in Fund Balance	\$ 13,815	\$ 11,815	\$ 1,060	\$ (10,755)
Fund Balance - Beginning	\$ 142,572		\$ 359,643	
Fund Balance - Ending	\$ 156,387		\$ 360,703	

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
Revenues	
Interest Income	\$ 641
Developer Contributions	34,116
Total Revenues	\$ 34,757
Expenditures:	
Capital Outlay	\$ 34,116
Total Expenditures	\$ 34,116
Excess (Deficiency) of Revenues over Expenditures	\$ 641
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 5,345
Total Other Financing Sources (Uses)	\$ 5,345
Net Change in Fund Balance	\$ 5,985
Fund Balance - Beginning	\$ 18,856
Fund Balance - Ending	\$ 24,842

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
Revenues	
Interest Income	\$ 956
Developer Contribution	78,648
Total Revenues	\$ 79,604
Expenditures:	
Capital Outlay	\$ 78,648
Total Expenditures	\$ 78,648
Excess (Deficiency) of Revenues over Expenditures	\$ 956
Other Financing Sources/(Uses)	
Transfer In/(Out)	\$ 6,376
Total Other Financing Sources (Uses)	\$ 6,376
Net Change in Fund Balance	\$ 7,333
Fund Balance - Beginning	\$ 28,415
Fund Balance - Ending	\$ 35,748

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
Current Bonds Outstanding	\$5,465,000
Series 2018 A1 Special Assessment Bonds	
Interest Rate:	4.25%-5.8%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$183,765
Reserve Fund Balance	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)
Current Bonds Outstanding	\$7,915,000
Series 2019 A1 Special Assessment Bonds	
Interest Rate:	5.20%-5.70%
Maturity Date:	5/1/1949
Reserve Fund Definition	30% of MADS
Reserve Fund Requirement	\$76,253
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)
Current Bonds Outstanding	\$3,195,000

Meadow View at Twin Creeks

Community Development District

Long Term Debt Report

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

Series 2021 PH 3B Special Assessment Bonds	
Interest Rate:	2.40-3.75%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$138,703
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)
Current Bonds Outstanding	\$4,650,000

Series 2021 PH 4 Special Assessment Bonds	
Interest Rate:	2.40-4.00%
Maturity Date:	5/1/2052
Reserve Fund Definition	50% of MADS
Reserve Fund Requirement	\$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)
Current Bonds Outstanding	\$6,935,000

TOTAL Bonds Outstanding	\$29,775,000
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B.

Meadow View at Twin Creeks
FISCAL YEAR 2026 ASSESSMENT RECEIPTS

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

TAX ROLL RECEIPTS

DISTRIBUTION	DATE	SERIES 2016A-1 SERVICE RECEIVED	SERIES 2018A-1 SERVICE RECEIVED	SERIES 2019A-1 SERVICE RECEIVED	SERIES 2020A-1 DEBT ASMT RECEIVED	SERIES 2021-3B DEBT ASMT RECEIVED	SERIES 2021-4 DEBT ASMT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
1	11/3/2025	935.16	1,291.98	538.56	238.43	586.09	890.99	4,751.80	9,233.01
2	11/18/2025	9,772.52	13,501.30	5,628.03	2,491.62	6,124.67	9,310.90	49,656.97	96,486.01
3	11/21/2025	12,581.30	17,381.79	7,245.62	3,207.75	7,884.99	11,987.00	63,929.17	124,217.62
4	12/16/2025	19,102.75	26,391.56	11,001.35	4,870.48	11,972.14	18,200.42	97,066.58	188,605.28
5	12/24/2026	17,335.83	23,950.45	9,983.77	4,419.98	10,864.77	16,516.95	88,088.32	171,160.07
6	1/14/2026	355,656.52	491,360.08	204,824.00	90,678.98	222,898.25	338,856.72	1,807,192.75	3,511,467.30
INTEREST 1	1/26/2026	965.27	1,333.58	555.91	246.11	604.96	919.68	4,904.84	9,530.35
7	2/20/2026	15,259.74	21,082.22	8,788.15	3,890.66	9,563.64	14,538.93	77,539.11	150,662.45
8	3/13/2026	3,682.21	5,087.19	2,120.60	938.82	2,307.73	3,508.28	18,710.37	36,355.20
INTEREST 2	4/8/2026	389.30	537.84	224.20	99.26	243.98	370.91	1,978.14	3,843.63
9	4/23/2026	6,164.52	8,516.64	3,550.17	1,571.72	3,863.45	5,873.33	31,323.72	60,863.55
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
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
		-	-	-	-	-	-	-	-
TOTAL TAX ROLL RECEIPTS		445,915.69	616,058.37	256,804.62	113,691.65	279,465.80	424,852.40	2,268,727.32	4,402,614.08

BALANCE DUE	(2,551.54)	(3,525.12)	(1,469.45)	(650.54)	(1,599.13)	(2,431.01)	(15,866.92)	(25,191.94)
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PERCENT COLLECTED TAX ROLL	101%	101%	101%	101%	101%	101%	101%	101%
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C.

Meadow View at Twin Creeks
COMMUNITY DEVELOPMENT DISTRICT

Fiscal Year 2026
Check Register

<i>Date</i>	<i>Check #'s</i>	<i>Amount</i>
General Fund		
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
TOTAL		\$876,848.03
Capital Reserve Fund		
7/15/26	20	\$200,000.00
TOTAL		\$200,000.00
Autopayments		
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
Total Paid Electronically		\$29,647.32
Total General Fund		\$1,106,495.35

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... 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 DATE	VEND#	INVOICE..... DATE INVOICE	EXPENSED TO.... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/01/26	00040	6/23/26 1202249	202606 320-53800-45004 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 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 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 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 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 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 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 JUL MANAGEMENT FEES		*	5,024.08	
		7/01/26 142	202607 310-51300-35300 JUL WEBSITE ADMIN		*	111.33	
		7/01/26 142	202607 310-51300-35100 JUL INFORMATION TECH		*	155.42	
		7/01/26 142	202607 310-51300-31600 JUL DISSEMINATION SVCS		*	1,205.50	
		7/01/26 142	202607 310-51300-51000 OFFICE SUPPLIES		*	1.23	
		7/01/26 142	202607 310-51300-42000 POSTAGE		*	125.41	
		7/01/26 142	202607 310-51300-42500 COPIES		*	204.60	
		7/01/26 142	202607 310-51300-41000 TELEPHONE		*	189.06	
				GOVERNMENTAL MANAGEMENT SERVICES			7,016.63 003462
				MVTP MEADOW VIEW TP TLEE			

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

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

MVTP MEADOW VIEW TP TLEE

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
7/27/26	00178	6/29/26 3763720 MAR26 GENERAL COUNSEL	202603 310-51300-31500	KUTAK ROCK LLP	*	2,036.50	2,036.50 003483
7/27/26	00178	6/29/26 3763719 APR26 GENERAL COUNSEL	202604 310-51300-31500	KUTAK ROCK LLP	*	3,930.78	3,930.78 003484
7/27/26	00020	7/17/26 470 TRASH COLLECTION SVCS-JUN	202606 320-57200-45513	RIVERSIDE MANAGEMENT SERVICES	*	1,274.32	1,274.32 003485
7/27/26	00020	7/17/26 471 FACILITY MAINTENANCE-JUN	202606 320-57200-45508		*	6,100.00	
		7/17/26 471 REPAIRS & MAINTENANCE-JUN	202606 320-57200-44200		*	3,700.00	
		7/17/26 471 GROUND MAINTENANCE-JUN	202606 320-53800-45006		*	1,800.00	
		7/17/26 471 CONTINGENCY-JUN	202606 320-53800-45011		*	749.60	
				RIVERSIDE MANAGEMENT SERVICES			12,349.60 003486
7/27/26	00046	7/20/26 62248246 JUL PEST CONTROL SERVICES	202607 320-57200-45917	TURNER PEST CONTROL LLC	*	240.38	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	\$195.00

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			\$195.00

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	\$355.00

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 c/o Jennifer Erickson 50 Ellis Street, Ste 208 St Augustine, FL 32095

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

Rep	S.O. No.	P.O. No.	Terms
MW22	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# 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
Total	\$1,875.00

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 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



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

Remittance Section

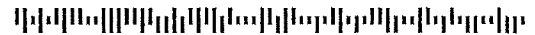
Contract Number: 41573746
Due Date: 7/10/2026
Amount Due: \$3,159.65

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

7/10/2026

CONTRACT NO.

41573746

EQUIPMENT DESCRIPTION

FITNESS EQUIPMENT

CUSTOMER NAME

MEADOW VIEW AT TWIN CREEKS
COMMUNITY DEVELOPMENT D

PH: 888-978-6353

Important Messages

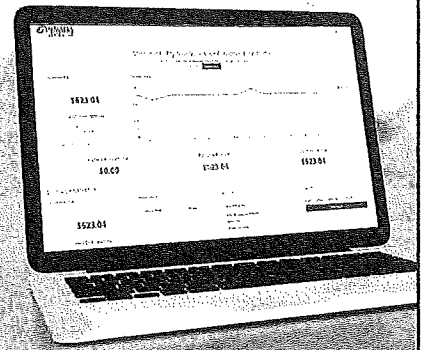
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- ⇒ Update Account Information
- ⇒ Manage Payments
- ⇒ Download Invoices
- ⇒ Access Additional Credit

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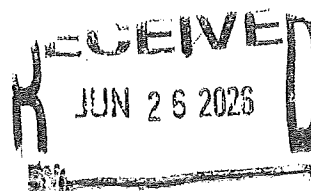
Click the Link Above



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 or email 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

DUE DATE 7/10/2026	CONTRACT NO. 41573746	EQUIPMENT DESCRIPTION FITNESS EQUIPMENT
CUSTOMER NAME MEADOW VIEW AT TWIN CREEKS 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
- 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 06/25/2026			
FACILITY MAINTENANCE- \$6900.00 57200.320.45508			
REPAIRS AND MAINTENANCE- \$2400.00 57200.320.44200			
GROUNDS MAINTENANCE- \$1700.00 53800.320.45006			
CONTINGENCY- \$1005.20 53800.320.45011			
<i>Alison Moring</i> 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 Klitch 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 Klitch 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 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
TOTAL	<u><u>300.13</u></u>		
MILES	<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 06/25/2026			
TRASH COLLECTION \$1472.20 1.320.57200.45513			
Alison Moring 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>
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*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

Bill To : 123452
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy Saint Augustine, FL 32095

Invoice Date : 06/29/2026	Install Date : 01/10/2019
Service Order : 048567	Page : 1 of 1
Serviced At : 123452	
Meadow View At Twin Creeks CDD 850 Beacon Lake Pkwy 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 W/NITROGEN	284.00	284.00
3	ADD NEW R410A BY THE POUND 1ST POUND	136.00	408.00
Total Parts for Unit			692.00

PLEASE REMIT TO:

Thigpen Heating & Cooling, Inc

2801 Dawn Road
Jacksonville, FL 32207

Materials:	692.00
Misc:	0.00
Trip Charge:	0.00
Labor:	0.00
Subtotal:	692.00
Sales Tax:	0.00
Total:	692.00 USD
Balance Due:	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 Chemicals: Chlorine and Acid . Additional chemicals not included but available and billed in addition, algicide, metal out phosphate treatments, and black alga treatments.	1	2,305.10

THANK YOU FOR YOUR BUSINESS! BALANCE DUE **\$2,305.10**

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

LICENSED AND INSURED CPC1459939 LI45356

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 770759	Date 07/01/2026
Customer Number 300380	Due Date 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
<i>4776 - Gate Access - Meadow View at Twin Creeks CDD - 850 Beacon Lake Pkwy, Saint Augustine, FL</i>				
1.00	Envera Kiosk System 08/01/2026 - 08/31/2026	1.00	\$500.00	\$500.00
1.00	Data Management 08/01/2026 - 08/31/2026	1.00	\$150.00	\$150.00
1.00	Service & Maintenance 08/01/2026 - 08/31/2026	1.00	\$334.54	\$334.54
1.00	Network Monitoring 08/01/2026 - 08/31/2026	1.00	\$50.00	\$50.00
1.00	Virtual Gate Guard Monitoring 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 770759	Date 07/01/2026
Customer Number 300380	Due Date 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

Future Horizons, Inc

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

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

APPROVED LAKE MAINTENANCE
1.320.53800.45005
CHRISTIAN BIROL 07/01/2026

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

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

Bill To:

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

Ship to:

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		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				
TOTAL				2,593.14

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
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
Alison Moring 7-6-26			

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

BILLING ACCOUNT NAME AND ADDRESS Meadow View At Twin Creeks Cdd 475 W Town PL # 114 Saint Augustine, FL 32092-3649	PAYMENT DUE DATE: JULY 31, 2026 Legal Entity: USA TODAY Media Corp. Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited. All funds payable in US dollars.
---	---

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 Service Fee 3.99% *Cash/Check/ACH Discount *Payment Amount by Cash/Check/ACH Payment Amount by Credit Card	\$288.88 \$11.53 -\$11.53 \$288.88 \$300.41
--	--	---

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME Meadow View At Twin Creeks Cdd		ACCOUNT NUMBER 764130		INVOICE NUMBER 0007778716		AMOUNT PAID
CURRENT DUE \$288.88	30 DAYS PAST DUE \$0.00	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$288.88
REMITTANCE ADDRESS (Include Account# & Invoice# on check) USA TODAY Media Corp. PO Box 631244 Cincinnati, OH 45263-1244				TO PAY BY PHONE PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$300.41
				To sign up for E-mailed invoices and online payments please go to https://gcil.my.site.com/financialservicesportal/s/		

00007641300000000000000077787160002888867172

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.meadowviewattwincreeksdcd.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 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 #:		

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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.meadowviewattwincreeksdcd.com at least seven days prior to the meeting.

The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or mbiagetti@gmsnf.com for further accommodations.
Matt 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

8.25.26

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 at least seven days prior to the meeting.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office. If you are unable to participate by telephone, please contact the District Manager's office at (904) 940-5850 or mbiagetti@gmsnf.com for further accommodations.
Matt Biagetti
District Manager

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

Bill To
Meadow View at Twin Lakes Riverside Management Services 850 Beacon Lakes Parkway St. Augustine, FL 32085

Ship To
Meadow View at Twin Lakes 850 Beacon Lakes Parkway 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		
Total						\$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 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

Total

\$5,583.30

Payments/Credits

\$0.00

Balance Due

\$5,583.30

MEADOW VIEW TWINS CREEKS COMMUNITY DEVELOPMENT DISTRICT

RIVERSIDE MANAGEMENT SERVICES, INC.
FACILITY ATTENDANT INVOICE DETAIL

Quantity	Description	Rate	Amount
186.11	Facility Attendant 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 1.320.57200.45509	38.63	30.00	1,158.90
Alison Morsing 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**

Quantity	Description	Rate	Amount
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
TOTAL	<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 1.320.57200.49400	12.4	30.00	372.00
Alison Moring 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**

<u>Quantity</u>	<u>Description</u>	<u>Rate</u>	<u>Amount</u>
12.4	Special Event Assistant Covers June 2026	\$ 30.00	\$ 372.00
	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 1.320.57200.46501	650.3	23.50	15,282.05
Alison Mossing 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
6/18/26	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

TOTAL	<u><u>650.3</u></u>
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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> <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
TOTAL	<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.		Dedicated Officer I	Dedicated Officer for 8 Hours A Day Starting 6/10/26	248	\$29.95	\$7,427.60
2.		Vehicle Patrol	Patrol Vehicle - FLAT RATE	1	\$1,500.00	\$1,500.00
3.		Fuel Charge	Fuel Charge	1	\$200.00	\$200.00
4.		Holiday Service	Independence Day	1	\$125.00	\$125.00
5.		Credit - Dedicated Officers	Credit for 6/30 - 8 Hours Dedicated	1	-\$239.60	-\$239.60
6.		Credit - Dedicated Officers	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 Due
Net 30	

Bill To:

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

Remit To:

Yellowstone Landscape
PO Box 101017
Atlanta, GA 30392-1017

Property Name: Meadow View at Twin Creeks CDD

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

Invoice Due Date: 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

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
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Intended Use of Funds Requested:

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

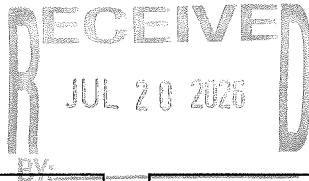
CHEROKEE



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 475 West Town Place Suite 114 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 Load, read, convert files, CASS Certify addresses to enable automation based postage rates: Create automation based sack/tray 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 Rate	206.64
1,496	Printing	#10 Window envelope printed one color black ink	384.67
1,476	Postage	Postage	1,151.28
Total			\$3,078.49



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

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.

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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 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 & 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
Total Labor					1,248.75
				Total this Phase	\$1,248.75

Phase XP. Expenses

Expenses

Mileage				53.66	
Total Expenses			1.0 times	53.66	53.66
			Total this Phase		\$53.66
			Total This Invoice		\$1,302.41

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

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

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

Customer ID	Customer PO	Payment Terms	
Beacon02	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Willoughby01	Hand Deliver	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				
TOTAL				150.00

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
Total	\$1,875.00

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
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TOTAL HOURS	7.00
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TOTAL FOR SERVICES RENDERED	\$2,036.50
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TOTAL CURRENT AMOUNT DUE	<u>\$2,036.50</u>
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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 1.320.57200.45513			
Alison Moring 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>
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MILES	<u>0</u>
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*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 57200.320.45508			
REPAIRS AND MAINTENANCE- \$3700.00 57200.320.44200			
GROUNDS MAINTENANCE- \$1800.00 53800.320.45006			
CONTINGENCY- \$749.60 53800.320.45011			
Alison Moring 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
TOTAL	<u><u>308.74</u></u>		
MILES	<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
		SUBTOTAL \$240.38
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$240.38
		AMOUNT DUE \$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 C/O US BANK #24 #122
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Date Check Needed:

Budget Category:

ASAP	2.300.10100.01000
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Intended Use of Funds Requested:

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